REGULAR PORT COMMISSION MEETING

Tuesday, October 20, 2026 at 3:30 PM

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

PUBLIC NOTICE OF MEETING

The following item will be addressed at this or any other meeting of the Port Commission upon the request of the chairman, any member(s) of Port Commission, and/or the City Attorney:

Announcement by the Chairman that the Port Commission will retire into closed session for consultation with City Attorney on matters in which the duty of the attorney to the Port Commission under the Texas disciplinary rules of professional conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act (Title 5, Chapter 551, Section 551.071(2) of the Texas Government Code).

(All matters listed under the Consent Agenda item are routine by the Port Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.)

AGENDA

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

MEETING PROCEDURE

Public notice is hereby given that the Port Commission of the City of Port Lavaca, Texas, will hold a meeting TUESDAY, OCTOBER 20, 2026 beginning at 3:30 p.m., at the regular meeting place in the Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas, to consider the following items of business:

The meeting will also be available via the video conferencing application "ZOOM".

Join Zoom Meeting

https://us02web.zoom.us/j/87950887056?pwd=X7vut8d1IetS6qP3hw1Gi3lswsX1ku.1

https://us02web.zoom.us/launch/jc/87950887056

Meeting ID: 879 5088 7056

Passcode: 717562

One tap mobile

+13462487799,,87950887056#,,,,*717562# US (Houston)

CALL TO ORDER

ROLL CALL

INVOCATION

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 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

   Approve minutes of the September 15, 2026 Regular Port Commission Meeting.

2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

   Receive the Harbor Master's Inspection Report for September 2026.

REPORTS

3. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND
   a) Tariff Report
   b) Account Aging Report
   c) Payment Report
   d) Port Commission Financial Snapshot

4. CITY MANAGER’S REPORT
   1) COASTAL RESILIENCE LIVING SHORELINE PROJECT (CDBG-MIT):
   2) CDBG-MIT ROUND 2: Replacements of culverts under rail at Corporation Ditch and Voluntary Restoration of Harbor of Refuge

Shoreline.

3) CMP SMITH HARBOR BOARDWALK:
4) RECEIVE FINAL REPORT SUBMITTED TO MATAGORDA BAY MITIGATION TRUST FOR THE DOWNTOWN WATERFRONT PUBLIC ACCESS IMPROVEMENT PROJECT:
5) IMPROVEMENTS TO THE NORTH SIDE OF SMITH HARBOR:
6) RECONSTRUCTION OF THE HARBOR OF REFUGE PUBLIC BOAT RAMP
7) TxDOT TRUCK ROUTE SIGNS

5. RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT
   a) City Harbor
   b) Nautical Landings Building
   c) Nautical Landings Marina
   d) Smith Harbor
   e) Harbor of Refuge

ACTION ITEMS: NEW BUSINESS

6. REVIEW AND CONSIDER RECOMMENDATION TO COUNCIL FOR THE PURCHASE OR LEASE OF THE SBA STEEL PROPERTY AT THE HARBOR OF REFUGE BOAT RAMP - PRESENTER JODY WEAVER

7. DISCUSS CONTRACTING WITH BAXTER & WOODMAN TO PREPARE A COMPREHENSIVE PLAN FOR OUR PORTS & HARBORS - PRESENTER JODY WEAVER

ACTION ITEMS: LEASES

8. ANNOUNCEMENT BY CHAIRMAN THAT PORT COMMISSION WILL RETIRE INTO CLOSED SESSION:

   • TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY (DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY

IN NEGOTIATIONS WITH A THIRD PARTY), IN ACCORDANCE WITH CHAPTER 551, TITLE 5, SECTION 551.072 OF THE TEXAS GOVERNMENT CODE

9. RETURN TO OPEN SESSION AND TAKE ANY ACTION DEEMED NECESSARY WITH REGARD TO MATTERS IN CLOSED SESSION.

10. CONSIDER AND REVIEW LEASE FOR SPIRETEK AT NAUTICAL LANDINGS BUILDING, STE. 2 - PRESENTER JODY WEAVER

11. CONSIDER AND REVIEW LEASE WITH ZBIGNIEW ZBOROWSKI AT NAUTICAL LANDINGS BUILDING, STE. 3 - PRESENTER JODY WEAVER

COMMENTS

12. COMMENTS FROM COMMISSIONERS

ADJOURNMENT

CERTIFICATION OF POSTING NOTICE

This is to certify that the above notice of a regular meeting of The Port Commission of The City of Port Lavaca, scheduled for **Tuesday, October 20, 2026**, beginning at 3:30 .m., was posted at City Hall, easily accessible to the public, as of **5:00 p.m. Wednesday, October 14, 2026**.

Oralia G. Munoz, Exec. Administrative Assistant

ADA NOTICE

The Port Lavaca City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the primary north entrance facing Mahan Street. Special parking spaces are located in the Mahan Street parking area. In compliance with the Americans with Disabilities Act, the City of Port Lavaca will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact City Secretary Lorena Perez-Diaz at (361) 552-9793 Ext. 230 for assistance.

COMMUNICATION

SUBJECT: APPROVAL OF MINUTES

INFORMATION:

Approve minutes of the September 15, 2026 Regular Port Commission Meeting.

REGULAR PORT COMMISSION MEETING

Tuesday, September 15, 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 15th day of September 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
Louis Rubio	Commissioner
Jim Ward	Commissioner
Jamie O'Neil	Commissioner
Laurie Harvey	Commissioner

And the following Commissioners absent:

Jamie O'Neil	Commissioner

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 AUGUST 18, 2026 – REGULAR PORT COMMISSION MEETING

A motion was made by Commissioner Jim Ward.

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

THAT, the August 18th, 2026, minutes of the Regular Port Commission meeting held on September 15th, 2026, are hereby approved.

Seconded by Commissioner Louis Rubio.

Motion passed by the following votes:

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

Voting Nay: None.

Motion carried.

2. **RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT**

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

Motion was made by Commissioner Jim Ward.

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

THAT the Harbor Master's August 2026 Inspection Reports of the Port Commission Regular Meeting held on September 15, 2026, are hereby approved.

Seconded by Commissioner Louis Rubio.

Motion passed by the following votes:

Voting Aye: Raymond Butler, Jerry Smith, Larry Nichols, Louis Rubio, Laurie Harvey, 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) Port Commission Financial Snapshot

- A copy of these reports, in their entirety, can be found in the Port Commission Meeting packet dated September 15, 2026.

Agenda item discussed.

No action taken.

4. CITY MANAGER'S REPORT

1.) Community Development Block Grant Mitigation Coastal Resilience Living Shoreline Project (CDBG-MIT):

See attached meeting notes from the September 8th weekly construction update meeting.

2.) Community Development Block Grant Mitigation Round 2 - Replacement of Culverts Under Rail at Corporation Ditch and Voluntary Restoration of Harbor of Refuge Shoreline (CDBG-MIT):

On August 20th 3 bids were received for the Voluntary Restoration of the Harbor of Refuge Shoreline.

Bidder	Total Base Bid	Total Base Bid + Alt Bid No. 1	Calendar Days to Substantial Completion
Rexco, Inc.	$139,871.00	$145,241.00	30
Lester Contracting, Inc.	$178,150.00	$195,650.00	90
Spartan Divers, LLC	$250,950.00	$275,450.00	90

I have ***attached*** the bid tabulation. Because the low bidder was a local, well-known contractor with no issues with the bid process, and this involves 100% grant funds, and due to the timing of the Port Commission meeting and the Council meeting, I am taking the award of this contract to Council on September 14 (Monday night) with a recommendation from staff and Urban Engineering to award this to Rexco, Inc.

3.) Matagorda Bay Mitigation Trust Grant Downtown Waterfront Public Access Improvement (MBMT):

The construction passed ADA inspection on September 4. We have been holding Lester's retainage for some time, waiting first on Maverick to complete hauling of the spoils and then waiting on the ADA inspection when we decided to wait and pour the last section of Shared Use path with the next project, so with the Port Commission's approval Tuesday, I will put the release of retainage approval on the City Council's special meeting next Monday night, September 21.

4.) Matagorda Bay Mitigation Trust Grant Application (MBMT): Improvements to Boat Ramp at Harbor of Refuge

The Matagorda Bay Mitigation Trust has issued their 2026 Request for Proposals, which are due by 5 pm on October 14, 2026. I am working with Matt Glaze to submit an

application to rebuild the Harbor of Refuge Boat Ramp. The anticipated individual project maximum award is $750,000.

5.) **Matagorda Bay Mitigation Trust Grant Application (MBMT):**

Litter Catchers at the Marina

Our partners at GLO Clean Coast Texas have done some research for me on Litter Catchers, specifically for the two storm drain pipes that drain into the Nautical Landings Marina. I am working with them to submit an application to the MBMT to provide litter catchers for these two outfalls, and possibly others.

6.) **Texas Department of Transportation (TxDOT) Truck Route Signs:**

Public Works is working with Lester Contracting on a schedule when Lester can assemble a crew to do this work for us. Still on the critical path is TxDOT's contractor – as they are still not complete with the installation of the small signs.

7.) **Texas Ports Association (TPA):**

I reached out last Thursday to the info email address for TPA and got in touch with someone that it supposed to be updating the website address on their site.

8.) **Texas Department of Transportation (TxDOT) Maritime Division:**

TxDOT Maritime Division shared the following timeline with me regarding our application to fund improvements to the public dock at the Harbor of Refuge: The Legislative Session should wrap up around June 2027, at which point TxDOT will understand what monies may be allocated to them for grants. They will then look to the Port Mission Plan for projects, the PAAC (along with a scoring committee) will review them and make recommendations for funding to the Texas Transportation Commission (again, dependent on whether funding was allocated) – this typically happens in late June. TxDOT will then take those recommendations before the Texas Transportation Commission in August (typically) for approval. If we are approved for the funding, we would anticipate having those funds available in early 2028.

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

a) City Harbor

b) Nautical Landings Building

1) 7 July 2026: I delivered a new lease for Suite 3 to Zbigniew Zborowski.

c) Nautical Landings Marina

1) Horizon Environmental has been on-site 11 times since the last Port Commission

meeting.

2) On 21 July 2026: Maverick Constructors commenced building the Matrix block breakwater. They are still approximately 1000 cubic yards short after moving all of the spoil material from Smith Harbor for the wetland creation. The balance will come from the Lighthouse Beach Park dredge spoil area.

d) Smith Harbor

1) On 8 September 2026 at 2:00, we had a pre-development meeting with Sasha Nevarez.

e) Harbor of Refuge

1) On 20 August 2026: Bid opening for West Shoreline Rehab Project. Rexco was the low bidder.

2) Matt Glaze with Urban Engineering is working on plans for the Harbor of Refuge (HOR) Boat Ramp.

f) To-Do List - Raymond Butler

ACTION ITEMS:

6. REVIEW THE CERTIFICATE OF COMPLETION AND CONSIDER RECOMMENDATION TO CITY COUNCIL FOR APPROVAL AND RELEASE OF RETAINAGE FOR THE CITY OF PORT LAVACA DOWNTOWN WATERFRONT PUBLIC ACCESS PARKING LOT AND SIDEWALK IMPROVEMENTS PRESENTER JODY WEAVER

A motion was made by Commissioner Nichols.

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

THAT, THE PORT COMMISSION RECOMMENDS TO CITY COUNCIL TO ACCEPT THE CERTIFICATE OF COMPLETION AND TO APPROVE THE RELEASE OF RETAINAGE FOR THE CITY OF PORT LAVACA DOWNTOWN WATERFRONT PUBLIC ACCESS PARKING LOT AND SIDEWALK IMPROVEMENTS IN THE AMOUNT OF $12,079.44.

Seconded by Commissioner Ward.

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

Voting Nay: None.

Motion carried.

ACTION ITEMS: LEASES

7. **CONSIDER ENTERING INTO A NEW LEASE WITH SPIRETEK, NAUTICAL LANDINGS BUILDING, SUITE 2. PRESENTER JODY WEAVER**

Agenda Item discussed.

No action taken.

8. **CONSIDER ENTERING INTO A NEW LEASE WITH BAY LTD. AT NAUTICAL LANDINGS BUILDING, SUITE 5. PRESENTER JODY WEAVER**

Agenda Item discussed.

No action taken.

9. **CONSIDER ENTERING INTO A LEASE WITH ZBIGNIEW ZBOROWSKI AT NAUTICAL LANDINGS BUILDING, STE. 3 PRESENTER JODY WEAVER**

Agenda Item discussed.

No action taken.

10. **TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY (DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PARTY), IN ACCORDANCE WITH CHAPTER 551, TITLE 5, SECTION 551.072 OF THE TEXAS GOVERNMENT CODE**

Chairman Butler announced that the Port Commission would not go into closed session at 4:39 p.m.

11. **RETURN TO OPEN SESSION AND TAKE ANY ACTION DEEMED NECESSARY WITH REGARD TO MATTTERS IN CLOSED SESSION**

COMMENTS

12. COMMENTS FROM COMMISSIONERS

Agenda item discussed.

No action taken.

ADJOURNMENT

Chairman Butler asked for a motion to adjourn.

Motion was made by Commissioner Larry Nichols to adjourn the meeting.

Seconded by Commissioner Louis Rubio.

Motion passed by the following votes:

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

Voting Nay: None.

Motion carried.

The meeting adjourned at 4:48 p.m.

These minutes were approved on October 20, 2026.

ATTEST:

_____

Raymond Butler, Chairman

_____

Oralia G. Munoz, Exec. Admin. Asst.

COMMUNICATION

SUBJECT: RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

INFORMATION:

Receive the Harbor Master's Inspection Report for September 2026.

Port Lavaca Port Commission
Monthly Inspection

Month: SEPTEMBER 2026 Location: City Harbor

20 OCTOBER 2026

1. **LEASES**

   Condition: Satisfactory Unsatisfactory Not Applicable

   Comments:

2. **Decking**

   Condition: Satisfactory Unsatisfactory Not Applicable

   Comments:

3. **Main Frame & Floats**

   Condition: Satisfactory Unsatisfactory Not Applicable

   Comments:

4. **CLEAN UP**

   Condition: Satisfactory Unsatisfactory Not Applicable

   Comments:

5. **Water Lines, Valves, Etc.**

   Condition: Satisfactory Unsatisfactory Not Applicable

   Comments:

6. **Electrical & Lights**

   Condition: Satisfactory Unsatisfactory Not Applicable

   Comments:

7. **Pilings, Guides & Rollers**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

8. **Rub Rails & Fenders**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

9. **Cleats & Kevels**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

10. **Fire Extinguishers**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

11. **Railing**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

12. **Cement Slab**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

13. **Bulkhead**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

Harbor Master: _____

Port Lavaca Port Commission
Monthly Building Inspection

Month: SEPTEMBER 2026 Location: NLB

20 OCTOBER 2026

1. **Building Maintenance:**
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments:

2. **Decking:**
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments:

3. **Flooring:**
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments:

4. **Windows:**
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments:

5. **Water Lines, Valves, Etc.**
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments:

6. **Electrical & Lights**
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments:

7. **HVAC**

Condition: Satisfactory Unsatisfactory Not Applicable

Comment: *24 September 2016 Garcia AC & Heat repaired suite 5 Replaced bad start capacitor.*

8. **Roof:**

Condition: Satisfactory Unsatisfactory Not Applicable

Comment:

9. **Parking:**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: 12 October 2026 I put a Tag on a parked box trailer, 29 September 2026: It was never moved; it was towed 12 October 2026.

10. **Fire Extinguishers:**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

11. **Hand Railing:**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

12. **Stairs & Steps**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

Harbor Master: _____

Port Lavaca Port Commission
Monthly Inspection

Month: SEPTEMBER 2026 Location: NLM / Smith Harbor

20 OCTOBER 2026

1. **Fire extinguisher**
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments:

2. **Parking area Smith Harbor**
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments:

3. **Main Frame & Floats**
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments:

4. **Dock Boxes**
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments:

5. **Water Lines, Valves, Etc.**
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments:

6. Electrical, Lights & Cameras
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments: 19 September 2026 Matt Salinas with The I.T. Guy commenced installing cameras at NLM & NLB. Will come back and complete installation after October 1st.

7. **Pilings, Guides & Rollers**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: 7 October 2026 Barefoot Construction pulled two broken pilings at Dock B; one had fallen over and was resting on the dock.

