



PORT COMMISSION REGULAR MEETING

Tuesday, August 03, 2021 at 10:00 AM
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 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 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.

COVID-19 MEETING PROCEDURE

Public notice is hereby given that the Port Commission of the City of Port Lavaca, Texas, will hold a meeting WEEKDAY, MONTH DAY, 2021 beginning at 10:00 a.m., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:

Due to COVID-19 concerns, social distancing guidelines will be encouraged for in-person attendance. The meeting will also be available via the video conferencing application "ZOOM".

Join Zoom Meeting:

<https://us02web.zoom.us/j/88201940005?pwd=Y1BOU0NkNEtLS3Z4WTZNYXlVd2NsZz09>

Meeting ID: 882 0194 0005

Passcode: 660315

One Tap Mobile

*+13462487799,,88201940005#,,, *660315# US (Houston)*

Dial by your location

+1 346 248 7799 US (Houston)

CALL TO ORDER

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 on Zoom by logging on with your computer and/or smart phone as described in the zoom invitation below or on Facebook Live through the comment section, which will be monitored and answered. As appropriate.*

CONSENT AGENDA

1. MINUTES OF REGULAR MEETING JULY 6, 2021
2. MINUTES OF THE SPECIAL MEETING JULY 21, 2021
3. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

REPORTS

4. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND
 - a) Tariff Report
 - b) Account Aging Report
 - c) Payment Report
 - d) Revenue and Expenditure Report
 - e) Balance Sheet
 - f) Profit and Loss Cash Flow Report
5. RECEIVE STATUS REPORTS OF CAPITAL IMPROVEMENT PROJECTS
 - a) Upper Docks at City Harbor
 - b) Dredging of Smith Harbor
 - c) Renovations to Nautical Landings Marina Break-water - TPWL Grant
 - d) Improvements to the Nautical Landings Marina Building
6. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS
 - a) Voluntary Restoration of disturbed final cover at the Harbor of Refuge Tract 16.
 - b) Limited Phase II Environmental Site Assessment of Harbor of Refuge Tracts 16, 17, and 17A.
 - c) Proposed Air Burner for Brush Operations and Cleanup at the Harbor of Refuge.
7. 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

RECEIVE REPORTS AND DISCUSS STATUS OF LEASES

8. NEW LEASE FOR POOR BOY'S BAIT AT SMITH HARBOR
9. NEW LEASE OF TRACT 9 AND 10 AT CITY HARBOR

10. DISCUSS STATUS OF LEASE FOR T.W. LAQUAY MARINE, LLC FOR TRACT 3, 11 AND 12 AT THE HARBOR OF REFUGE

ACTION ITEMS: NEW BUSINESS

11. DISCUSS AMMENDMENTS TO APPENDIX A – FEES, RATES AND CHARGES FOR CHAPTER 54 WATERWAYS
12. REVIEW THE 2021-2022 PROPOSED BUDGET AND FIVE (5) YEAR CAPITAL IMPROVEMENT PLAN FOR THE PORT REVENUE FUND
13. COMMENTS FROM THE 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, August 03, 2021**, beginning at **10:00 a.m.**, was posted at City Hall, easily accessible to the public, as of **05:00 p.m. Friday, July 30, 2021**.

Rachel Garza, *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 Mandy Grant at (361) 552-9793 Ext. 230 for assistance.

COMMUNICATION

SUBJECT: MINUTES OF REGULAR MEETING JULY 6, 2021

INFORMATION:



PORT COMMISSION MEETING

Tuesday, July 06, 2021, at 10:00 AM

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

MINUTES

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

MINUTES OF 07/06/2021 REGULAR PORT COMMISSION MEETING

The agenda having been properly posted, Chairman Alex Davila, called the meeting to order at 10:04 A.M. on Tuesday, July 6, 2021. Members attending were Commissioner David Roberts, Commissioner Mike McGuire, Commissioner Larry Nichols, and Commissioner Jamie O'Neil. City Staff attending were, City Manager Jody Weaver, Finance Director Susan Lang, Harbor Master Jim Rudellat and Rachel Garza.

Absent Member: Commissioner Sue Traylor

Absent Member: Commissioner Michael Kovarek

CONSENT AGENDA

1. CONDUCT ELECTIONS OF OFFICERS AND TAKE ANY ACTION DEEMED NECESSARY.

Motion was made that the Port Commission retain the current officers.

Alex Davila, Chairman

David Roberts, Secretary.

Motion was made by Commissioner Mike McGuire and Seconded by Commissioner Larry Nichols.

Motion Carries.

2. MINUTES OF REGULAR MEETING JUNE 8, 2021.

A motion was made to approve the minutes with the correction to Agenda 1 - Administer Oath of office to newly appointed Commissioners— "Mike McGuire was re-sworn in as a Port Commission Member".

