



REGULAR PORT COMMISSION MEETING

Tuesday, July 21, 2026, at 3:30 PM

City Council Chambers | 202 N. Virginia Street, Port Lavaca, TX 77979

MINUTES

STATE OF TEXAS §

COUNTY OF CALHOUN §

CITY OF PORT LAVACA §

On this, the 21st day of July 2026, the Port Commission of the City of Port Lavaca, Texas, convened in a regular session at 3:30 p.m. in the regular meeting place, City Council Chambers, at City Hall, 202 N. Virginia Street, Port Lavaca, Texas, with the following Commissioners in attendance:

ROLL CALL

Raymond Butler	Commissioner/Chairman
Jerry Smith	Commissioner/Secretary
Larry Nichols	Commissioner
Laurie Harvey	Commissioner
Louis Rubio	Commissioner
Jim Ward	Commissioner

And the following Commissioners absent:

Jamie O'Neil	Commissioner
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CALL TO ORDER

Chairman Raymond Butler called the meeting to order at 3:30 p.m. and presided.

INVOCATION

Commissioner Jim Ward gave the invocation.

PLEDGE OF ALLEGIANCE

Chairman Raymond Butler led the Pledge of Allegiance.

COMMENTS FROM THE PUBLIC - *(Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting by logging on with your computer and using "Join Zoom Meeting" information on the first page of this agenda).*

CONSENT AGENDA

The Port Commission will consider the following items and take any action deemed necessary.

1. APPROVAL OF MINUTES

MINUTES OF THE JUNE 16, 2026 – REGULAR PORT COMMISSION MEETING

Motion was made by Commissioner Laurie Harvey.

NOW THEREFORE, LET IT BE RESOLVED BY THE PORT COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, the June 16th, 2026, minutes of the Regular Port Commission meeting held on July 21st, 2026, are hereby approved.

Seconded by Commissioner Louis Rubio.

Motion passed by the following votes:

Voting Aye: Raymond Butler, Laurie Harvey, Jerry Smith, Larry Nichols, Louis Rubio and Jim Ward

Voting Nay: None.

Motion carried.

2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

RECEIVE HARBOR MASTER'S INSPECTION/MAINTENANCE REPORT FOR JUNE 2026.

Motion was made by Commissioner Jerry Smith.

NOW THEREFORE, LET IT BE RESOLVED BY THE PORT COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, the Harbor Master's June 2026 Inspection Reports of the Port Commission Regular meeting held on July 21, 2026, are hereby approved.

Seconded by Commissioner Louis Rubio.

Motion passed by the following votes:

Voting Aye: Raymond Butler, Laurie Harvey, Jerry Smith, Larry Nichols, Louis Rubio and Jim Ward

Voting Nay: None.

Motion carried.

REPORTS

3. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND

- a) Tariff Report
- b) Account Aging Report
- c) Payment Report
- d) Profit and Loss Cash Flow Report
- e) Revenue and Expenditure Report
- f) Balance Report
- g) Purchase Order Report

- A copy of these reports, in their entirety, can be found in the Port Commission Meeting packet dated July 21, 2026.

Agenda item discussed.

No action taken.

4. RECEIVE CITY MANAGER'S REPORT

- The following is a memo, in its entirety, from Jody Weaver, City Manager:

1.) **Community Development Block Grant Mitigation Coastal Resilience Living Shoreline Project:**

See the *attached* Construction Activities Report dated 7/08/2026.

2.) **ReStore (cleanup of old barge(s) in Smith Harbor):**

Taylor Marine is complete with the removals. We are waiting on the waste disposal certificate prior to making payment.

Attached is a log of daily comments on the project from our consultant Kim Griffith from 6/17-6/23.

6/24-TCEQ (Texas Commission on Environmental Quality) clarified they do not need daily reports.

6/25 – Taylor finished up at Site A.

6/26 – “I am watching the crane barge moving to Site B! Site A is complete. The area was probed yesterday in a grid for debris by the crane and again this morning by a small boat. I am satisfied that all debris has been removed from Site A and gave the OK to move to Site B. The intent is to set up, get exact parameters of remnants, fence, and begin work Monday.” – Kim Griffith

6/27 – Taylor located a large object at the edge of Site B that can't be broken by a 12K lb. cutting blade and is too large and heavy to remove as is. – After verifying the scope of work, it was determined that the contractor will leave as is.

7/1 – Removals are complete. City Manager Ok's Taylor to leave their barges in place for up to 2 weeks until the Captain gets on site to move it.

3.) **Community Development Block Grant Mitigation Round 2 – Replacement of culverts under rail at Corporation Ditch and Voluntary Restoration of Harbor of Refuge Shoreline:**

We have approved the bid documents, and the attached advertisement for bid will be published on July 22 and July 29. The Pre-bid will be held on August 6 at 2:30 at City Hall, and the Bids are due on August 20th at 2:30 p.m.

4.) General Land Office Coastal Erosion Planning & Response Act Grant
(Harbor of Refuge Shoreline Protection):

See Agenda 6.

5.) Matagorda Bay Mitigation Trust Grant Downtown Waterfront Public
Access Improvement:

The project is complete with the exception of the portion of the shared use path across Live Oak for which Lester will remobilize to construct after Maverick is done hauling dirt. We may want to consider looking at making some road repairs on either side of the shared use path while we are doing this.