8. **Rub Rails & Fenders**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

9. **Cleats & Kevels**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

10. **Gates & Locks**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

11. **Dredging**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

12. **shoreline**

Condition: Satisfactory Unsatisfactory Not Applicable

21 July 2026 Mavrick Constructors commenced building Matrix block breakwater.

Comments:

13. **Bulkhead**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

Harbor Master: _____

Port Lavaca Port Commission
Monthly Inspection

Month: SEPTEMBER 2026 Location: Harbor of Refuge

20 OCTOBER 2026

1. **Road**
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments:

2. **Rail spur**
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments:

3. **Fence**
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments:

4. **Bid**
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments: 20 August 2026 at 2:30 Bid opening for West Shoreline repair Rexco was the low bidder.

5. **Water Lines, Valves, Etc.**
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments:

6. **Electrical & Lights**
   Condition: Satisfactory Unsatisfactory Not Applicable
   Comments:

7. PERMIT

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

8. Rub Rails & Fenders

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

9. Cleats & Kevels

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

10. Gates & Locks

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

11. Mulch

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

12. Cement Cap

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

13. Bulkhead

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

14. CLEAN UP

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

Harbor Master: _____

COMMUNICATION

SUBJECT: RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND

INFORMATION:

a) Tariff Report

b) Account Aging Report

c) Payment Report

d) Port Commission Financial Snapshot

EQUALIZER / GULF MARK

TARIFF REPORT FY 2025-2026

Date Received	Reference	Description	CRUDE OIL	/	REPORTING MONTH	BARRELS OF CRUDE OIL	TARIFF AMOUNT PAID @ $0.125 PER BARREL	TOTAL TARIFF AMOUNT PAID PREV YEAR	% DIFF FROM PREV YEAR
11/24/2025	1285072	EQUALIZER, INC.	OIL	/	10/2025	28,394.510	$3,549.31	$4,551.05	-22.01%
12/18/2025	1288042	EQUALIZER, INC.	OIL	/	11/2025	25,151.910	$3,143.99	$6,237.70	-49.60%
2/2/2026	1292622	EQUALIZER, INC.	OIL	/	12/2025	26,692.840	$3,336.61	$5,989.50	-44.29%
2/25/2026	1295559	EQUALIZER, INC.	OIL	/	01/2026	25,793.880	$3,224.24	$5,842.64	-44.82%
4/6/2026	1300209	EQUALIZER, INC.	OIL	/	02/2026	30,640.490	$3,830.06	$5,824.43	-34.24%
4/15/2026	1301678	EQUALIZER, INC.	OIL	/	03/2026	26,012.940	$3,251.62	$5,402.27	-39.81%
5/29/2026	1306323	EQUALIZER, INC.	OIL	/	04/2026	25,765.220	$3,220.65	$4,578.29	-29.65%
6/26/2026	1309480	EQUALIZER, INC.	OIL	/	05/2026	28,405.820	$3,550.73	$4,455.19	-20.30%
7/22/2026	1312496	EQUALIZER, INC.	OIL	/	06/2026	27,153.200	$3,394.15	$4,140.16	-18.02%
8/21/2026	1315984	EQUALIZER, INC.	OIL	/	07/2026	26,734.150	$3,341.77	$4,624.31	-27.73%
9/24/2026	1319816	EQUALIZER, INC.	OIL	/	08/2026	27,156.490	$3,394.56	$4,620.03	-26.53%
		EQUALIZER, INC.	OIL	/	09/2026				#DIV/0!
						FY 2025-2026 - TOTAL	$37,237.69	$56,265.57	-33.82%

DAILY DOCK RENTAL

Date Received	REPORTING MONTH	Reference	Description	Public Dock	REPORTING MONTH	PAID
11/24/2025	OCTOBER	1258068	MONTHLY DOCK FEE	$900.00	10/2025	PAID
12/18/2025	NOVEMBER	1288038 & 1288036	MONTHLY DOCK FEE	$900.00	11/2025	PAID
2/2/2026	DECEMBER	1292620 & 1292619	MONTHLY DOCK FEE	$900.00	12/2025	PAID
2/25/2026	JANUARY	1295560 & 1295561	MONTHLY DOCK FEE	$900.00	01/2026	PAID
4/7/2026	FEBRUARY	1300637 & 1300636	MONTHLY DOCK FEE	$900.00	02/2026	PAID
4/15/2026	MARCH	01301674&1301675	MONTHLY DOCK FEE	$900.00	03/2026	PAID
5/29/2026	APRIL	1306318&1306310	MONTHLY DOCK FEE	$900.00	04/2026	PAID
6/26/2026	MAY	1309482&1309481	MONTHLY DOCK FEE	$900.00	05/2026	PAID
7/22/2026	JUNE	1312495&1312494	MONTHLY DOCK FEE	$900.00	06/2026	PAID
8/21/2026	JULY	1315982&1315981	MONTHLY DOCK FEE	$900.00	07/2026	PAID
9/24/2026	AUGUST	1319820&1319821	MONTHLY DOCK FEE	$900.00	08/2026	PAID
	SEPTEMBER		MONTHLY DOCK FEE		09/2026	

MONTHLY TARIFF REPORT

DATE: 8/31/2026

REPORTING PERIOD: AUGUST (MONTH) 2026 (YEAR)

COMPANY NAME: EQUALIZER INC

MAILING ADDRESS: P.O. BOX 154579
(P. O. Box Number or Street)

WACO (City) TX (State) 76715-4579 (Zip Code)

____ Tons	Tons of Fertilizer BARGE / RAIL	DRY OR LIQUID (Name of Product)	@ 0.79¢ per ton
27,156.49 Tons	Barrels of Crude Oil	CRUDE CONDSENSATE (Name of Product)	@ 0.125¢ per barrel

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Subject to the tariff adopted by the City of Port Lavaca Port Commission are hereby reported by the above-named company during the period covered hereby and payment in the amount of $ 3,394.56 is attached hereto representing tariff due in accordance with the above rate.

I hereby certify that this report is submitted in compliance with the requirements of the tariff adopted by the City of Port Lavaca Port Commission and the information reported hereby is true, correct and complete.

WITNESS MY HAND this 31 day of AUGUST, 2026.

COMPTROLLER
(Title)

MARY MILLER
(Printed Name)

Mary Miller
(Duly Authorized Signature)

Port Commission's Main Office Phone Number: (361) 552-9793 Ext. 221 rgarza@portlavaca.org Fax No.: (361) 552-6062
Port Commission's Main Mailing Address: City of Port Lavaca Port Commission 202 N. Virginia St Port Lavaca, TX 77979

BARGE: Florida Marine - FMT 3060
Product/Cargo: Crude / Crude Oil
Port/Location: Port Lavaca, TX Gulfmark Energy Inc
AmSpec File#: 162-26-00310
Client Ref#: VG260801-B, FMT 3060 PORT LAVACA 8/16/26
Date: 08/16/26

Certificate of Quantity

The undersigned herewith declares that the quantities are as follows:

	TCV (Total Calculated Volume)	GSV (Gross Standard Volume)	NSV (Net Standard Volume)
Barrels @ 60°F	10,522.11	10,522.11	10,522.11
US Gallons @ 60°F	441,928.62	441,928.62	441,928.62
Imperial Gallons @ 60°F	367,982.55	367,982.55	367,982.55
Pounds	3,363,968	3,363,968	3,363,968
Long Tons	1,501.771	1,501.771	1,501.771
Short Tons	1,681.984	1,681.984	1,681.984
Kilograms	1,525,870	1,525,870	1,525,870
Metric Tons (AIR)	1,525.870	1,525.870	1,525.870
Metric Tons (VAC)	1,527.648	1,527.648	1,527.648
Cubic Meters @ 15°C	1,672.196	1,672.196	1,672.196
Cubic Meters @ 20°C	1,678.387	1,678.387	1,678.387
Cubic Meters @ 60°F	1,672.882	1,672.882	1,672.882
Litres @ 15°C	1,672,196	1,672,196	1,672,196
Litres @ 20°C	1,678,387	1,678,387	1,678,387
Litres @ 60°F	1,672,882	1,672,882	1,672,882

Quantity Based On: Shore Figure
NSV Based On: Shore Tank Free Water and S&W

Comments: _____

API Used	FW	S&W %	S&W Bbls
23.3	See	Shore	Report

Joshua Pargas
AmSpec: Joshua Pargas

Any and all information and data contained in AmSpec's final report(s) are obtained as a result of inspection and testing protocols undertaken according to the nominated instructions of the client, the results of which are based on industry technical standards and protocols. AmSpec warrants that it has exercised due diligence and care with respect to the information, opinions and professional judgments embodied in this report. The report reflects the findings at the time and place of inspection. AmSpec, LLC cannot attest to the veracity of any information or data supplied by third parties and as a consequence, cannot be held liable for same. AmSpec personnel do not release vessels. This responsibility solely remains with terminals, principals, charterers, owners and operators. Note: All of the above was performed in accordance with API Chapters 3, 7, 8, 11.1, 12 & 17 guidelines.

AmSpec, LLC

151 Alcoa Dr.
Port Lavaca, TX 77979
Email: portlavaca@amspecgroup.com

BARGE: Magnolia Marine Transport - MM 40
Product/Cargo: Crude / Heavy Crude Oil
Port/Location: Port Lavaca, TX Gulfmark Energy Inc
AmSpec File#: 162-26-00337
Client Ref#: ER260801, MM 40 PORT LAVACA 9/3/26
Date: 09/03/26

Certificate of Quantity

The undersigned herewith declares that the quantities are as follows:

	TCV (Total Calculated Volume)	GSV (Gross Standard Volume)	NSV (Net Standard Volume)
Barrels @ 60°F	16,634.38	16,634.38	16,634.38
US Gallons @ 60°F	698,643.96	698,643.96	698,643.96
Imperial Gallons @ 60°F	581,742.79	581,742.79	581,742.79
Pounds	5,314,652	5,314,652	5,314,652
Long Tons	2,372.612	2,372.612	2,372.612
Short Tons	2,657.326	2,657.326	2,657.326
Kilograms	2,410,685	2,410,685	2,410,685
Metric Tons (AIR)	2,410.685	2,410.685	2,410.685
Metric Tons (VAC)	2,413.496	2,413.496	2,413.496
Cubic Meters @ 15°C	2,643.571	2,643.571	2,643.571
Cubic Meters @ 20°C	2,653.358	2,653.358	2,653.358
Cubic Meters @ 60°F	2,644.655	2,644.655	2,644.655
Litres @ 15°C	2,643,571	2,643,571	2,643,571
Litres @ 20°C	2,653,358	2,653,358	2,653,358
Litres @ 60°F	2,644,655	2,644,655	2,644,655

Quantity Based On: Shore Figure
NSV Based On: Shore Tank Free Water and S&W

Comments: _____

API Used	FW	S&W %	S&W Bbls
23.4	See	Shore	Report

Joshua Pargas
AmSpec: Joshua Pargas

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AmSpec, LLC

151 Alcoa Dr.
Port Lavaca, TX 77979
Email: portlavaca@amspecgroup.com

TARIFF REPORT FY 2025-2026

HELENA CHEMICAL

							0.79				
Date Received	**Reference**	**Description**	**BARGE SHORT TONS**	**RAIL SHORT TONS**	**REPORTING MONTH**	**TOTAL FERTILIZER BULK TONS**	**BARGE ONLY**	**RAIL ONLY**	**TOTAL TARIFF AMOUNT PAID @ $0.79 PER TON**	**TOTAL TARIFF AMOUNT PAID PREV YEAR**	**% DIFF FROM PREV YEAR**
10/27/2025	ACH PMT	HELENA CHEMICAL	17421.851	0	10/2025	17,421.851	$13,763.26	$0.00	$13,763.26	$7,460.90	84.47%
11/26/2025	ACH PMT	HELENA CHEMICAL	10199.207	0	11/2025	10,199.207	$8,057.37	$0.00	$8,057.37	$3,569.26	125.74%
1/14/2026	ACH PMT	HELENA CHEMICAL	4656.732	0	12/2025	4656.732	$3,678.82	$0.00	$3,678.82	$11,089.56	-66.83%
4/1/2026	ACH PMT	HELENA CHEMICAL	6522.817	0	01/2026	6522.817	$5,153.03	$0.00	$5,153.03	$3,927.70	31.20%
2/25/2026	ACH PMT	HELENA CHEMICAL	21547.252	0	02/2026	21547.252	$17,022.33	$0.00	$17,022.33	$6,013.56	183.07%
3/20/2026	ACH PMT	HELENA CHEMICAL	18073.137	0	03/2026	18073.137	$14,277.78	$0.00	$14,277.78	$11,825.85	20.73%
4/29/2026	ACH PMT	HELENA CHEMICAL	1607.589	0	04/2026	1607.589	$1,270.00	$0.00	$1,270.00	$9,627.43	-86.81%
5/27/2026	ACH PMT	HELENA CHEMICAL	10732.045	0	05/2026	10,732.045	$8,478.32	$0.00	$8,478.32	$2,569.13	230.01%
	ACH PMT	HELENA CHEMICAL		0	06/2026			$0.00		$6,226.39	-100.00%
	ACH PMT	HELENA CHEMICAL		0	07/2026			$0.00		$2,516.15	-100.00%
8/27/2026	ACH PMT	HELENA CHEMICAL	18354.666	0	08/2026	18,354.666	$14,500.19	$0.00	$14,500.19	$0.00	#DIV/0!
	ACH PMT	HELENA CHEMICAL		0	09/2026					$1,213.41	-100.00%
		TOTAL	109115.296	0		FY 2025-2026 - TOTAL	$86,201.10	$0.00	$86,201.10	$66,039.34	30.53%

Receivalbes - 5008

MONTHLY RAIL FEE

Date Received	**REPORTING MONTH**	**Reference**	**Description**	**RAIL**	**REPORTING MONTH**	**PAID**
	OCT	ACH	MONTHLY RAIL FEE		10/2025	
	NOV	ACH	MONTHLY RAIL FEE		11/2025	
	DEC	ACH	MONTHLY RAIL FEE		12/2025	
	JAN	ACH	MONTHLY RAIL FEE		01/2026	
	FEB	ACH	MONTHLY RAIL FEE		02/2026	
	MAR	ACH	MONTHLY RAIL FEE		03/2026	
	APR	ACH	MONTHLY RAIL FEE		04/2026	
	MAY	ACH	MONTHLY RAIL FEE		05/2026	
	JUNE	ACH	MONTHLY RAIL FEE		06/2026	
	JULY	ACH	MONTHLY RAIL FEE		07/2026	
	AUG	ACH	MONTHLY RAIL FEE		08/2026	
	SEPT	ACH	MONTHLY RAIL FEE		09/2026	

$0.00

MONTHLY TARIFF REPORT

DATE: September 21, 2026

REPORTING PERIOD: September (MONTH) 2026 (YEAR)

COMPANY NAME: HELENA AGRI-ENTERPRISES, LLC

MAILING ADDRESS: PO BOX 419
(P. O. Box Number or Street)

PORT LAVACA (City) TX (State) 77979 (Zip Code)

6015.059 Tons of Fertilizer Barge @ 0.79¢ per ton

(Name Product)
(Name Product)

0 Rail @ 0.65¢ per ton

Subject to the tariff adopted by the City of Port Lavaca Port Commission are hereby reported by the above-named company during the period covered hereby and payment in the amount of $ $4751.90 is attached hereto representing tariff due in accordance with above rate.

I hereby certify that this report is submitted in compliance with the requirements of the tariff adopted by the City of Port Lavaca Port Commission and the information reported hereby is true, correct and complete.

WITNESS MY HAND this 21 day of September , 2026 .