Motion made by Commissioner Larry Nichols, Seconded by Commissioner Mike McGuire.

Motion Carries.

3. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT.

Checklist submitted by Jim Rudellat, Harbor Master.

Commissioners discussed this agenda item.

No action necessary and none taken.

REPORTS**4. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND**

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

Account Aging Report: Jim Rudellat, Harbor Master will continue to follow up on all past due all accounts.

City Manager's Office will start addressing the late fees on past due leases.

Cable One Inc. – Jody Weaver, City Manager and Susan Lang, Finance Director will reach out to Cable One regarding past due amount.

No action necessary and none taken.

5. RECEIVE STATUS REPORTS OF CAPITAL IMPROVEMENT PROJECTS

- a) Upper Docks at City Harbor presented. Presenter Urban Engineering
Pending approval, we plan to advertise the project to bid in mid to late July.
- b) Dredging of Smith Harbor. Presenter Urban Engineering
The pre-construction meeting was held 7-1-21. Derrick intends to be onsite the week of July 19 to begin dredging. Once the harbor is deep enough for equipment, they will remove the piling, concrete, boat house, etc.
- c) Renovations to Nautical Landings Marina Break-water - TPWL Grant. Presenter Urban Engineering.
Completed probing and soundings at the existing breakwater site. Scheduled for detailed design mid to late July.
- d) Improvements to the Nautical Landings Marina Building. Presenter Jim Rudellat
*Working on facelift on front building — removed old plants and repairing sign.
Victor Fredrickson working on a scope to replace the doors.*

6. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS

- a) Voluntary Restoration of disturbed final cover at the Harbor of Refuge Trt 16. Presenter Jody Weaver
Randy Boyd sent me an email on June 22 reporting that no progress has been made due to all the rain the site has experienced. He stated they will complete the restoration as soon as the weather allows. Recall that the scope includes providing 18" of clay soil and 6" of topsoil over an area of about 150' x 95' and graded to drain.
- b) Limited Phase II Environmental Site Assessment of Harbor of Refuge Tracts 16, 17 and 17A. Presenter Jody Weaver
Jody Weaver, City Manager submitted the following report.
 - *Given the information provided herein and as found in the attached report, CRG Texas respectfully asks that the TCEQ consider exclusion of this site area from further action under TRRP.*

c) Proposed Air Burner for Brush Operations and Cleanup at the Harbor of Refuge. Presenter Jody Weaver

We have had no progress in the potential purchase of a tract of land for the Air Burner. I have been in communication with Commissioner David Hall about potential locations. At David's suggestion, I reached out to the Port Authority about land they have near Alamo Beach, but it doesn't look like that is available. David Hall has been out of town this week, but next week I will again discuss with him the possibility of using an area of the Fairgrounds, at least for a temporary location. I may not have any new information to share until after our meeting on Tuesday

d) Coastal Resiliency CDBG-MIT \$13,645,005.00 grant. Presenter Jody Weaver

The Application Summary for the \$13.6M CDBG-MITIGATION GRANT project recently awarded to the City of Port Lavaca. We are expecting to receive the contract from the General Land Office very soon. The third page of this summary provides a conceptual plan of the project. Notice the notation that states "Barge removal activities are expected to occur under the TCEQ RESTORE Act grant already awarded to the City." Progress with respect to the ReStore Act Funding has been very slow and riddled with issues in fine tuning the submittal to the U.S. Treasury. In light of the recent award of the CDBG-MIT grant application, we have been in conversation with GLO and TCEQ and we are proposing to name the GLO as the beneficiary of the allocated ReStore Act Funds instead of the City of Port Lavaca. GLO will move forward in short order with the needed barge removal operations and will be reimbursed whenever the funds are released from the federal government. We will funnel this project through the Port Commission for guidance and recommendations as with other waterfront capital improvement projects. This is a very exciting project. Engineering and Grant Administration were already procured during the application phase, although a cost proposal for the design work must still be negotiated and signed. The engineering firm is Mott McDonald out of Corpus Christi and the grant administrator is KSBR Admin Services (Katy Sellers).

7. RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT. PRESENTER JIM RUDELLAT

a) City Harbor

- Miller Seafood working on lease, which is up July 30, 2021.
- Urban Surveying completed survey of track 9. Will discuss under agenda #9.

b) Nautical Landings Building

- Working on facelift on front building — removed old plants and repairing sign.
- Victor Fredrickson working on a scope to replace the doors.

c) Nautical Landings Marina

- Dominic Diodato, we are awaiting court date.
- Matt Estes awaiting Probate.

d) Smith Harbor

- Poor Boys Bait, we are working on lease, up August 31, 2021
- Pre-Construction virtual meeting July 1, 2021

e) Harbor of Refuge

- Status of discussion with Helena on tariffs
 - Helena Agri- Enterprises we had virtual meeting June 11, 2021, Jody Weaver, Jerry Smith, Ward Bloodworth, Louis Rodrigue and Jim Rudellat attended. Helena was in

the middle of their busy season, they promised that they would put some information together and share with us on tariff rates at their other facilities.