6.) Texas Department of Transportation Truck Route Signs:

No update

7.) Texas Ports Association

The link to our Ports & Harbors website is broken on the TPA website, and we have notified them to make the correction.

8.) Texas Department of Transportation Maritime Division:

TxDOT is still working on our profile for the Port Mission Plan. They reached out and requested our official tonnage data to include on the profile. Jim submitted to them 211,654.516 short tons for 2024 and 163,664.455 short tons for 2025.

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

a) City Harbor

- 1). 13 July 2026, I spoke to Blerim Halili with Prestige Oysters about a sublease for Tracts 9 & 9A at City Harbor to Maverick Constructors.

Motion was made by Commissioner Larry Nichols.

NOW THEREFORE, LET IT BE RESOLVED BY THE PORT
COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, the Port Commission endorses the proposal from Maverick Constructors to sublease Tracts 9 and 9A at City Harbor from Prestige Oysters, Inc.

Seconded by Commissioner Laurie Harvey.

Motion passed by the following votes:

Voting Aye: Raymond Butler, Laurie Harvey, Jerry Smith, Larry Nichols, Louis Rubio and Jim Ward

Voting Nay: None.

Motion carried.

- 2). I spoke with Prestige Oysters & Matagorda Bay Fishing Cooperatives. They have both identified areas in Lavaca Bay and San Antonio Bay to lease and build reefs on. (New lease program with the State of Texas).

b) Nautical Landings Building

- 1). Draw up a new lease for Suite 3, Nautical Landings Building for Zbigniew Zborowski.
- 2). 10 July 2026, Barefoot Construction commenced painting and installing a new floor in Suite 3, NLB.
- 3). Suite 1D, Nautical Landings Building was turned over to the Texas Department of Emergency Management.

c) Nautical Landings Marina

- 1). Horizon Environmental has not been onsite since the last Port Commission Meeting.
- 2). 13 July 2026, I had a meeting with Anna from Coast & Harbors and Shawn from Maverick Constructors. It was a Pre-Construction road condition survey.

d) Smith Harbor

- 1). 4 July 2026 Taylor Marine completed the removal of the old derelict barges.

Motion was made by Commissioner Larry Nichols.

NOW THEREFORE, LET IT BE RESOLVED BY THE PORT COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, the Port Commission recommends continuing the current lease with Poor Boy's Bait Stand on a month-to-month basis until we know more about the location and the planned improvements along the north side of Smith Harbor.

Seconded by Commissioner Jerry Smith.

Motion passed by the following votes:

Voting Aye: Raymond Butler, Laurie Harvey, Jerry Smith, Larry Nichols, Louis Rubio and Jim Ward

Voting Nay: None.

Motion carried.

e) Harbor of Refuge

- 1). Matt Glaze with Urban Engineering is working on plans for the Harbor of Refuge boat ramp.
- 2). 5 May 2026, I spoke with Matt Salinas about cameras to put on AEP light poles.

f). To Do List – Raymond Butler

ACTION ITEMS: NEW BUSINESS

6. CONSIDER PAYING FOR AN ENVIRONMENTAL FEE FOR THE COASTAL EROSION PLANNING AND RESPONSE ACT (CEPRA) - HARBOR OF REFUGE PROJECT.

Motion made by Commissioner Jerry Smith.

NOW THEREFORE, LET IT BE RESOLVED BY THE PORT COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, the Port Commission recommends proceeding with payment of the environmental fee of \$20,000.00, with a +/- 5% tolerance.

Seconded by Commissioner Larry Nichols.

Motion passed by the following votes:

Voting Aye: Raymond Butler, Laurie Harvey, Jerry Smith, Larry Nichols, Louis Rubio and Jim Ward

Voting Nay: None.

Motion carried.

ACTION ITEMS: LEASES

- 7. CONSIDER ENTERING INTO A LEASE WITH ZBIGNIEW ZBOROWSKI IN NAUTICAL LANDINGS BUILDING, SUITE 3, 106 S. COMMERCE ST.**

Action item discussed.

No action taken.

- 8. CONSIDER ENTERING INTO A LEASE WITH ZBIGNIEW ZBOROWSKI IN NAUTICAL LANDINGS BUILDING, SUITE 3, 106 S. COMMERCE ST.**

Action item discussed.

No action taken.

COMMENTS

- 9. COMMENTS FROM COMMISSIONERS**

Action item discussed.

No action taken.

ADJOURNMENT

Chairman Raymond Butler asked for a motion to adjourn.

Motion made by Commissioner Jim Ward to adjourn the meeting.

Seconded by Commissioner Larry Nichols.

Motion passed by the following votes:

Voting Aye: Raymond Butler, Jerry Smith, Jim Ward, Laurie Harvey, Larry Nichols and Louis Rubio.

Voting Nay: None.

Motion carried.

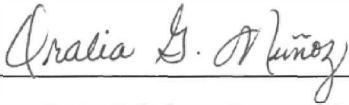
The meeting adjourned at 4:44 p.m.

These minutes were approved on August 18th, 2026.

ATTEST:

A handwritten signature in cursive script, reading "Raymond Butler", written over a horizontal line.

Raymond Butler, Chairman

A handwritten signature in cursive script, reading "Oralia G. Muñoz", written over a horizontal line.

Oralia G. Muñoz, Exec. Admin. Asst.