Terminal Manager
(Title)

Trey Franz
(Printed Name)

(Duly Authorized Signature)

Port Commission's Main Office Phone Number: (361) 552-9793 Ext. 242 rgarza@portlavaca.org Fax No.: (361) 552-6062
Port Commission's Main Mailing Address: City of Port Lavaca Port Commission 202 N. Virginia St Port Lavaca, TX 77979

CF

Customer Liquid Barge IT
Four Parkway North

Deerfield IL 60015

Shipping Confirmation
BOL No: 34921760
Shipping Date: 09/09/2026
Order No: 34921760
Customer No: 2986339-3
Reference No:

Sold To
100070
HELENA AGRI-ENTERPRISES, LLC
223 LEVERIDGE ST
810
EAST BERNARD,TX 77435

Ship To
201098
HELENA DOCK
MILE 485

PORT LAVACA,TX 77979

Routing:
Delivering Carrier:
Freight Charges to be: Prepaid by CF
Shipping Type : Barge

Product Description: UAN 32-0-0
Analysis %:

Vehicle No	Qty Shipped	Gross Wt	Tare Wt	Net Wt
VPF211B, VPF3012	6015.059 TON	0.000 TON	0.000 TON	6015.059 TON

Trailer ID: George Banta
Seal Numbers:

Note: BOL's are available to registered users within 24 hours of shipment by clicking the following link:
https://cfportal.force.com

DO NOT REPLY to this email address as it is not monitored. Please contact Sales Support at 1-800-462-8565 with any questions

MONTHLY TARIFF REPORT

DATE: 10/2/26

REPORTING PERIOD: September (MONTH) 2026 (YEAR)

COMPANY NAME: Prestige Oysters Inc

MAILING ADDRESS: PO Box 8448 (P. O. Box Number or Street)

Bacliff (City) TX (State) 77518 (Zip Code)

_____	Tons of Fertilizer Barge/Rail	Dry or Liquid _____ (Name Product)	@ 0.79¢ per ton
_____	Barrels of Crude Oil Fertilizer	Crude Condensate _____ (Name Product)	@ 0.125¢ per barrel
0	Sacks of Oysters	0	@ 0.00 per sack

Subject to the tariff adopted by the City of Port Lavaca Port Commission are hereby reported by the above-named company during the period covered hereby and payment in the amount of $ 0 is attached hereto representing tariff due in accordance with above rate.

I hereby certify that this report is submitted in compliance with the requirements of the tariff adopted by the City of Port Lavaca Port Commission and the information reported hereby is true, correct and complete.

WITNESS MY HAND this 2nd day of October, 2026

V.P (Title)

Lisa Halili (Printed Name)

Halili (Duly Authorized Signature)

ACCOUNT AGING REPORT

10/14/2026

Oct-26

ACCOUNT NO#	--------- NAME ---------	LAST PAY	LAST TRANS AMT	T --CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
5001		10/1/2026	$ 1,500.00	$ -					$ -
5002		9/25/2026	$ 3,700.00	$ -					$ -
5003		10/8/2026	$ 437.22	$ -					$ -
5004		9/28/2026	$ 4,020.00	$ -					$ -
5005		10/2/2026	$ 2,823.00	$ 105.58					$ 105.58
5006		10/6/2026	$ 2,934.43	$ -					$ -
5006		10/6/2026	$4,417.58	$ -					$ -
5007		10/10/2026	$ 3,117.81	$ -					$ -
5007		10/10/2026	$ 1,824.62	$ -					$ -
5007		10/10/2026	$ 3,121.68	$ -					$ -
5008		9/28/2026	$ 9,969.50	$ -					$ -
5009		9/24/2026	$ 835.45	$ -					$ -
5011		10/9/2026	$ 1,030.00	$ -					$ -
5012		9/25/2026	$ 1,464.34	$ -					$ -
5013		10/1/2026	$ 559.22	$ 17.79					$ 17.79
5014		10/10/2026	$ 2,351.04	$ -					$ -
									$ -
99-1963-04		10/5/2026	$ 291.00	$ -					$ -
99-1973-08		10/5/2026	$ 347.00	$ -					$ -
99-1983-09		10/1/2026	$ 291.00	$ -					$ -
99-1993-05		10/1/2026	$ 377.00	$ -					$ -
99-2003-05		10/8/2026	$ 375.00	$ -					$ -
99-2015-16		10/1/2026	$ 375.00	$ -					$ -
99-2043-07		10/1/2026	$ 375.00	$ -					$ -
99-2053-12		9/29/2026	$ 294.00	$ -					$ -
99-2063-12		10/2/2026	$ 403.00	$ -					$ -
99-2073-09		10/1/2026	$ 319.00	$ -					$ -
99-2443-05		10/1/2026	$ 266.00	$ -					$ -
99-2133-07		7/1/2026	$ 1,017.00	$ 1,151.70					$ 1,151.70
99-2134-11		10/1/2026	$ 347.00	$ -					$ -
99-2173-08		10/9/2026	$ 347.00	$ -					$ -
99-2193-07		9/29/2026	$ 196.00	$ -					$ -
99-2213-04		10/1/2026	$ 196.00	$ -					$ -
99-2253-07		10/1/2026	$ 249.00	$ -					$ -
99-2233-08		10/1/2026	$ 196.00	$ -					$ -
99-2273-08		10/1/2026	$ 196.00	$ -					$ -
99-2313-15		9/29/2026	$ 196.00	$ -					$ -
99-2443-06		10/1/2026	$ 252.00	$ -					$ -
99-2481-05		10/1/2026	$ 266.00	$ -					$ -
99-2513-07		10/1/2026	$ 238.00	$ -					$ -
99-2421-07		10/1/2026	$ 294.00	$ -					$ -
99-2543-09		10/1/2026	$ 343.00	$ -					$ -
99-2163-03		10/1/2026	$ 630.00	$ -					$ -
**** BOOK # :00	99 TOTAL ACCOUNTS:	43	$ 52,781.89	1,275.07	0	0	0	0	1,275.07

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-104500 AMAZON CAPITAL SERVICE	I-1D49-CVLF-M7XD	504 51000521.01	OFFICE : BATTERIES & HANGING FILE FOLDERS	551	$29.08
01-104500 AMAZON CAPITAL SERVICE	I-1DCL-CC3D-X1F1	504 51000523.03	CLEANING & JANITORIAL : NON SLIP RUGS	551	$69.95
01-104500 AMAZON CAPITAL SERVICE	I-1V6W-TX4D-QRG4	504 51000521.01	OFFICE : OFFICE SUPPLIES	551	$26.77
01-104500 AMAZON CAPITAL SERVICE	I-1V7Q-7J1Y-C13T	504 51000521.01	OFFICE : IPHONE CASE	551	$15.99
01-104500 AMAZON CAPITAL SERVICE	I-1YLD-19W7-GPTH	504 51000521.01	OFFICE : CABLE & FILE FOLDERS	551	$16.96
			VENDOR TOTALS		**$158.75**
01-103058 BAREFOOT, MARK E.	I-002296	504 51000542.25	R & M- BUILDING : RESTORE DAYROOM RESTROOM	71594	$7,488.00
01-103058 BAREFOOT, MARK E.	I-002298	504 51000542.25	R & M- BUILDING : RESTORE DAYROOM RESTROOM	71594	$2,182.00
01-103058 BAREFOOT, MARK E.	I-002300	504 51000542.25	R & M- BUILDING : FLOODED RESTROOM REPAIR	71594	$1,782.00
01-103058 BAREFOOT, MARK E.	I-002301	504 50860543.27	R & M- IMPROVEMENT : PARKING LOT SECURITY	71642	$1,691.00
01-103058 BAREFOOT, MARK E.	I-002301	504 51000543.04	R & M- IMPROVEMENT : PARKING LOT SECURITY	71642	$1,691.00
			VENDOR TOTALS		**$14,834.00**
01-102855 DOWELL PEST CONTROL LLC	I-82426	504 51000542.25	R & M- BUILDING : PEST CONTROL	71659	$77.25
			VENDOR TOTALS		**$77.25**
01-104071 ENTERPRISE FLEET MANAGEMENT	I-FBN5729980	504 51000551.11	VEHICLE LEASE: MAINTENANCE MANAGEMENT	1776	$724.65
			VENDOR TOTALS		**$724.65**
01-104610 ESCOBEDO, ROCIO	I-202609011696	504 51000523.03	CLEANING & JANITORIAL : CLEANING SERVICES	71601	$550.00
			VENDOR TOTALS		**$550.00**
01-102645 GEXA ENERGY, LP	I-BG72118064	504 51000536.01	ELECTRICITY : ELECTRICITY SVCS AUG	1777	$2,805.88
			NAUTICAL LANDING FLOOD LIGHT		$102.58
			NL BOAT SLIPS		$1,076.12
			HARBOR OF REFUGE		$0.00
			HARBOR OF REFUGE FLOOD LIGHT		$390.12
			CITY HARBOR		$0.00
			106 S COMMERCE ST UNIT MAIN		$1,237.06
			VENDOR TOTALS		**$2,805.88**

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-102016 MARVELOUS GARDENS INC.	I-20990	504 51000541.02	LANDSCAPING : HERBICIDE	71677	$95.00
			VENDOR TOTALS		**$95.00**
01-102309 REPUBLIC SERVICES #847	I-0847-001467282	504 51000533.14	CONTRACTED SERVICES: CONTAINER - PORT COMMISSION	1782	$305.70
			VENDOR TOTALS		**$305.70**
01-100093 SPARKLIGHT	I-6990127725/0926	504 50070536.504	CABLE & INTERNET : INTERNET SERVICES	1784	$141.56
			VENDOR TOTALS		**$141.56**
01-104813 SALINAS, MATHEW	I-1028	504 51000528.03	NON-CAPITALIZED: SECURITY CAMERAS - NL	71702	$4,980.14
			VENDOR TOTALS		**$4,980.14**
01-104691 U.S. BANK NATIONAL ASS	I-7698/092026	504 51000531.04	DUES, SUBSCRIPTIONS : WALGREENS - COAST GUARD	1805	$18.39
01-104691 U.S. BANK NATIONAL ASS	I-7698/092026	504 51000531.04	DUES, SUBSCRIPTIONS : IDENTOGO-RUDELLAT	1805	$124.00
01-104691 U.S. BANK NATIONAL ASS	I-7698/092026	504 51000531.04	DUES, SUBSCRIPTIONS : USCG MARINER FEES	1805	$45.00
01-104691 U.S. BANK NATIONAL ASS	I-7698/092026	504 51000531.04	DUES, SUBSCRIPTIONS : USCG MARINER FEES	1805	$50.00
			VENDOR TOTALS		**$237.39**
01-102621 UNIFIRST CORPORATION	I-2680144592	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES	71628	$101.81
01-102621 UNIFIRST CORPORATION	I-2680145260	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES	71628	$78.72
			VENDOR TOTALS		**$180.53**
01-104238 VC3, INC.	I-VC3-262291	504 51000536.02	TELEPHONE : VOICE ORDER SVCS - AUGUST 2026	548	$25.79
			VENDOR TOTALS		**$25.79**
01-102014 VERIZON WIRELESS	I-6151227465	504 51000536.02	TELEPHONE : CELL PHONE CHARGES	71631	-$32.42
			VENDOR TOTALS		**-$32.42**

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-104681 MULTI SERVICE TECHNOLO	I-2705000F	504 51000523.03	CLEANING & JANITORIAL : GLOVES	526	$17.96
01-104681 MULTI SERVICE TECHNOLO	I-9A9BE9AE	504 51000523.03	CLEANING & JANITORIAL : TRASH BAGS & CLEANER	526	$20.62
			VENDOR TOTALS		**$38.58**
			REPORT GRAND TOTAL		**$25,122.80**

CITY OF
PORT LAVACA
202 N. Virginia, Port Lavaca, Texas 77979-0105 www.portlavaca.org
Main Number: 361-552-9793 Main Facsimile: 361-552-6062

To: Members of the Port Commision
From: Brittney Hogan, Finance Director BH
Subject: FY 25-26 Financial Highlights through September 30, 2026
Date: October 6, 2026

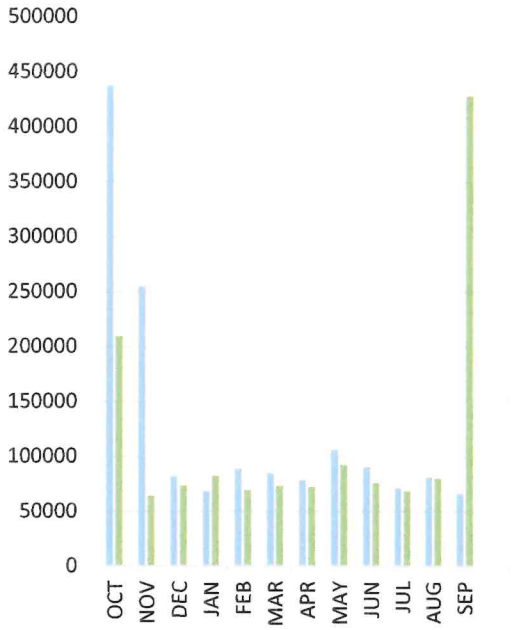
Port Commission Snapshot

	July	August	September	FYTD	
City Harbor					
Revenue	$ 12,882.59	$ 12,882.59	$ 13,029.64	$ 155,042.46	
Expenses	$ 3,015.72	$ 2,472.13	$ 3,556.60	$ 33,490.49	
Gain / (Loss)	**$ 9,866.87**	**$ 10,410.46**	**$ 9,473.04**	**$ 121,551.97**	
Harbor of Refuge					
Revenue	$ 35,577.89	$ 50,670.02	$ 36,622.62	$ 516,383.68	
Expenses	$ 34,465.55	$ 12,010.15	$ 17,108.44	$ 197,535.75	
Gain / (Loss)	**$ 1,112.34**	**$ 38,659.87**	**$ 19,514.18**	**$ 318,847.93**	
Nautical Landings					
Revenue	$ 19,282.12	$ 14,046.81	$ 12,933.98	$ 187,812.45	
Expenses	$ 28,228.56	$ 24,816.02	$ 25,561.10	$ 286,131.98	
Gain / (Loss)	**$ (8,946.44)**	**$ (10,769.21)**	**$ (12,627.12)**	**$ (98,319.53)**	
Smith Harbor					
Revenue	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 18,015.14	
Expenses	$ 695.07	$ 569.78	$ 819.73	$ 7,465.43	
Gain / (Loss)	**$ 804.93**	**$ 930.22**	**$ 680.27**	**$ 10,549.71**	
Interest Income	**$ 2,465.36**	**$ 2,373.52**	**$ 2,574.01**	**$ 30,726.61**	
Property Tax Revenue	**$ -**	**$ -**	**$ -**	**$ 96,284.00**	
Grant Revenue	**$ -**	**$ -**	**$ -**	**$ 509,691.81**	
Total Gain / (Loss)	**$ 5,303.06**	**$ 41,604.86**	**$ 19,614.38**	**$ 989,332.50**	$ 1,513,956.15

*** This report does not conform to GAAP and is unaudited.**

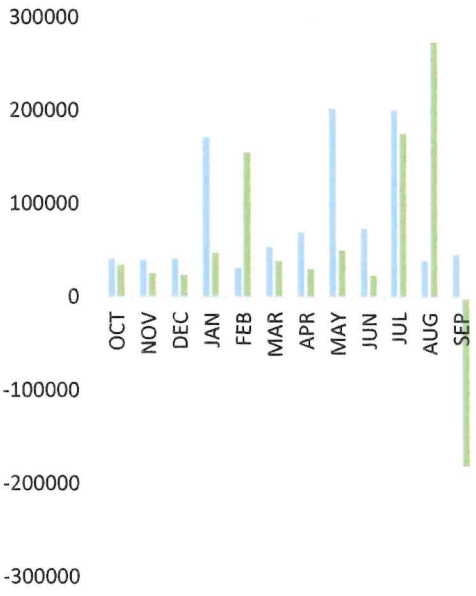
PORTS AND HARBORS REVENUE FUND

MONTH	2026 REVENUE	2025 REVENUE	VARIANCE
OCT	$437,650.61	$209,551.26	$ 228,099.35
NOV	$255,253.15	$64,149.79	$ 191,103.36
DEC	$81,935.79	$73,311.75	$ 8,624.04
JAN	$68,974.38	$82,215.56	$ (13,241.18)
FEB	$88,994.17	$69,478.78	$ 19,515.39
MAR	$85,233.63	$73,361.91	$ 11,871.72
APR	$79,018.84	$72,119.48	$ 6,899.36
MAY	$106,364.33	$92,349.21	$ 14,015.12
JUN	$90,690.10	$76,101.95	$ 14,588.15
JUL	$71,707.96	$68,274.47	$ 3,433.49
AUG	$81,472.94	$80,109.50	$ 1,363.44
SEP	$66,660.25	$428,318.50	$ (361,658.25)
TOTAL	$1,513,956.15	$1,389,342.16	$ 124,613.99



PORTS AND HARBORS EXPENDITURE FUND

MONTH	2026 EXPENSES	2025 EXPENSES	VARIANCE
OCT	$42,120.48	$35,084.57	$ 7,035.91
NOV	$40,847.23	$26,164.06	$ 14,683.17
DEC	$41,898.46	$24,400.98	$ 17,497.48
JAN	$172,061.46	$47,704.64	$ 124,356.82
FEB	$31,985.15	$155,794.53	$ (123,809.38)
MAR	$54,625.15	$39,162.21	$ 15,462.94
APR	$70,525.91	$30,592.40	$ 39,933.51
MAY	$203,067.09	$50,727.24	$ 152,339.85
JUN	$74,520.45	$23,560.29	$ 50,960.16
JUL	$201,323.16	$176,231.15	$ 25,092.01
AUG	$39,793.08	$274,310.83	$ (234,517.75)
SEP	$47,045.87	($180,813.92)	$ 227,859.79
TOTAL	$1,019,813.49	$702,918.98	$ 316,894.51



