



# REGULAR PORT COMMISSION MEETING AGENDA

Tuesday, February 15, 2022, at 10:00 AM  
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

## MINUTES

STATE OF TEXAS           §  
COUNTY OF CALHOUN   §  
CITY OF PORT LAVACA   §

### MINUTES OF 02/15/2022 REGULAR PORT COMMISSION MEETING

The agenda having been properly posted, Chairman Alex Davila called the meeting to order at 10:04 a.m. on Tuesday, February 15, 2022. Members attending were Commissioner David Roberts, Commissioner Mike McGuire, Commissioner Larry Nichols, and Commissioner Jamie O'Neil. City Staff attending were, Finance Director Susan Lang, Harbor Master Jim Rudellat and Rachel Garza. Absent City Staff, Interim City Manager Jody Weaver. Visitors in attendance Matt Glaze, Urban Engineering.

Absent Member: Commissioner Michael Kovarek

Absent Member: Commissioner Sue Traylor

### CONSENT AGENDA

1. APPROVAL OF MINUTES
  - a) MINUTES OF DECEMBER 21, 2021 - REGULAR MEETING.
  - b) MINUTES OF JANUARY 25, 2022 - SPECIAL MEETING.

*A motion was made to approve the minutes by Commissioner Mike McGuire, Seconded by Commissioner Jamie O'Neil.  
Motion Carries.*

2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

*Checklist submitted by Jim Rudellat, Harbor Master.*

### REPORTS

3. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND
  - a) Tariff Report
  - b) Account Aging Report

- c) Payment Report
- d) Revenue and Expenditure Report
- e) Balance Sheet
- f) Profit and Loss Cash Flow Report

*Agenda item discussed.*

*No action necessary and none taken.*

#### 4. RECEIVE STATUS REPORTS OF ON-GOING PROJECTS

##### **City Harbor**

- a) Upper Dock Repairs - Presenter Matt Glaze

*The Contractor is complete with all concrete work. The railing has been ordered. Scheduled ship date for the rails, March 9, 2022.*

- b) Repairs to Tracts 9 and 10 - Presenter Jim Rudellat

*Repairs to Tract 9 and 10 to begin on February 16, 2022.*

- c) Repairs of hill at Scully's - Presenter Jim Rudellat

*Phillip Gonzales to repair the washes and add the edging.*

##### **Nautical Landings**

- d) TPWL grant for renovations to Breakwater - Presenter Matt Glaze

*There is no activity to report on this item.*

*No action taken.*

- e) Improvements to the Nautical Landings Marina Building - Presenter Jim Rudellat

*January 13, 2022, Barefoot Construction started door replacement.*

##### **Smith Harbor**

- f) Moorings for Poor Boys' Bait - Presenter Jim Rudellat

*There is no activity to report on this item.*

*No action taken.*

- g) Disposal of Dredge Materials at Smith Harbor - Presenter Jim Rudellat

*There is no activity to report on this item.*

*No action taken.*

- h) CDBG-MIT Coastal Resilience Project / Restore Grant - Presenter Jody Weaver

*The mayor signed the GLO contract. Jody Weaver is setting up a meeting in the next two weeks to review the project and begin working on the Engineering contract with Mott McDonald, I would hope to take to Council for approval at the March 14, 2022, meeting.*

## 5. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS

**Harbor of Refuge**i) Voluntary Restoration of Harbor of Refuge Tract 16 - Presenter Jody Weaver

*No restoration work has been performed by RLB Contracting. Expecting written bids from at least two local contractors prior to Tuesday's Port Commission meeting.*

j) Limited Phase II Environmental Site Assessment of Harbor of Refuge Tracts 16, 17, and 17A - Presenter Jody Weaver

*Last year we contracted with CRG to perform a Limited Phase II. Report was submitted to TCEQ who then responded with a request for additional information before making a determination as to whether the site can be excluded from entry into the Texas Risk Reduction Program.*

*CRG will be installing 4 permanent monitoring wells. CRG has made contact with TCEQ review and has submitted the attached initial response to TCEQ.*

k) Proposed Brush Operations and Clean-up at Harbor of Refuge -  
- Presenter Jody Weaver

*GIS completed their survey and determined that there is 7,303 cubic yards of chips. Based upon preliminary cost information received from local contractors, it's estimated that to transport the chips to the Victoria landfill site would be around \$200 per 30-yard truck or \$48,700.00*

*Jody Weaver will be meeting with the Commissioner's Court on Wednesday, February 16<sup>th</sup> to discuss the conceptual plan to locate an air burner at the County's recycle center. With Commissioner's Court approval of the concept, we will move forward with the TCEQ permit application for the air burner.*

6. RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT  
ACTIVITY REPORT

## a) City Harbor

- 1) *Gonzales contracting gave me a price of \$3500.00 to make the repairs to the washed-out areas behind Scully's. Should be starting work the week of 24<sup>th</sup>.*
- 2) *Received 3 bids for the repairs to washed areas behind bulkhead Tract 9. Gonzales Contracting, Lester Contracting and Silva Construction. Bid was awarded to Gonzales Contracting on February 10, 2022.*
- 3) *Staff Concrete completed all the work at the high dock with the exceptions of the handrail on the ADA ramp.*
- 4) *February 8, 2022 - Had meeting with John Tesvich with Wild Reef Seafood.*

## b) Nautical Landings Building

- 1) *January 13, 2022 - Barefoot Construction started door replacement. Doors and trim installed and are painting interior trim, project 90 percent complete.*

## c) Nautical Landings Marina

- 1) *Dominic Diodato - Awaiting sign and surrender of title.*
- 2) *Matt Estes - City Attorney, probate court date February 23, 2022.*
- 3) *Abandon boat – no updates.*
- 4) *Horizon Environmental has been onsite 0 times since last PC meeting.*

## d) Smith Harbor

- 1) *February 1, 2022 - met with Gonzales Contracting look at the dredge spoils.*
- 2) *February 9, 2022 - received grant contract for the living shoreline.*

## e) Harbor of Refuge

- 1) *GIS has been contracted to calculate the volume of the chip piles.  
January 25, 2022 - flew mulch piles 7303 cubic yards.*
- 2) *Chief Rangnow we met for the camera presentation January 31, 2022.  
Chief is determining what cameras to purchase and quantity.*
- 3) *Diamond K performed track evaluation January 26, 2022.*

**RECEIVE REPORTS AND DISCUSS STATUS OF LEASES**7. **CONSIDER RENTAL RATES AND TERMS FOR ALLIED UNIVERSAL - UNIVERSAL SERVICES OF AMERICA, LP**

*Jody Weaver and Jim Rudellat are working on a new lease document for Allied Universal that will be effective on March 1, 2022.*

8. **ANNOUNCEMENT BY THE CHAIRMAN THAT THE PORT COMMISSION WILL RETIRE TO CLOSED SESSION**

*Chairman Alex Davila, announced that Port Commission would retire into closed session at 10:56 a.m.*

9. **RETURN TO OPEN SESSION AND TAKE ANY ACTION NECESSARY ON ITEM DISCUSSED IN CLOSED SESSION**

*Chairman Alex Davila announced that Port Commission was back in open session at 11:20 a.m. and there would be no action taken with regard to matters discussed in closed session.*

**ADJOURNMENT**

*A motion was made by Commissioner Larry Nichols to adjourn the meeting. It was seconded by Commissioner Mike McGuire.  
The meeting was adjourned at 11:24 a.m.*