Cash Profit and Loss Statement

	July	August	September	FYTD
City Harbor				
Dock Lease	$ 12,882.59	$ 12,882.59	$ 13,029.64	$ 154,852.90
Oyster Tariffs	$ -	$ -	$ -	$ -
Late Payment Penalties	$ -	$ -	$ -	$ 189.56
Total City Harbor	**$ 12,882.59**	**$ 12,882.59**	**$ 13,029.64**	**$ 155,042.46**
Harbor of Refuge				
Tarrifs				
Oil	$ 3,394.15	$ 3,341.77	$ 3,394.56	$ 38,222.44
Fertilizer	$ -	$ 14,500.19	$ -	$ 85,216.35
Oyster	$ -	$ -	$ -	$ -
Rentals				
Daily Dock Rental	$ 8,400.00	$ 8,650.00	$ 8,650.00	$ 110,225.00
Rental	$ 294.00	$ 294.00	$ 294.00	$ 1,470.00
Dock Rentals	$ -	$ -	$ -	$ -
Dock Leases	$ 23,489.74	$ 23,884.06	$ 24,284.06	$ 273,783.05
Railroad Fee	$ -	$ -	$ -	$ 5,000.00
Late Payment Penalties	$ -	$ -	$ -	$ 2,466.84
Total Harbor of Refuge	**$ 35,577.89**	**$ 50,670.02**	**$ 36,622.62**	**$ 516,383.68**
Nautical Landings				
Dock Rent	$ -			$ -
Dock Lease	$ 7,600.00	$ 7,653.00	$ 7,653.00	$ 88,598.60
Building Lease	$ 11,607.15	$ 6,359.11	$ 5,223.31	$ 97,382.70
Building Rentals	$ -	$ -	$ -	$ -
Washer-Dryer	$ -	$ -	$ -	$ 570.00
Miscellaneous	$ -	$ -	$ -	$ 129.55
Late Payment Penalties	$ 74.97	$ 34.70	$ 57.67	$ 1,131.60
Auction Proceeds	$ -	$ -	$ -	$ -
Total Nautical Landings	**$ 19,282.12**	**$ 14,046.81**	**$ 12,933.98**	**$ 187,812.45**
Smith Harbor				
Rent	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 18,015.14
Late Payment Penalties	$ -	$ -	$ -	$ -
Total Smith Harbor	**$ 1,500.00**	**$ 1,500.00**	**$ 1,500.00**	**$ 18,015.14**
Interest Income	**$ 2,465.36**	**$ 2,373.52**	**$ 2,574.01**	**$ 30,726.61**
Property Tax Revenue	**$ -**	**$ -**	**$ -**	**$ 96,284.00**
Grant Revenue	**$ -**	**$ -**	**$ -**	**$ 509,691.81**
Total Income	**$ 71,707.96**	**$ 81,472.94**	**$ 66,660.25**	**$ 1,513,956.15**

*** This report does not conform to GAAP and is unaudited.**

Cash Profit and Loss Statement

	July	August	September	FYTD	
City Harbor					
Overhead Allocation	$ 3,015.72	$ 2,472.13	$ 3,556.60	$ 32,390.49	
R&M Infrastructure	$ -	$ -	$ -	$ -	
R&M Building	$ -	$ -	$ -	$ -	
Contracted Services	$ -	$ -	$ -	$ 1,100.00	
Total City Harbor	**$ 3,015.72**	**$ 2,472.13**	**$ 3,556.60**	**$ 33,490.49**	
Harbor of Refuge					
Overhead Allocation	$ 14,175.81	$ 11,620.60	$ 16,718.32	$ 152,256.04	
Electricity	$ 389.74	$ 389.55	$ 390.12	$ 4,201.44	
R&M Infrastructure	$ -	$ -	$ -	$ 3,979.75	
Contracted Services	$ 19,900.00	$ -	$ -	$ 37,098.52	
Total Harbor of Refuge	**$ 34,465.55**	**$ 12,010.15**	**$ 17,108.44**	**$ 197,535.75**	
Nautical Landings					
Overhead Allocation	$ 5,816.22	$ 4,767.84	$ 6,859.40	$ 62,469.47	
Cable & Internet	$ 141.56	$ 141.56	$ 141.56	$ 1,817.36	
R&M Building	$ -	$ 14,813.94	$ 11,529.25	$ 80,869.05	
R&M Infrastructure	$ -	$ -	$ -	$ 659.12	
R&M Furniture & Equip	$ 75.59	$ -	$ -	$ 75.59	
Cleaning & Janitorial	$ 651.81	$ 550.00	$ 839.06	$ 7,458.76	
Lighting & Decoration	$ -	$ -	$ -	$ -	
Contracted Services	$ 305.70	$ 359.26	$ 305.70	$ 7,992.07	
Windstorm Insurance	$ -	$ -	$ -	$ 21,262.32	
Flood Insurance	$ -	$ -	$ -	$ 2,754.00	
Electricity	$ 1,827.17	$ 2,090.09	$ 2,415.76	$ 20,634.87	
Telephone	$ 125.92	$ 25.79	$ (6.63)	$ 1,940.81	
Water	$ 293.13	$ 1,217.54	$ -	$ 3,829.12	
Landscaping	$ -	$ 850.00	$ 95.00	$ 1,385.00	
R&M Improvement OTB	$ 18,991.46	$ -	$ 3,382.00	$ 72,984.44	
Total Nautical Landings	**$ 28,228.56**	**$ 24,816.02**	**$ 25,561.10**	**$ 286,131.98**	
Smith Harbor					
Overhead Allocation	$ 695.07	$ 569.78	$ 819.73	$ 7,465.43	
Contracted Services	$ -	$ -	$ -	$ -	
Total Smith Harbor	**$ 695.07**	**$ 569.78**	**$ 819.73**	**$ 7,465.43**	
Total Expenses	**$ 66,404.90**	**$ 39,868.08**	**$ 47,045.87**	**$ 524,623.65**	
Operating Cash Flow	**$ 5,303.06**	**$ 41,604.86**	**$ 19,614.38**	**$ 989,332.50**	
CE- Land & Improvements	$ 4,048.76	$ -	$ -	$ 233,525.84	
CE - Buildings	$ -	$ -	$ -	$ -	
CE - Infrastructure	$ -	$ -	$ -	$ -	
Dredging	$ -	$ -	$ -	$ -	
Transfer Out Fund 310	$ 63,569.00	$ -	$ -	$ 127,138.00	
Transfer Out Fund 322	$ 67,300.50	$ -	$ -	$ 134,601.00	
Net Cash Flow	**$ (129,615.20)**	**$ 41,604.86**	**$ 19,614.38**	**$ 494,067.66**	**$ 1,019,888.49**

*** This report does not conform to GAAP and is unaudited.**

PORT COMMISSION MONTHLY OVERHEAD

Personnel Services	$	17,440.99
Office	$	101.46
Travel & Training	$	-
Fuel	$	-
General safety and tools	$	-
Non -Capitalized Assets	$	4,980.14
Dues & Subscriptions	$	237.39
Audit Fees	$	-
Health & Fitness	$	37.00
Legal - Regular	$	-
General Liability Ins.	$	-
R & M Vehicles	$	-
Vehicle Leases	$	724.65
Administrative costs	$	4,432.42
Total	$	27,954.05

	% allocation		Allocation amount
City Harbor	12.72%	$	3,556.60
Harbor of Refuge	59.81%	$	16,718.32
Nautical Landings	24.54%	$	6,859.40
Smith Harbor	2.93%	$	819.73
	100.00%	$	27,954.05

Cash, Encumbrances, Budgeted CIP, & Bond Payments

Ending Cash Assets	As of 7/31/26	As of 8/31/26	As of 9/30/26
Ending Cash	$ 985,427.98	$ 1,004,669.27	$ 1,030,947.66
Inventments Logic	$ 640,683.69	$ 642,779.40	$ 645,030.28
Fund 210 Port Projects	$ (72,700.00)	$ (72,700.00)	$ (72,700.00)
Debt Service Funds (310 & 322)	$ 92,061.45	$ 92,061.45	$ 92,061.45
Total Ending Cash Assets	**$ 1,645,473.12**	**$ 1,666,810.12**	**$ 1,695,339.39**

Current Encumbrances				Ordered	Received	Outstanding
PO#	Task Order	Contractor	Project Description			
26-00005		Victoria Engineering	Smith Harbor Bulkhead - Engineering	$ 24,775.00	$ -	$ 24,775.00
26-00033		Victoria Engineering	Downtown WaterFront Public Access	$ 75,000.00	$ 74,918.25	$ 81.75
26-00055		Barefoot, Mark E.	NL Window Replacement (6)	$ 44,898.00	$ 43,898.00	$ 1,000.00
					Total	**$ 27,583.75**

Budgeted Capital Improvement Projects	
1 Nautical Landing Parking Lot	$ 150,000.00
2 Bulkhead Smith Harbor	$ 200,000.00
Total	**$ 350,000.00**

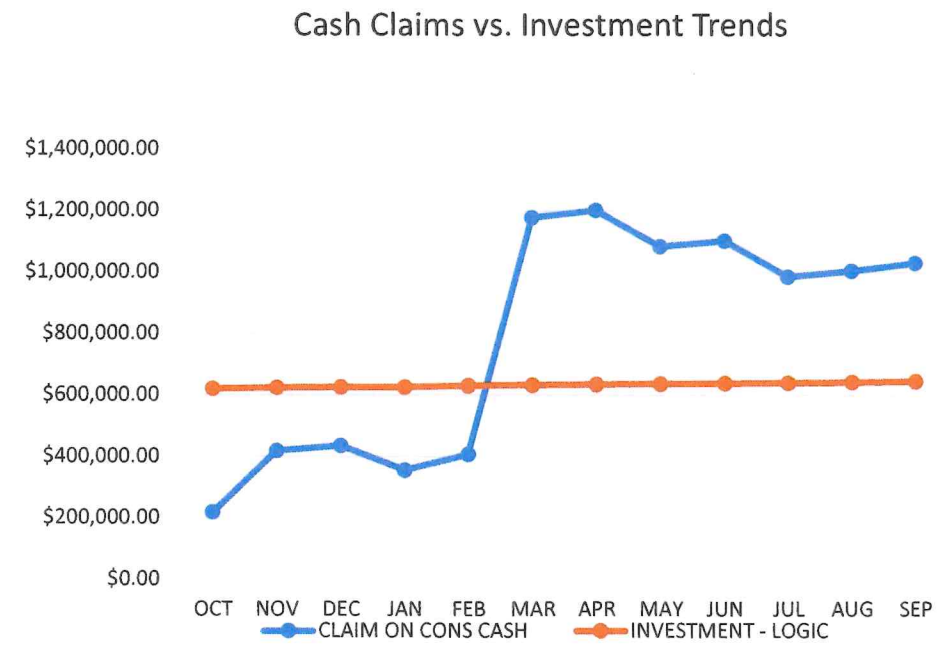
Remaining Bond Payments	
1 FY 25/26 Remaining Bond Payments	$ -
Total	**$ -**

*1 This amount represents the negative fund balance in Fund 210 to be reimbursed by Fund 504. This amount includes Engineering for Breakwater for $40,000, and CDBG- MIT application of $30,400 that has been fully paid. We received reimbursement of $120,000 for the EDA Grant on 04/25/2023 which reduced the negative fund balance in Fund 210.

* This report does not conform to GAAP and is unaudited.

PORTS AND HARBORS CLAIM ON CONS CASH & INVESTMENT - LOGIC

MONTH	CLAIM ON CONS CASH	INVESTMENT - LOGIC
OCT	$218,383.01	$620,725.39
NOV	$419,524.54	$623,170.28
DEC	$436,329.82	$625,619.76
JAN	$355,954.46	$625,619.76
FEB	$408,281.38	$630,167.65
MAR	$1,178,006.38	$632,537.71
APR	$1,202,100.41	$634,776.53
MAY	$1,083,763.10	$636,824.30
JUN	$1,103,481.75	$638,600.15
JUL	$985,427.98	$640,683.69
AUG	$1,004,669.27	$642,779.40
SEP	$1,030,947.66	$645,030.28
TOTAL	**$9,426,869.76**	**$7,596,534.90**



COMMUNICATION

SUBJECT: CITY MANAGER'S REPORT

INFORMATION:

1) COASTAL RESILIENCE LIVING SHORELINE PROJECT (CDBG-MIT):
2) CDBG-MIT ROUND 2: Replacements of culverts under rail at Corporation Ditch and Voluntary Restoration of Harbor of Refuge Shoreline.
3) CMP SMITH HARBOR BOARDWALK:
4) RECEIVE FINAL REPORT SUBMITTED TO MATAGORDA BAY MITIGATION TRUST FOR THE DOWNTOWN WATERFRONT PUBLIC ACCESS IMPROVEMENT PROJECT:
5) IMPROVEMENTS TO THE NORTH SIDE OF SMITH HARBOR:
6) RECONSTRUCTION OF THE HARBOR OF REFUGE PUBLIC BOAT RAMP
7) TxDOT TRUCK ROUTE SIGNS

REGULAR PORT COMMISSION MEETING:

DATE: 10/20/2026

TO: PORT COMMISSION

FROM: Jody Weaver

SUBJECT: CITY MANAGER'S REPORT

ATTACHMENT TO FOLLOW

CITY OF PORT LAVACA

MEETING: October 20, 2026 **AGENDA ITEM ____**

DATE: 10.15.2026

TO: PORT COMMISSION BOARD MEMBERS CC: JIM RUDELLAT, HARBOR MASTER

FROM: JODY WEAVER, CITY MANAGER

SUBJECT: **CITY MANAGER'S MONTHLY REPORT**

1. **CDBG-MIT Coastal Resilience Living Shoreline Project:**
After experiencing a delay due to an issue with the initial rock supplier wanting to be paid up front, Maverick Construction is now working with another supplier out of Marble Falls and things seem to be moving along a bit better, but they are still having trouble with rock supply due to the demand from the construction of several data centers in north Texas. An additional 30 days were added to the contract with the change order for the additional marsh material. You can see the bedding rock of the breakwater above the waterline out in the bay. They have started receiving the larger armor stone as well, staged at City Harbor. Natrx, the supplier of the reef units, issued a press release a couple weeks ago that the Victoria Advocate picked up on and wrote a brief article online.

   Attached are minutes to the most recent weekly construction update meeting.

   If you are being asked questions about this project, please feel free to send them my way or point them to the Projects page at https://cleargov.com/texas/calhoun/city/port-lavaca/projects/7897/living-shoreline-breakwater-glo-cdbg-mit-coastal-resiliency

2. **CDBG-MIT Round 2 - Replacement of culverts under rail at Corporation Ditch and Voluntary Restoration of Harbor of Refuge Shoreline.**
Mott McDonald is working on these plans. I received a phone call from an engineering firm that is working with Union Pacific Railroad to help expedite the review of these construction plans when ready. A link to the draft plans are below.
https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:db28ac26-ce60-4a81-bd09-984761bdf02b

3. **CMP Public Access Boardwalk at Smith Harbor:** *Attached* are preliminary plans submitted by Urban Engineering for review. They have been submitted to GLO for review and we're waiting to hear back from them with any comments.

   Final Report submitted to MBMT for the Downtown Waterfront Public Access Improvement:
The attached report was submitted and accepted to the Matagorda Bay Mitigation Trust to close out our $400,000 grant for this project.

4. **Improvements to the north side of Smith Harbor:** *Attached* is the proposed site plan for this project – except that the walk between the parking lot and the Bait Shop will be 10 feet as well. We'll most likely install bollards in the walk at the southwest corner of the bait shop to indicate that the section of walk between the bait shop of the water is not a throughwalk for the public. Future trails to the east part of the peninsula will begin along the walk infront of the bait stand (not from this area along the bulkhead).

5. **Reconstruction of the Harbor of Refuge Boat Ramp:** On Wednesday October 14, we submitted an application to the Matagorda Bay Mitigation Trust for $750,000 with a $300,000 match to reconstruct this 37 year old timber bulkhead boat ramp. Below is a link to the submitted application. https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:3afc032c-e796-4fc7-9ebb-e353649fb856

6. **TxDOT Truck Route signs**: Lester Contracting does not have the manpower at this time for this project, so Public Works is trying to get pricing from Safety First Traffic Solutions to install the large signs we are responsible for. TxDOT has completed all of their signage as of September 29.

COAST & HARBOR ENGINEERING

Meeting Minutes

Project Title	Port Lavaca Living Shoreline Project
Subject	Weekly Construction Update Meeting #16
Location	Web Meeting (Microsoft Teams)
Date and Time of Meeting	10/13/2026, 09:30 AM CST
Project Number	507107066
Attendees	City of Port Lavaca (CPL): Jody Weaver, Kateryna Thomas KSBR: Veronica Pauda Coast & Harbor Engineering (CHE): Josh Carter, Thomas Everett, Cody Johnson, Josh Joubert, Anna Hnatow Maverick Constructors (Maverick): Jeff Mizzi

Number **Item**

1 Contract Status and Information

- Contract Amount: $10,247,134.00
  - Contract Amount after CO #1: $10,258,234.00
  - Contract Amount after CO #2: $10,293,148.00
- Notice to Proceed: March 10, 2026
- Substantial Completion: **November 25, 2026**
- Day 217 of **260** contract days (83%)

2 Previous Action Items

- ✓ Maverick to bring in second rock vendor in parallel with Dirt Rocks, providing gradations and specs for the new quarry's rock.
- ✓ Maverick to provide Pine Bluff quarry testing data for potential barged rock, and continue pursuing Dirt Rocks as an additional source.
- ✓ Maverick to provide an updated GANTT chart schedule reflecting CO #2 for Pay Apps #6 and #7. CHE (Thomas) to confirm by email whether the schedule was included in the Pay App #7 PDF.
- Maverick to provide information on truck ticket invoices, if Maverick wants to push through ESI 05 - Payment for Stored Materials.
- Maverick to submit finalized progress surveys for Pay Apps #6 and #7 (combined). Surveys must cover the full section (natural ground to natural ground, 50 ft beyond the work footprint on seaward and landward sides), include station numbers per the spec, and be QC'd against the preconstruction surface before submitting.
  - CHE (Thomas) to follow up with Maverick on the minor (~14 ton) discrepancy between bedding stone truck tickets and invoiced volume; to be checked against surveys upon receipt.

- Submit the Navigation Aid installation plan and shop drawings as soon as possible (currently working at risk). Keep cut-offs on the timber piles to a minimum.
- Rock testing Transmittal 13 from CTX source: Accepting first delivery of armor stone, but the w50 for future deliveries must be in line with the specs as determined by ASTM D5519-A.
- Accepting rock testing Transmittal 14 for the Pine Bluff source.

3 Construction Schedule and Progress

- Regarding the Marsh Creation, a long-reach excavator was arriving this morning to grade the edges, with dozers pushing material out to grade.
- Maverick is trucking rock in with CTX and plans to bring Dirt Rocks back online as soon as Pay App #6 is funded (so Maverick can pay Dirt Rocks, who will then ship up to their credit limit).
- Maverick wants to start barging in rock, noting a barge delivery is roughly 8,000 tons, potentially every two weeks from the Pine Bluff source (though Maverick is skeptical of that cadence given the distance from the Mississippi River). Even subsidizing the trucked rock with barged rock would significantly shrink the schedule.
- Maverick is exploring additional quarries in the Marble Falls area. Maverick emphasized this is a supply-chain issue, not an installation constraint (no issue installing 40,000–50,000 tons/month).
- CHE suggested getting another surveyor out to speed things once the rock supply issue settles. Maverick agreed it can add surveying support if crews get ahead and need to keep up.

4 Site Observations, Problems, and Delays

- Permanent Navigation Aids:
  - No submittal / shop drawings have been submitted yet.
  - Maverick is working at risk with rock already in the water.
- Progress Surveys:
  - Progress surveys must extend 50 ft beyond the footprint of the work (§1.07.B.2, page 01 71 23.16 – 3).
  - Data submitted for Rock Breakwater bedding stone did not even extend to the end of the breakwater section.
  - The submitted data also does not include station numbers, and the data should be QC'd before submitting.
- Plan to Meet Deadline:
  - With current production limited by rock supply and delivery uncertainty, Maverick characterized the path forward as a hustle to get the supply chain going, reiterating it is not an installation constraint.

5 RFI, ESI, and Discuss Clarifications for the Work

- ESI #05 - Stored-Materials (Rock):

- Maverick to request this if needed (to enable payment for stored rock and help fund Dirt Rocks).

6 Submittals

- CHE identified the following submittals as critical to be submitted:
  - Rock Breakwater Bedding Stone – Finalized progress surveys for Pay App #6 and #7
  - Navigation Aid Submittals
  - Marsh Plantings Submittals

7 Pay Applications

- Pay App #6:
  - Waiting on Pay App #7 finalized survey data.
- Pay App #7:
  - Waiting on the finalized survey data, which must meet the extents and format defined in the specs.
  - The minor ~14-ton discrepancy between truck ticket bedding volume and invoiced volume (gross vs. net/tare tonnage) will be corrected via a revised invoice and checked against the surveys.

8 Stakeholder Concerns / Other Discussion

- N/A

9 Coordination of Site Visits & Next Meeting

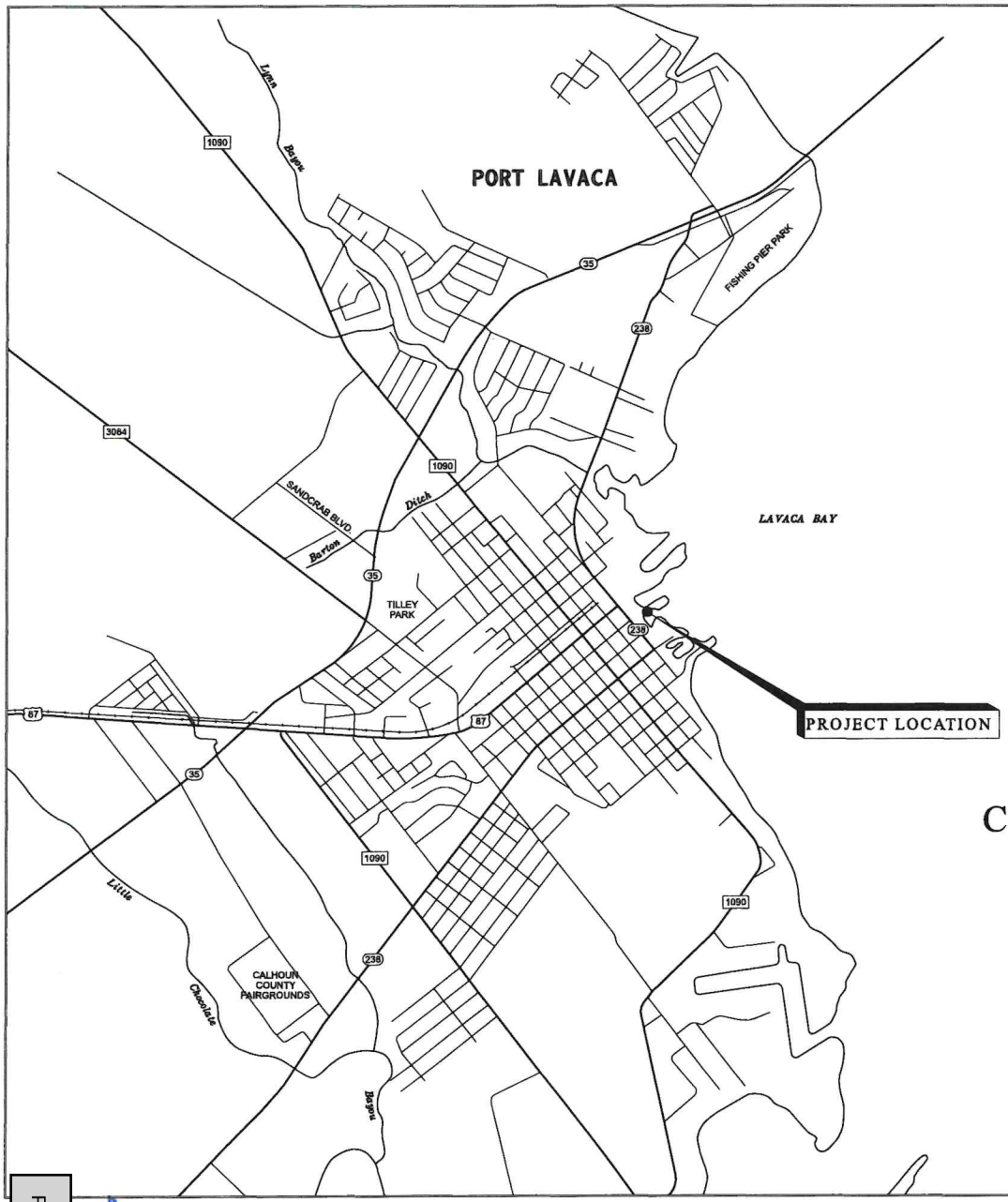
- Thomas will be on site this week to observe construction operations.

10 Action Item List

- Maverick to submit the finalized progress surveys for Pay Apps #6 and #7 (combined), meeting the spec extents (50 ft beyond the footprint, natural ground to natural ground, to the end of the section), including station numbers, and QC'd against the pre-construction surface.
- Maverick to send the revised Pay App #7 invoice correcting the ~14-ton bedding stone discrepancy (gross vs. net tonnage).
- Maverick to submit the Navigation Aid installation plan and shop drawings as soon as possible (working at risk) and keep timber pile cut-offs to a minimum.
- Maverick to submit the Marsh Plantings submittals.
- Maverick to provide information on truck ticket invoices, if Maverick wants to push through ESI 05 - Payment for Stored Materials.

Coast & Harbor Engineering Staff Contact Info

Name	Title	Email	Office	Mobile
Josh Carter	Project Principal	Josh.Carter@coastharboreng.com	512-615-0816	512-289-3857
Thomas Everett	Project Manager	Thomas.Everett@coastharboreng.com	512-616-5753	504-432-5170
Anna Hnatow	Field Engineer	Anna.Hnatow@coastharboreng.com	512-616-5751	210-501-8130
Cody Johnson	Field Engineer	Cody.Johnson@coastharboreng.com	512-616-5739	239-233-0155
Josh Joubert	Field Engineer	Josh.Joubert@coastharboreng.com	512-910-8245	812-229-8110



INDEX OF DRAWINGS

DESCRIPTION	SHEET
COVER SHEET	C1
GENERAL NOTES	C2
CIVIL SITE PLAN	C3
PIER DETAILS	C4-C6

CONSTRUCTION PLANS FOR *DOWNTOWN WATERFRONT ACCESS IMPROVEMENTS*

SMITH HARBOR
PORT LAVACA, TEXAS

THIS DOCUMENT IS PRELIMINARY AND WAS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF MATT A. GLAZE, P.E., TEXAS NO. 99353 ON 09/30/26. IT IS NOT TO BE RELIED UPON AS A COMPLETE ENGINEERING DOCUMENT.

ISSUE
- [x] PRELIMINARY
- [ ] REVIEW
- [ ] PERMITTING
- [ ] BIDDING
- [ ] CONSTRUCTION

REVISIONS

URBAN engineering
2004 N. Commerce, Victoria, Texas 77901 · 361.578.9836
urbanvictoria.com · TREF# F-160

PROJECT
SMITH HARBOR BOARDWALK

SMITH HARBOR
PORT LAVACA, TEXAS

TITLE
COVER SHEET

DATE 09/30/26
JOB NUMBER E23799.03
SHEET C1
PAGE 1

GENERAL NOTES

PRELIMINARY MATTERS

1. THE INSTRUCTIONS GIVEN BY THE NOTES ON THIS SHEET DO NOT CONSTITUTE SEPARATE PAY ITEMS UNLESS SPECIFICALLY INCLUDED IN THE PROPOSAL FORM.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS LISTED IN THE CONTRACT DOCUMENTS & THE STANDARD DETAILS INCLUDED OR REFERENCED IN THE PLANS.

3. ANY CHANGES OR REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW & APPROVAL PRIOR TO IMPLEMENTATION.

4. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE & WERE OBTAINED FROM EXISTING RECORDS & VISIBLE EVIDENCE ON THE GROUND. IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES & OMISSIONS IN THE LOCATIONS & QUANTITIES OF EXISTING UTILITIES & STRUCTURES SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF ALL KNOWN EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT CONFLICTS CAN BE AVOIDED. WHEN AN EXISTING UTILITY OR UNDERGROUND PIPELINE IS ENCOUNTERED, THAT WAS PREVIOUSLY NOT LOCATED OR INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER & THE APPROPRIATE UTILITY COMPANY TO OBTAIN PROCEDURAL INSTRUCTIONS. THE CONTRACTOR SHALL COOPERATE WITH THE APPROPRIATE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.

5. EXISTING PAVING, BUILDINGS & OTHER ITEMS SHOWN ON PLANS, BUT NOT SPECIFICALLY RELATED TO THE WORK OF THE CONTRACTOR, ARE FOR INFORMATIONAL PURPOSES ONLY & MAY BE SHOWN TO A LESSER ACCURACY OR TO A LESSER DEGREE OF DETAIL THAN THE REMAINDER OF THE PLANS.

6. ELEVATIONS SHOWN ON THE PLAN & FOLLOWED BY A "±" SYMBOL, INDICATE THAT THE ENGINEER'S INTENTION IS TO MATCH THE EXISTING GRADE OF THE TIE-IN PAVEMENT OR STRUCTURE. THE CONTRACTOR SHALL VERIFY THE ELEVATION AT THESE LOCATIONS & NOTIFY THE ENGINEER IMMEDIATELY, IF THE PLAN ELEVATION VARIES SIGNIFICANTLY.

7. WHERE ELEVATIONS ARE SHOWN ON THE PLAN AS "TBD", IT INDICATES THAT THE ELEVATIONS ARE **TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR.** THIS NOTATION IS TYPICALLY USED FOR BURIED UTILITIES WHO'S ELEVATION COULD NOT BE DETERMINED BY AS-BUILT PLANS, OR PROBING DURING THE DESIGN PHASE OF THE PROJECT. THE CONTRACTOR SHALL EXCAVATE THE UTILITY, DETERMINE THE ELEVATION, AND NOTIFY THE ENGINEER IMMEDIATELY, SO THAT ADJUSTMENTS MAY BE MADE TO THE DESIGN PRIOR TO ORDERING MATERIALS OR SCHEDULING THE WORK.

8. THE OWNER/ENGINEER RESERVE THE RIGHT TO MAKE REASONABLE ADJUSTMENTS IN LINE AND/OR GRADE IN ORDER TO AVOID CONFLICTS WITH OTHER STRUCTURES OR UTILITIES. THE CONTRACTOR AGREES TO MAKE SUCH REASONABLE ADJUSTMENTS AT NO COST TO OWNER OR ENGINEER.

9. EXISTING ELECTRICAL LINES ARE LOCATED CLOSE TO THE PROJECT. THE ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE STATE LAW (VERNON'S ANNOTATED TEXAS STATUTES, ARTICLE 1436(C)) CONCERNING OPERATIONS IN THE VICINITY OF ELECTRICAL LINES & THE NEED FOR EFFECTIVE PRECAUTIONARY MEASURES.

10. THE MUNICIPALITY SHALL PERFORM ALL OPERATION INVOLVING OPENING & CLOSING OF VALVES ON EXISTING PUBLIC WATER MAINS. THE CONTRACTOR SHALL VERIFY MAINS ARE DEAD BEFORE PERFORMING WORK ON EXISTING MAINS.

NOTIFICATION REQUIREMENTS

1. THE CONTRACTOR SHALL GIVE A MINIMUM OF 72 HOURS NOTICE TO THE OWNER, ENGINEER & PERSONS IN CHARGE OF PRIVATE & PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.

2. AT LEAST 48 HOURS PRIOR TO COMMENCING ANY ACTIVITY FOR A TCEQ REGULATED SANITARY SEWER AND/OR WATER COLLECTION SYSTEM(S), THE CONTRACTOR SHALL NOTIFY THE LOCAL TCEQ's REGIONAL OFFICE, IN WRITING, OF THE DATE ON WHICH CONSTRUCTION WILL BEGIN.

3. AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR IS REQUIRED TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545.

4. THE CONTRACTOR SHALL NOTIFY LOCAL EMERGENCY SERVICES (I.E. FIRE, E.M.S. & POLICE) OF ANY CONSTRUCTION ACTIVITIES THAT WOULD AFFECT THE NORMAL FLOW OF TRAFFIC.

5. THE CONTRACTOR SHALL GIVE A MINIMUM OF 48 HOURS NOTICE TO THE ENGINEER & AUTHORIZED TESTING LABORATORY PRIOR TO REQUIRED TESTS.

6. THE CONTRACTOR SHALL GIVE A MINIMUM OF 48 HOURS NOTICE TO THE ENGINEER & THE OWNER PRIOR TO TESTING OF SANITARY SEWER & WATER LINES. INSPECTION BY THE MUNICIPALITY IS REQUIRED FOR ALL TESTING OF SANITARY SEWER & WATER LINES.

CONTRACTOR'S RESPONSIBILITIES

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER & THE ENGINEER OF ANY DISCREPANCIES, ERRORS, OR OMISSIONS, DISCOVERED IN THE FIELD OR ON THE PLANS.

2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER & THE ENGINEER, VERBALLY & IN WRITING, OF ANY FUEL OR TOXIC MATERIAL SPILLS ONTO THE PROJECT/CONSTRUCTION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF FUELS, WASTE MATERIALS & CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER.

3. THE CONTRACTOR SHALL COORDINATE INTERRUPTIONS OF ALL UTILITIES & SERVICES WITH APPLICABLE UTILITY COMPANY, OWNER & TENANT. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.

4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING INGRESS & EGRESS FOR ALL PUBLIC & PRIVATE FACILITIES AT ALL TIMES & FOR ALL WEATHER CONDITIONS, UNLESS OTHERWISE INDICATED ON THE PLANS OR APPROVED BY THE ENGINEER.

5. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE & MAINTAIN ALL NECESSARY WARNING & SAFETY DEVICES (FLASHING LIGHTS, FLAG MEN, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY & HEALTH UNTIL THE WORK HAS BEEN COMPLETED & ACCEPTED BY THE ENGINEER & OWNER. ALL BARRICADING SHALL BE DONE IN COMPLIANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

6. THE CONTRACTOR SHALL MAINTAIN ALL REGULATORY SIGNS DURING THE CONSTRUCTION PERIOD.

7. THE CONTRACTOR SHALL ASSURE HIMSELF THAT ALL CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK. REQUIRED PERMITS THAT CAN ONLY BE ISSUED TO CONTRACTOR ARE TO BE OBTAINED AT THE CONTRACTOR'S EXPENSE.

8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING & MAINTAINING SANITARY FACILITIES ON THIS PROJECT FOR EMPLOYEES.

9. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE FLOW IN DITCHES & STORM SEWERS AT ALL TIMES.

GENERAL NOTES

CONTRACTOR'S RESPONSIBILITIES (CONT.)

10. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL EXCESS CONSTRUCTION & WASTE MATERIALS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, & FEDERAL REQUIREMENTS REGARDING HANDLING & DISPOSAL OF EXCESS & WASTE MATERIAL. THE CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO AREAS AROUND CONCRETE PAVEMENT & STRUCTURES TO ENSURE THAT CONSTRUCTION DEBRIS IS REMOVED & PROPERLY DISPOSED OF PRIOR TO BACKFILLING & THE APPLICATION OF TOPSOIL. EXCESS SOIL, ROCK OR SPOIL MATERIAL SHALL BE REMOVED FROM THE PROJECT SITE & DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.

11. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION & RELATED REFERENCE MATERIALS MAY BE OBTAINED FROM OSHA, 903 SAN JACINTO, AUSTIN, TEXAS.

12. DESIGN INSTALLATION, MAINTENANCE, & INSPECTION OF TRENCH SAFETY SYSTEMS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF EXCAVATIONS, TRENCHING & SHORING, FEDERAL OCCUPATION SAFETY & HEALTH ADMINISTRATION (OSHA) STANDARDS, 29CFR, PART 1926, SUBPART P, AS AMENDED, INCLUDING FINAL RULE, PUBLISHED IN THE FEDERAL REGISTER VOL. 209 ON TUESDAY, OCTOBER 31, 1989. TRENCH SAFETY SYSTEMS SHALL ALSO BE IN ACCORDANCE WITH TEXAS HEALTH & SAFETY CODE ANN., 756.021 (VERNON 1991).

13. THE CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES (INCLUDING BUILDINGS, STRUCTURES, ROADWAYS, PARKING AREAS, DRIVEWAYS, UTILITIES, ETC.) FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF THE CONSTRUCTION OPERATIONS ARE TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING BEFORE THE DAMAGE WAS DONE. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE FACILITY OWNER & THE ENGINEER AT THE CONTRACTOR'S EXPENSE.

14. THE CONTRACTOR SHALL LOCATE, PROTECT & MAINTAIN BENCHMARKS, MONUMENTS & CONTROL POINTS. THE CONTRACTOR SHALL RE-ESTABLISH DISTURBED OR DESTROYED ITEMS AT HIS EXPENSE. THE RE-ESTABLISHMENT SHALL BE PERFORMED UNDER THE DIRECTION OF A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR.

15. WATER NECESSARY FOR CONSTRUCTION SHALL BE PROVIDED & PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL ARRANGE FOR A METERED CONNECTION(S) & SHALL PROVIDE THE PROPER EQUIPMENT TO PREVENT CROSS-CONNECTION.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHARGES ASSOCIATED WITH TEMPORARILY SECURING OR TEMPORARILY RELOCATING POWER POLES THAT INTERFERE WITH THE CONSTRUCTION OPERATIONS. THIS DOES NOT APPLY TO THE PERMANENT RELOCATION OF POWER POLES THAT ARE PHYSICALLY IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.

17. THE CONTRACTOR SHALL CLEAR STREETS, SIDEWALKS, DRIVEWAYS, & PARKING LOTS OF ALL CONSTRUCTION MATERIALS, EQUIPMENT, TRAFFIC CONTROL DEVICES, DIRT, & DEBRIS CAUSED BY CONSTRUCTION AT THE END OF EACH CONSTRUCTION PERIOD. ALL OPEN EXCAVATIONS & PITS MUST BE BARRICADED, FENCED, OR PLATED OVER WHEN NOT IN USE.

18. GRAVITY MAINS SHALL BE INSTALLED IN THE UPSTREAM DIRECTION, BEGINNING AT THE LOWEST POINT IN THE SYSTEM. THE CONTRACTOR IS REQUIRED TO VERIFY THE LOCATION, ELEVATION & CONDITION OF THE ALL CONNECTION POINTS (I.E. UPSTREAM AND DOWNSTREAM) & INVESTIGATE ALL POTENTIAL CONFLICTS WITH EXISTING UNDERGROUND UTILITIES, PRIOR TO BEGINNING THE NEW UTILITY INSTALLATION.

19. UTILITY MAINS MUST BE INSTALLED WITH ADEQUATE COVER TO PREVENT FLOATATION & TO SUPPORT CONSTRUCTION LOADS. THE CONTRACTOR SHALL ENSURE THAT ADEQUATE COVER IS MAINTAINED OVER THE UTILITY DURING CONSTRUCTION. IF ADEQUATE COVER CANNOT BE MAINTAINED, THE CONTRACTOR SHALL UTILIZE CEMENT STABILIZED BACKFILL AND/OR ADDITIONAL TEMPORARY OVERBURDEN TO ACHIEVE THE SAME GOALS.

20. THE CONTRACTOR SHALL PLACE & COMPACT BACKFILL AS PROMPTLY AS PRACTICAL AFTER COMPLETION OF EACH STRUCTURE OR PORTION OF A STRUCTURE. DO NOT, HOWEVER, PLACE BACKFILL AGAINST NEWLY CONSTRUCTED CONCRETE WALLS OR SIMILAR STRUCTURES UNTIL CONCRETE HAS CURED AT LEAST 7-DAYS.

21. UNLESS OTHERWISE NOTED ON PLANS OR IN SPECIFICATIONS, THE CONTRACTOR SHALL PLACE & COMPACT BACKFILL AROUND UTILITY STRUCTURES IN ACCORDANCE WITH APPLICABLE TRENCH ZONE BACKFILL DETAIL FOR UTILITY LINE.

22. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION PRIOR TO ACCEPTANCE OF THE PROJECT.

STORM WATER POLLUTION PREVENTION PLAN

CONTRACTOR SHALL EMPLOY MEASURES AND CONSTRUCTION PRACTICES TO PREVENT EROSION AT OR ADJACENT TO THE PROJECT SITE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING SWSP MEASURES TO COMPLY WITH THE STORM WATER POLLUTION PREVENTION REQUIREMENTS OF LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES INCLUDING, BUT NOT LIMITED TO, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA). EROSION CONTROL SHALL BEGIN AT THE ONSET OF THE PROJECT (PRIOR TO MOBILIZATION) AND BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK UNTIL FINAL ACCEPTANCE.

ALL PROJECTS FALL UNDER ONE OF THREE CATEGORIES OF SITE DISTURBANCE DEPENDING UPON THE TOTAL AREA BEING DISTURBED. THE FOLLOWING IS ONLY A BRIEF OVERVIEW OF THE REQUIREMENTS. THE CONTRACTOR SHALL REVIEW TCEQ GENERAL PERMIT NUMBER TXR150000 RELATING TO DISCHARGES FROM CONSTRUCTION ACTIVITIES AND IMPLEMENT ALL REQUIRED MEASURES.

☑ LESS THAN 1 ACRE:
IF THE PROJECT DISTURBS LESS THAN 1 ACRE AND IS NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT, COVERAGE UNDER GENERAL PERMIT (TXR150000) IS NOT REQUIRED.

LIST OF CONTACTS

COMPANY	CONTACT	PHONE NUMBER
URBAN ENGINEERING	MATT GLAZE	(361) 576-9836
CITY OF PORT LAVACA PUBLIC WORKS	WAYNE SHAFFER	(361) 552-3347
TEXAS ONE CALL	-	(800) 245-4545
DIG TESS, ONE-CALL NOTIFICATION	-	(800) DIG-TESS

LIST OF ABBREVIATIONS

ABBREVIATIONS	DESCRIPTION
B-B	BACK TO BACK
BC	BACK OF CURB
BM	SURVEY BENCHMARK
CI	CURB INLET
CJ	CONTRACTION JOINT
DCO	DOUBLE CLEAN OUT
EGA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EXIST	EXISTING
EJ	EXPANSION JOINT
FDC	FIRE DEPARTMENT CONNECTION
F-F	FACE TO FACE
FG	FINISHED GRADE
FF	FINISHED FLOOR
FIRE HYD, FH	FIRE HYDRANT
FL	FLOW LINE
FC, FOC	FACE OF CURB
FSR	FOUND STEEL ROD
GI	GRATE INLET
HDPE	HIGH DENSITY POLYETHYLENE
HB	HOSE BIB
LP	LIGHT POLE
L&C	LOCATE & CONNECT
MH	MANHOLE
NG	NATURAL GRADE
NV	NOT VERIFIED
PL	PROPERTY LINE
PP	POWER POLE
PROP	PROPOSED
RCP	REINFORCED CONCRETE PIPE
S.E.T	SLOPED END TREATMENT or SAFETY END TREATMENT
SP	SAMPLE PORT
SAN SWR, SS	SANITARY SEWER
SS CLEANOUT	SANITARY SEWER CLEAN OUT
SS MH	SANITARY SEWER MANHOLE
SSR	SET STEEL ROD
SWR SERVICE, SWR SER	SEWER SERVICE
STM	STORM SEWER
SW	TOP OF SIDEWALK
TBD	TO BE DETERMINED (SEE NOTE 7 OF PRELIMINARY MATTERS)
TC	TOP OF CURB
TEL	TELEPHONE
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
TR	TOP OF RIM
UC	UNDER CONSTRUCTION
UE	UTILITY EASEMENT
WTR	WATER
WV	WATER VALVE
±	INDICATES CONTRACTOR SHALL MATCH EXIST ELEVATION
>>	INDICATES DIRECTION OF FLOW

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- [ ] _____

REVISIONS

URBAN engineering
2004 N. Commerce, Victoria, Texas 77901 · 361.578.9836
urbanvictoria.com · TREF# F-160

PROJECT

SMITH HARBOR BOARDWALK

SMITH HARBOR
PORT LAVACA, TEXAS

TITLE

GENERAL NOTES

DATE 09/30/26
JOB NUMBER E23799.03
SHEET C2
PAGE 2



CIVIL SITE PLAN

GRAPHIC SCALE IN FEET
0 20 40 60 80

TRUE NORTH

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- [ ] CONSTRUCTION

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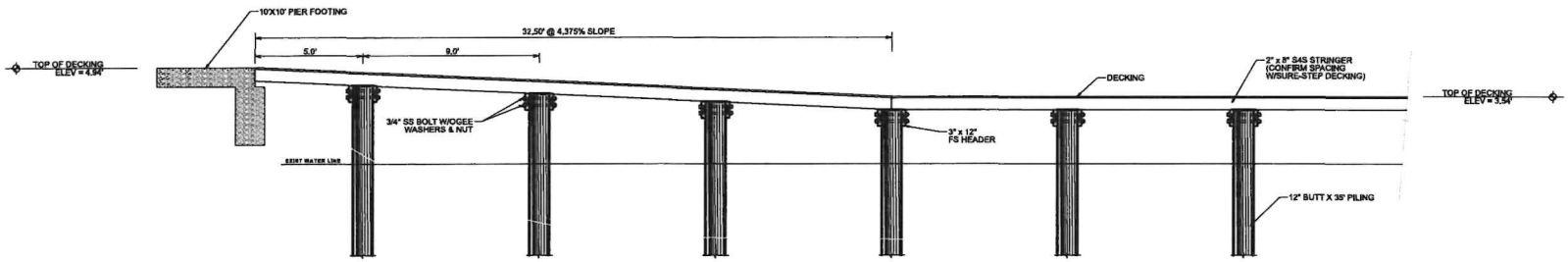
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PROJECT
SMITH HARBOR BOARDWALK

SMITH HARBOR
PORT LAVACA, TEXAS

TITLE
CIVIL SITE PLAN

DATE 09/30/26
JOB NUMBER E23799.03
SHEET C3
PAGE



1 **BOARDWALK TRANSITION**

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PROJECT

SMITH HARBOR BOARDWALK

SMITH HARBOR
PORT LAVACA, TEXAS

TITLE

PIER BOARDWALK DETAILS

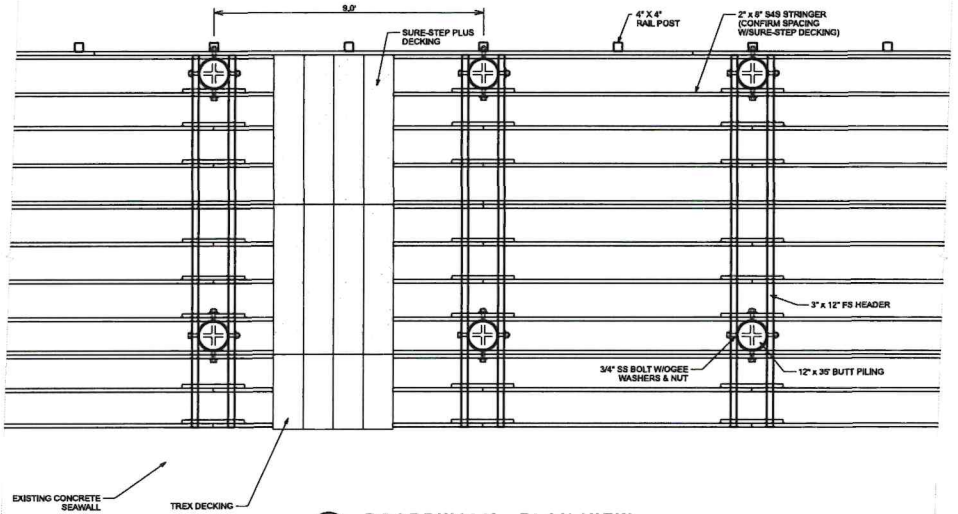
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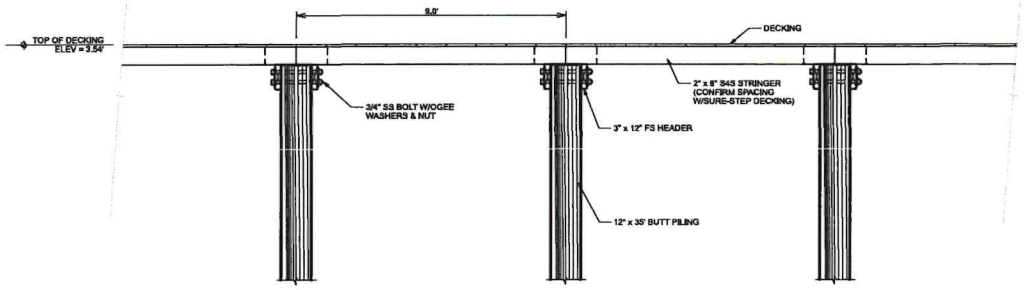
SHEET

C6

PAGE 6



2 **BOARDWALK - PLAN VIEW**



1 **BOARDWALK - SIDE VIEW**

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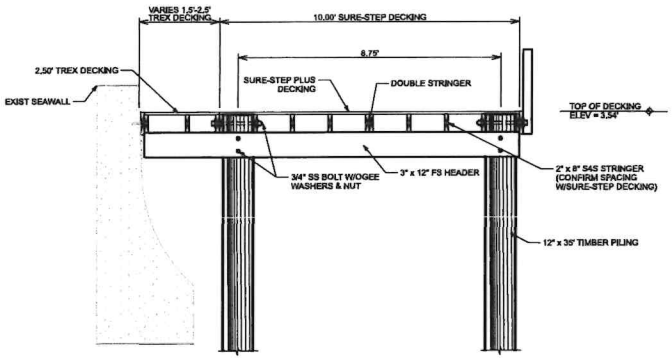
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PROJECT
SMITH HARBOR BOARDWALK

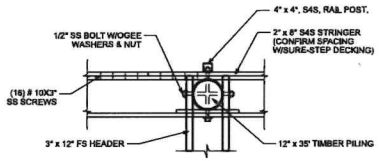
SMITH HARBOR
PORT LAVACA, TEXAS

TITLE
PIER BOARDWALK

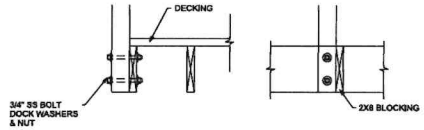
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JOB NUMBER E23799.03
SHEET C4
PAGE



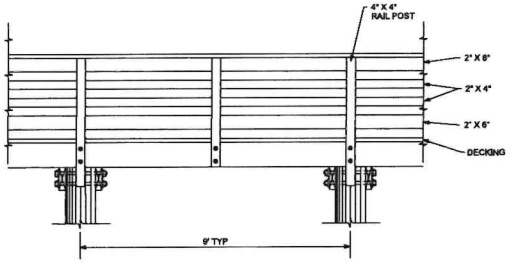
1 **BOARDWALK - FRONT VIEW**



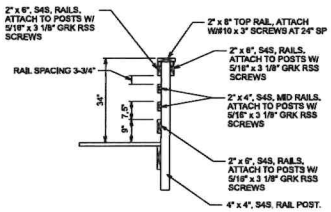
2 **RAIL ASSEMBLY AT PILING**



2 **RAIL ASSEMBLY AT MID-SPAN**

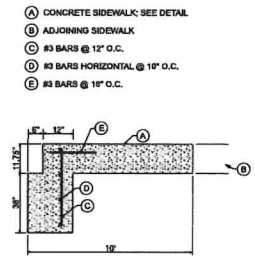


3 **ADA RAILING - SIDE VIEW**
34" RAIL



4 **ADA RAILING - FRONT VIEW**
34" RAIL

1. CONCRETE FOOTING TO BE USED AT PIER AND SIDEWALK TRANSITION. ELEVATION AS SHOWN ON PLAN.
2. CONCRETE SHALL MEET THE REQUIREMENTS OF TXDOT (2004) ITEM 421 -HYDRAULIC CEMENT CONCRETE, CLASS A (3,000 PSI), WITH THE FOLLOWING MODIFICATIONS: SLUMP SHALL RANGE FROM 4 INCHES TO 6-1/2 INCHES AT THE POINT OF PLACEMENT.



3 **PIER FOOTING**

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PROJECT
SMITH HARBOR BOARDWALK

SMITH HARBOR
PORT LAVACA, TEXAS

TITLE
PIER BOARDWALK DETAILS

DATE 09/30/26
JOB NUMBER E23799.03
SHEET C5
PAGE

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PROJECT
DOWNTOWN WATERFRONT ACCESS IMPROVEMENTS PROJECT 2

SMITH HARBOR
PORT LAVACA, TEXAS

TITLE
CIVIL SITE PLAN

DATE 08/18/26
JOB NUMBER 123799.01
SHEET C3
PAGE 3

GRAPHIC SCALE IN FEET
0 20 40 60 80

COVER SHEET

MATAGORDA BAY MITIGATION TRUST
REQUEST FOR PROPOSALS (RFP)
For
2026-27 Funding Cycle Projects

RFP # 2026-2027-1

Due October 14, 2026 5:00 P.M. C.S.T.

Respondent

City of Port Lavaca

202 N. Virginia Street
Port Lavaca, Texas 77979

RECONSTRUCTION OF THE HARBOR OF REFUGE PUBLIC BOAT RAMP

Prepared by

JoAnna P. Weaver, P.E.
City Manager
City of Port Lavaca
Contact phone: 361-827-3601
Contact fax: 361-552-6062
Contact email: jweaver@portlavaca.gov

PART IV

MATAGORDA BAY MITIGATION TRUST

Deadline:
October 14, 2026
At 5:00 PM

Please contact Steven J. Raabe, with any questions.
Trustee@mbmTrust.com

APPLICATION FORM - 2026-2027 Funding Cycle
(Please address all questions. Include additional pages if necessary)

---

1. Program/project contact information:

Name of Lead Investigator/Program Manager:
JoAnna P. Weaver, P.E.
Name of organization:
City of Port Lavaca
Physical address:
202 N. Virginia St. Port Lavaca, TX 77979
Mailing address (*include mail code if applicable)*:
same
Email address:
jweaver@portlavaca.gov

Telephone number:
361-552-9793

Fax number: **361-552-6062**

Name of Project Manager or Authorized

Representative, if appropriate:

JoAnna P. Weaver, P.E.

Email address for Project Manager or Authorized

Representative: **jweaver@portlavaca.gov**

*Note: Notifications will be sent electronically

Check the funding priority that applies to your proposed project:

General Call:
____Public Education
____Youth Camps
____Land for Pollution Prevention
XX_Public Access Improvement
____Water Quality Protection
____Environmental Research
____Environmental Advocacy
____Habitat Restoration

2. Applicants must be classified as a government or non-profit organization. Provide Federal Tax ID number or IRS Letter of Determination: **Federal Tax ID #74-6001927**

3. Program/project name:
RECONSTRUCTION OF THE HARBOR OF REFUGE PUBLIC BOAT RAMP

4. Implementation and conclusion dates of program/project:

- **March 2027 – Council to enter into a professional services contract with Urban Engineering to design the reconstruction of this boat ramp, prepare a construction bid package and perform construction phase engineering services.**
- **June 2028 - Construction is completed and permanent project sign is erected**

5. Amount requested: **$750,000.00**

6. Proposed project summary (100 words or less)

The proposed Harbor of Refuge Public Boat Ramp Reconstruction Project will restore and enhance public boating and fishing access to Lavaca Bay by replacing severely deteriorated infrastructure that has resulted in dangerous subsurface voids and partial collapse of the public walkway, creating significant safety hazards. Improvements include approximately 225 linear feet of new bulkhead with a 10-foot-wide reinforced concrete cap, reconstruction of the concrete boat ramp, installation of a 5-foot-wide courtesy dock, and ADA accessibility improvements. These improvements will eliminate existing hazards, protect public safety, and preserve safe, reliable recreational access to Lavaca Bay for decades to come.

7. Brief history and mission statement of the proposing organization (150 words or less):

The City of Port Lavaca is the county seat of Calhoun County and part of the Victoria, Texas Metropolitan Statistical Area. It was incorporated in 1919 with a Home-Rule charter and a "council-manager" form of government. The 2020 census population county of the city is 11,557. The mission of the City of Port Lavaca is to make Port Lavaca a desirable place to live through quality services, responsible use of public resources, and a progressive attitude toward community development. With enthusiasm, integrity and vision, we will maintain a safe environment and continually improve the quality of life for all citizens.

8. Describe the need for or value of the project and how it addresses the selected funding priority.

The Harbor of Refuge Boat Ramp was constructed in 1988 with funding assistance from the Texas Parks & Wildlife Department and continues to provide vital public boating and fishing access to Lavaca Bay in the southern portion of Port Lavaca. The City operates two additional boat ramps: Lighthouse Beach, located in the northern portion of the City, and Bayfront Park, located along the central waterfront. Both of these ramps have benefited from significant infrastructure improvements made after Hurricane Harvey. In contrast, the Harbor of Refuge Boat Ramp as seen severe structural degradation of the existing timber bulkhead over the past few years which has compromised the safety and functionality of this important public boat ramp.

As recent site evaluations and project plans show, the wooden bulkhead's failure has allowed soil erosion to wash out underlying backfill material, creating large subterranean voids under the concrete walkway cap. This undermining has caused localized collapse of the walking surface, posing severe, immediate safety hazards to pedestrians and recreational anglers. Without critical intervention, further collapse will force total closure of this public access point.

This project directly aligns with the Public Access Improvement priority by:

- **Safeguarding and enhancing public boating access to Lavaca Bay and the Harbor of Refuge.**
- **Eliminating active collapse and fall hazards along the public walkway.**
- **Modernizing infrastructure with targeted accessibility enhancements (including handicap parking and ramp access) to ensure safe, inclusive recreational entry for all users.**

9. List the goals and objectives of the proposed project:

Goals

- **<u>Restore Public Safety & Access</u>: Eliminate hazardous structural voids and fully restore safe recreational boating and fishing access to Lavaca Bay.**
- **<u>Long-Term Shoreline Stabilization</u>: Replace the failing timber bulkhead to withstand coastal weathering and prevent future backfill washout.**
- **<u>Optimize Site Configuration & Accessibility</u>: Upgrade overall launch capacity by adding vessel staging locations and ADA access.**

Objectives

1. **<u>Bulkhead Replacement</u>: Replace failed timber structures and construct approximately 225 linear feet of new bulkhead with a 10 ft reinforced concrete cap.**
2. **<u>Concrete Boat Ramp Replacement</u>: Demolish the degraded existing launch surface and construct a newly paved concrete boat ramp.**
3. **<u>Courtesy Dock Addition:</u> Install a new 5 ft wide courtesy dock adjacent to the boat ramp to streamline vessel boarding and staging.**
4. **<u>ADA Accessibility Upgrades</u>: Stripe and designate handicap parking spaces with direct handicap ramp access connecting to the boat launch and docks.**

10. Describe the methods to be used in the proposed project. Please provide a list of tasks, deliverables and milestones. Please indicate what permits or authorizations are needed to implement project, if any, and if those have been secured:

The project will be completed using contract engineering/architecture services and contract construction services.

- **March 2027 – Council to enter into a professional services contract with Urban Engineering to design the reconstruction of this boat ramp, prepare a construction bid package and perform construction phase engineering services.**
- **September 2027 – Advertise for bids**
- **December 2027 – Construction begins**
- **June 2028 - Construction is completed and permanent project sign is erected**
- **July 2028 Ribbon cutting ceremony**

11. Describe the impact the project will have on the areas it benefits and the longevity of those benefits.

- **Immediate Impact: Completely eliminates hazardous void areas under the walkway, restores full launch capacity for local anglers and visitors, and introduces designated accessible routes for disabled users.**
- **Community & Economic Impact: Protects and enhances access to a premier winter fishing destination on Lavaca Bay, supporting Port Lavaca's recreational economy, coastal tourism, and local marine activities.**
- **Longevity of Benefits: Replacing the legacy timber bulkhead and aging ramp with modern, engineered marine infrastructure will extend the functional lifespan of the facility by 30+ years, minimizing municipal maintenance demands and securing durable public access for decades to come.**

12. Attach vitae or resume of Lead Investigator/ Program Manager of the proposed project. ***See attachment "D" JoAnna P. Weaver, P.E. City Manager resume***

13. Financial information:

a) Total budget for this project: $1,050,000.00

b) Matching funds (in-kind services or cash)
(Not required but desirable for proposals in response to the general call for proposals: $ 300,000.00

c) Amount being requested from the Trust **$ 750,000.00**

14. Please provide a task and expense budget. Note: Indirect/overhead costs are limited to 15% of salaries charged to the project.

ESTIMATE OF PROBABLE COST BY CONSTRUCTION CONTRACT					
City of Port Lavaca					
RECONSTRUCTION OF HARBOR OF REFUGE PUBLIC BOAT RAMP					
Prepared by Urban Engineers					
October 13, 2026					
ITEM NO.	DESCRIPTION	ESTIMATED QTY	UNIT	UNIT PRICE	TOTAL PRICE
1	Mobilization, Insurance & Bonds	1	LS	$ 50,000.00	$ 50,000.00
2	Barricading & Traffic Control (Furnish, Install, Maintain & Remove Signs & Warning Devices)(Includes Flagmen & Traffic Handing)	1	LS	$ 5,000.00	$ 5,000.00
3	Construction staking	1	LS	$ 3,500.00	$ 3,500.00
4	Remove Bulkhead, Boat Ramp and concrete	1	LS	$ 25,750.00	$ 25,750.00
5	Construct steel** bulkhead	225	LF	$ 2,800.00	$ 630,000.00
6	Construct Boat Ramp	1	LS	$ 150,000.00	$ 150,000.00
7	Construct Courtesy Dock	1	LS	$ 50,000.00	$ 50,000.00
8	Concrete Flatwork	2500	SF	$ 15.00	$ 37,500.00
TOTAL CONSTRUCTION COST					$ 951,750.00
Engineering, Surveying, Permitting & Testing					$ 98,250.00
TOTAL PROJECT COST					$ 1,050,000.00

*** due to the design depth of the Harbor of Refuge, we are expecting to have to specify steel instead of vinyl for the bulkheading material.*

Should the Matagorda Bay Mitigation Trust fund this project, the undersigned agrees:

a. To enter into a contract specifying the terms and conditions of the engagement.
b. To designate where any dissertation or thesis can be accessed by the Matagorda Bay Mitigation Trust if applicable (e.g., website, publication source, etc.);
c. To provide digital images of project activities; and
d. To provide evidence of full and proper credit to the Matagorda Bay Mitigation Trust for support of this research/project in all publications and other appropriate forums.

Signature of Lead Investigator/ Program Manager

Signature of Authorized Organization Officer or Board Officer

Submittal Date: October 14, 2026

Submit completed applications to (PDF file size limit: 15MB):

https://www.mbmtrust.com/rfps/

PART V - ATTACHMENTS

All Attachments are to be returned with Submittal

ATTACHMENT A - SUBMISSION EXCEPTIONS/CLARIFICATIONS

Any exceptions taken or clarifications made to this RFP must be itemized on the lines below. Additional pages may be added as needed. If there are no exceptions or clarifications, please indicate "NONE" and sign where indicated at the bottom of the page.

Item # Description

1 General Terms and Conditions Section III.B: Add to start of para. "To the extent allowed by Texas law"

2 General Terms and Conditions Section X.A: Add "TEXAS" before "LAW" in first sentence.

3 General Terms and Conditions Section X.B.: Add "TEXAS" before "LAW" in the first sentence.

- General Terms and Conditions Section XIX: Add to start of the para.: "To the extent allowed by Texas law"

The above exceptions and clarifications (and any additional pages identified) are the ONLY exceptions/clarifications to the specifications. I understand that the Trust may not accept additional exceptions produced after final submission of this response.

Signature	Respondent	Date
Luis De La Garza	City of Port Lavaca	10.13.2026

No Exceptions are taken to this RFP.

Signature	Respondent	Date

ATTACHMENT B -ACKNOWLEDGMENT

The undersigned agrees this submission becomes the property of the Matagorda Bay Mitigation Trust (Trust) after the published submission deadline.

The undersigned affirms they have familiarized themselves with the specification, drawings, exhibits and other documents; the local conditions under which the work is to be performed; satisfied themselves of the conditions of delivery, handling and storage of materials and equipment; and all other matters that will be required for the work before submitting a response.

The undersigned agrees, if this submission is accepted, to furnish any and all items/services upon which prices are offered, at the price(s) and upon the terms and conditions contained in the specification. The period for acceptance of this submission will be 120 calendar days from the filing deadline noted herein unless a different period is noted.

The undersigned affirms that they are duly authorized to execute this contract, that this submission has not been prepared in collusion with any other Respondent, nor any employee or representative of the Trust, and that the contents of this submission have not been communicated to any other Respondent or to any employee or representative of the Trust prior to this submission.

Respondent hereby assigns to the Trust any and all claims for overcharges associated with this contract which arise under the antitrust laws of the United States, 15 USCA Section 1 et seq., and which arise under the antitrust laws of the State of Texas, Tex. Bus. & Com. Code, Section 15.01, et seq.

The undersigned affirms that they have read and understand the specifications, all exhibits, and attachments contained in this RFP package.

The undersigned agrees that the RFP package posted on the website are the official specifications and shall not alter the electronic copy of the RFP package, without clearly identifying changes.

The undersigned understands they will be responsible for monitoring the Trust Website at: https://www.mbmtrust.com/rfps/ to ensure they have downloaded and signed all addendum(s) required for submission with their response.

In submitting a response to the Trust, the Responder offers and agrees that if the response is accepted, the Responder will convey, sell, assign or transfer to the Trust all rights, titles and interest in and to all causes to action it may now or hereafter acquire under the Anti-trust laws of the United States and the State of Texas for price fixing relating to the particular commodities or services purchased or acquired by the Trust. At the Trust's discretion, such assignment shall be made and become effective at the time the Trust tenders final payment to the Responder.

Acknowledge receipt of following addenda to the RFP:

Addendum No 1 Dated _____ Received _____
Addendum No 2 Dated _____ Received _____
Addendum No 3 Dated _____ Received _____

I certify that I have made no willful misrepresentations in this submission, nor have I withheld information in my statements and answers to questions. I am aware that the information given by me in this submission will be investigated, with my full permission, and that any misrepresentations or omissions may cause my submission to be rejected.

NAME AND ADDRESS OF RESPONDENT:

CITY OF PORT LAVACA
202 N. VIRGINIA ST.
PORT LAVACA, TX 77979

Tel. No. 361-552-9793

AUTHORIZED REPRESENTATIVE:

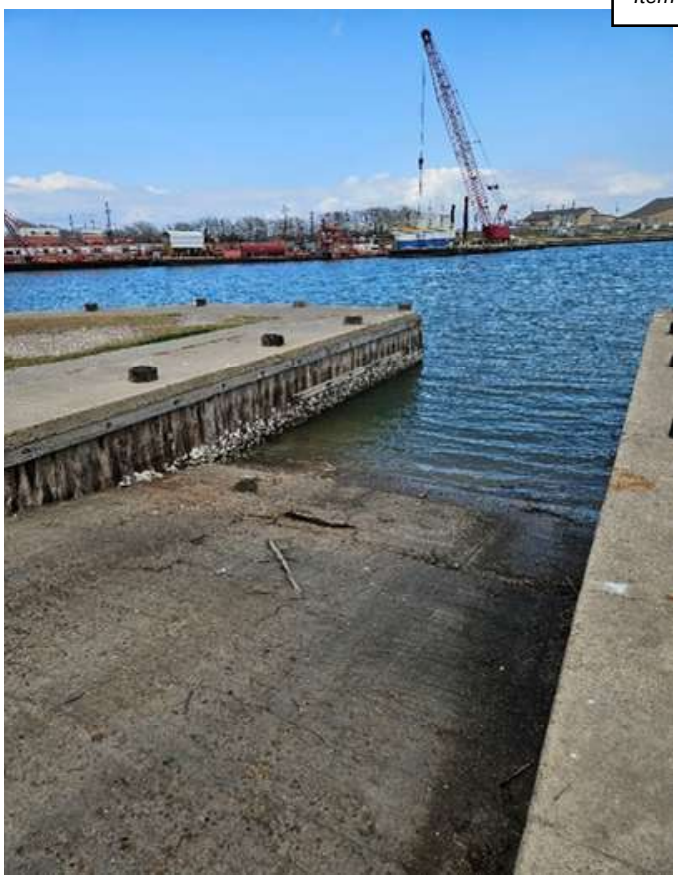
Signature _____
Date 10.14.2026
Name Luis De La Garza
Title Mayor
Email ldelagarza@portlavaca.gov



Deterioration of the timber bulkhead allowed supporting soil to wash out from beneath the public walkway, creating dangerous subsurface voids that have undermined the concrete walkway and resulted in partial structural collapse, posing a significant public safety hazard. (Feb. 12, 2026)



Photo taken Oct. 12, 2026 showing the City has backfilled the void, but the soil continues to wash out through the deteriorated timber bulkhead.



View of the public boat ramp at low tide (Feb. 12, 2026)



View of deteriorated timber bulkhead at the terminus of the bulkhead.



Evidence of subsidence (washout) underneath the concrete cap/walkway at the northeast corner of the boat ramp. (Oct. 12, 2026)



Deterioration of the northwest corner of the boat ramp.



It’s hard to see in the photograph, but there is a definite depression in the soil behind this concrete cap suggesting the soil below is slowly washing away through deteriorated timber bulkhead members.

HARBOR OF REFUGE
BOAT RAMP IMPROVEMENTS

CITY OF PORT LAVACA, TX

DATE 10/09/26
JOB NUMBER 12748900

URBAN engineering
2004 N. Commerce, Victoria, Texas 77901 · 361.578.9836
urbanvictoria.com · TREF# F-160

ATTACHMENT D

JoAnna P. "Jody" Weaver, P.E.

City Manager of the City of Port Lavaca, Texas
202 N. Virginia Street
Port Lavaca, Texas 77979
361-827-3601 cell
jweaver@portlavaca.gov

Education

Bachelor of Science in Civil Engineering with Management, 1980
Ohio Northern University, Ada Ohio

Registration

Registered Professional Engineer, 1987
State of Texas No. 61535

Professional Awards and Honors

- Paul Harris Fellow Award, 2001, Port Lavaca Rotary Club
- Young Engineer of the Year Award, 1984, TSPE Victoria, TX
- Member Texas Municipal City Management Association

Professional Training

- various TCEQ and TWDB training seminars over the past 45 years
- Continuing Education at TCEQ Annual Water Conference
- Continuing Education at Texas Municipal League Annual conferences

Community Involvement

- Port Lavaca Rotary Club since 1997
- Co-Chairman/ Children's Director Port Lavaca Main Street since 1998
- Member of GLO Technical Advisory Council
- Past Member YMCA Board of Directors
- Past Calhoun County Library Board member
- Chairman of the Building Committee for the Calhoun County Library

Community Awards and Honors

- Port Lavaca Chamber of Commerce Woman of the Year, 2009 + 2019
- Victoria Advocate "Advocate of the Month," February 2009
- United Methodist Church Victoria District Spirit of Discipleship Award, 2008
- Port Lavaca Chamber of Commerce Community Service Award, 2007
- United Methodist Church Victoria District Christian Witness and Service Award, 2007

Employment History

April 2020 to present — **City Manager**

I was appointed Interim City Manager after the previous City Manager retired at the onset of COVID. I was selected based upon my then 42 years of experience in and around the City and my love and long-term involvement in the community. Although I have lived and worked in and with the City for over 40 years, I needed to use the "Interim" title since I did not live within the city limits. In July of 2024, I purchased a home in the city limits and in June of 2026, the City Council removed the interim from my title. As City Manager, I am involved in helping to manage many large Capital Improvement and Federally/State funded projects including a $13.5M Living Shoreline project being funded by a CDBG-Mitigation grant; a $5.2M CDBG-Disaster Recovery grant project, a $9.2M CDBG-Mitigation drainage improvement project, a $521,000 GLO Coastal Management Plan project for a Smith Harbor boardwalk, and two GLO CEPRA grants for engineering and permitting for shoreline protection projects.

August 2017 – March 2020 — **City Engineer/Economic and Community Development Coordinator**
202 N. Virginia Street, Port Lavaca, Texas 77979

Exactly 10 days after my start date with the City of Port Lavaca, Hurricane Harvey came ashore and caused millions of dollars of damage to the City's infrastructure and amenities. As City Engineer, I worked extensively with FEMA, insurance, engineers, contractors and City Council and staff to recover and rebuild. Projects I managed include the repair/reconstruction of two fishing piers, a boat ramp dock and Nautical Landings Marina docks, the restoration of the Formosa Wetlands Walkway, the City

Harbor concrete docks, the Bauer Community Center and many other smaller projects throughout the City. I was also the Project Manager for several Capital Improvement projects including projects funded with State and Federal grant dollars such as the Texas Parks and Wildlife, Texas Department of Agriculture and the U.S. Department of Commerce.

May 2007 – July 2017

Sr. Project Engineer
G&W Engineers, Inc.
205 W. Live Oak, Port Lavaca, Texas 77979

As a Sr. Project Civil Engineer, I have designed and managed the construction phase of various water, wastewater and development projects, as well as consulted with several regional cities and utility districts as District Engineer, including Port O'Connor Improvement District, Victoria County WCID No. 1 (Bloomington), City of Ganado and the City of La Ward. Development projects I have designed or oversaw the design of include a 20-acre fourplex development in Bay City, a commercial strip center and a Dollar General in Bay City, and the Texas Lakeside RV Resort in Port Lavaca. I have extensive experience working with grant writers to prepare applications for and design and administer the construction phase of various state and federally funded water, sewer and drainage improvement projects.

2002 to May 2007

City Engineer
City of Port Lavaca, Texas
202 N. Virginia, Port Lavaca, Texas 77979

As the City Engineer, I was responsible for the project management of all municipal capital improvements projects. I designed and prepared the construction plans and specifications for most projects of $100,000 or less. For projects greater than $100,000 I would oversee the design performed by consultant engineering firms. I consulted with the City Building Official and Planning Board with regard to planning and development issues of the City. I consulted with the Utility Director with regard to water and wastewater issues and compliance with TCEQ. I answered directly to the City Manager and consulted with him on various topics concerning the City. Typical projects I designed during my tenure as City Engineer include: the Animal Shelter on Stringham Road, Camper's Recreation Room and outdoor showers at Lighthouse Beach, Brookhollow Estates Butterfly Park (TPWL grant), New Restrooms at Tilley, George Adams, and Lighthouse Beach Parks; Lana Park street rehabilitation, Waterline replacement on El Camino Real; Village Road Lift Station Rehabilitation; New Tilley Street sidewalk; Pavilion and Master site plan at George Adams and Tilly Parks; Right Turn Lane on Tilley St.; Re-roof of City Hall; and the Courtesy Dock at Lighthouse Beach (TPWL grant). I gained extensive experience applying for and working with various grant-funded projects including TxCDBG, TCF, GLO-CMP, TPWL, and CLAP.

1993 to 2001

Project Engineer/Public Works Division Manager
Testengeer, Inc.
3777 Hwy 35 South, Port Lavaca, Texas

During my eight years with Testengeer, I was responsible for the commercial and public works projects brought into this predominantly industrial engineering firm. Between 1994 and 1998, I was the Manager of the Public Works Division, until the department was dissolved. I continued to work on such projects, but also in conjunction with civil projects in the area industrial plants. Projects I designed included the Calhoun County Little Chocolate Bayou Park (TPWL grant), Alamo Beach and Crestview Subdivision wastewater systems (TCDP grants), the renovation of the Memorial Medical Plaza, the Matagorda County Bird Sanctuary, and the restoration of the Matagorda Island Lighthouse.

1989 to 1992

Technical Director
Port Enterprises, Inc.
Port Lavaca, Texas

In addition to providing technical expertise on various construction projects for this large commercial roofing company, I was the Company Safety Director. I established and implemented a comprehensive safety policy, including employee training and random job-site safety inspections. I also prepared cost estimates for bid and shop drawings and product data for submittal. I was acting office manager during 1991.

ATTACHMENT D

1986 to 1989

Public Works Director
City of Port Lavaca
Port Lavaca, Texas 77979

As Public Works Director I was responsible for utilities, streets, building inspections, and planning. Under my immediate direction were the Utility Director, the Building Inspector, the Department Secretary, and the Street Superintendent. I performed administrative duties, reviewed construction plans, and advised the Planning Board and City Council. I completely revised the permit application and filing processes and rewrote the Subdivision Ordinance, much of which is still in use today. During my tenure, the Fire Station and Bauer Community Center were constructed, as well as the preliminary stages of the master drainage plan. I prepared drawings and assisted the City Manager in the preparation of the COE permit application for Lighthouse Beach. During my three years as Public Works Director, I prepared a periodic newsletter for the public works employees entitled "The Public Worker."

1985 to 1986

Estimator
Port Enterprises, Inc.
Port Lavaca, Texas 77979

As an estimator for this large commercial roofing company, I attended pre-bid conferences, took field measurements, calculated quantities, estimated labor, and prepared and submitted competitive bids.

1980 to 1985

Civil Engineer
ITG Construction and Engineering, Inc.
Port Lavaca, Texas 77979

I was involved in the design and/or construction of various residential and light commercial construction projects. I designed an 80-acre subdivision, including street lay-out and water, wastewater, lift station and storm sewer design in Port Lavaca. The development, however, was never constructed.

Personal — Married to Larry Weaver, a retired employee of Calhoun County Precinct 4; mother of 3 young women; grandmother of 5; born in Columbus, Ohio and has called Port Lavaca/Calhoun County home since 1980.

References

Russell Cain	Russell Cain Real Estate	361-552-6313
Vern Lyssy	County Judge	Vern.lyssy@calhouncotx.org
Tania French	Something More Media	361-552-9788
Anne Marie Odefey	OWWV, Attorneys	361-552-2971
Ken Lester	Lester Contracting, Inc.	361-552-3024

Other references available upon request.

COMMUNICATION

SUBJECT: RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT

INFORMATION:

a) City Harbor

b) Nautical Landings Building

c) Nautical Landings Marina

d) Smith Harbor

e) Harbor of Refuge

AGENDA 5

A) City Harbor

B) Nautical Landings Building

1) 31 October 2026: Bay LTD is moving out of Suite 5.

C) Nautical Landings Marina

1) Horizon Environmental has been on-site 1 time since the last PC meeting.

D) Smith Harbor

E) Harbor of Refuge

1) 14 October 2026, I spoke to Neal Kucera with Rexco. He is hoping to start the west shoreline rehab project on 1 November 2026.
2) 14 October 2026, I also spoke to Neal about moving mulch to Alcoa on 16 October 2026.
3) Matt Glaze with Urban Engineering is working on plans for the Harbor of Refuge boat ramp project. He is putting a packet together. Jody is applying for a grant with Matagorda Bay Mitigation Trust.

F) To Do List – Raymond Butler

COMMUNICATION

SUBJECT: REVIEW AND CONSIDER RECOMMENDATION TO COUNCIL FOR THE PURCHASE OR LEASE OF THE SBA STEEL PROPERTY AT THE HARBOR OF REFUGE BOAT RAMP - PRESENTER JODY WEAVER

INFORMATION:

REGULAR PORT COMMISSION MEETING:

DATE: 10/20/2026

TO: PORT COMMISSION

FROM: Jody Weaver

SUBJECT: REVIEW AND CONSIDER RECOMMENDATION TO COUNCIL FOR THE PURCHASE OR LEASE OF THE SBA STEEL PROPERTY AT THE HARBOR OF REFUGE BOAT RAMP – PRESENTER JODY WEAVER

COMMUNICATION

SUBJECT: DISCUSS CONTRACTING WITH BAXTER & WOODMAN TO PREPARE A COMPREHENSIVE PLAN FOR OUR PORTS & HARBORS - PRESENTER JODY WEAVER

INFORMATION:

REGULAR PORT COMMISSION MEETING:

DATE: 10/20/2026

TO: PORT COMMISSION

FROM: Jody Weaver

SUBJECT: DISCUSS CONTRACTING WITH BAXTER 7 WOODMAN TO PREPARE A COMPREHENSIVE PLAN FOR OUR PORTS & HARBORS – PRESENTER: JODY WEAVER

COMMUNICATION

SUBJECT: ANNOUNCEMENT BY CHAIRMAN THAT PORT COMMISSION WILL RETIRE INTO CLOSED SESSION:

INFORMATION:

• TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY (DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PARTY), IN ACCORDANCE WITH CHAPTER 551, TITLE 5, SECTION 551.072 OF THE TEXAS GOVERNMENT CODE

REGULAR PORT COMMISSION MEETING:

DATE: 10/20/2026

TO: PORT COMMISSION

FROM: Jody Weaver

SUBJECT: ANNOUNCEMENT BY CHAIRMAN THAT PORT COMMISSION WILL RETIRE INTO CLOSED SESSION.

COMMUNICATION

SUBJECT: RETURN TO OPEN SESSION AND TAKE ANY ACTION DEEMED NECESSARY WITH REGARD TO MATTERS IN CLOSED SESSION.

INFORMATION:

REGULAR PORT COMMISSION MEETING:

DATE: 10/20/2026

TO: PORT COMMISSION

FROM: Jody Weaver

SUBJECT: RETURN TO OPEN SESSION AND TAKE ANY ACTION DEEMED NECESSARY WITH REGARD TO MATTERS IN CLOSED SESSION