- Review quarterly railroad inspection report dated May 21, 2021
 - *Diamond K track evaluation done May 27, 2021, needs repairs made within next six months waiting on cost proposal.*

RECEIVE REPORTS AND DISCUSS STATUS OF LEASES

8. NEW LEASE WITH MILLER SEAFOOD
Motion was made to recommend Option-3 to City Council.
Motion made by Commissioner Larry Nichols, Seconded by Commissioner Mike McGuire.
Motion Carries.
9. NEW LEASE OF TRACT 9 AND 10 AT CITY HARBOR
Jody Weaver, City Manager reported on the status of the survey.
Commissioners discussed this agenda item. Tabled until August 3, 2021, Regular Port Commission Meeting.
No action necessary and none taken.
10. NEW LEASE FOR POOR BOYS BAIT AT SMITH HARBOR
Tabled until August 3, 2021, Regular Port Commission Meeting.

ACTION ITEMS: NEW BUSINESS

11. CONSIDER RECOMMENDATION TO CITY COUNCIL TO AMEND ORDINANCE NO. 8-16-85 TO REDUCE THE RIGHT-OF-WAY WIDTH OF LEONARD BUREN ROAD IN CITY HARBOR.
Motion to accept the recommendation to reduce the Right-of-Way of Leonard Buren Road to a 25-foot easement.
Motion made by Commissioner Larry Nichols, Seconded by Commissioner Jamie O'Neil.
Motion Carries.
12. DISCUSS AMENDMENTS TO THE CURRENT AND STANDARD LEASE DOCUMENT.
Motion to accept the current and standard lease with the one change of the MCI.
Motion made by Commissioner Larry Nichols, Seconded by Commissioner David Roberts.
Motion Carries.
13. DISCUSS AMENDMENTS TO CHAPTER 54 WATERWAYS APPENDIX A - FEES, RATES AND CHARGES.
Jody Weaver, City Manager advised Commissioners the fees will be changing in conjunction with the budget.
Commissioners discussed this agenda item. Tabled until August 3, 2021, Regular Port Commission Meeting.
No action necessary and none taken.
14. DISCUSS AND REVIEW PROJECTS FOR 5-YEAR CAPITAL IMPROVEMENT PLAN.
Commissioners discussed this agenda item.
No action necessary and none taken.

Tabled until July 21, 2021, Budget Workshop - Special Port Commission Meeting

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

Chairman Alex Davila, announced that Port Commission would retire into closed session at 12:17 p.m.

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

Chairman Alex Davila announced that Port Commission was back in open session at 12:30 p.m. and there would be no action taken with regard to matters discussed in closed session.

17. COMMENTS FROM THE COMMISSIONERS.

No Comments.

ADJOURNMENT

A motion was made by Commissioner Larry Nichols to adjourn the meeting. It was seconded by Commissioner David Roberts. The meeting was adjourned at 12:35 P.M.

COMMUNICATION

SUBJECT: MINUTES OF THE SPECIAL MEETING JULY 21, 2021

INFORMATION:



PORT COMMISSION SPECIAL MEETING

Wednesday, July 21, 2021, at 5:00 PM

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

MINUTES

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

MINUTES OF 07/21/2021 SPEICAL PORT COMMISSION MEETING

The agenda having been properly posted, Chairman Alex Davila, called the meeting to order at 5:10 P.M. on Wednesday, July 21, 2021. Members attending were Commissioner David Roberts, Commissioner Mike McGuire, Commissioner Sue Traylor, Commissioner Larry Nichols, Commissioner Michael Kovarek and Commissioner Jamie O'Neil. City Staff attending were, City Manager Jody Weaver, Finance Director Susan Lang, Harbor Master Jim Rudellat and Rachel Garza.

CONSENT AGENDA

1. DISCUSS THE 5 YEAR CAPITAL IMPROVEMENT PLAN FOR THE PORT REVENUE FUND. Presenter Jody Weaver
RECOMMENDATION FOR CIP FY 2021-2022:
\$160,000 Nautical Landings – Parking Lot (Front and Back)
\$200,000 Smith Harbor Improvements
\$ 90,000 Harbor of Refuge

No action necessary and none taken.

2. DISCUSS RATE & FEE SCHEDULE FOR 2021-2022. Presenter Jody Weaver
 - Recommendation to accept proposal from Council to keep rates as is moving forward.
 - Eliminate Seafood Tariffs.
 - Rail Maintenance Fee: Identify a number to keep rail maintained. Include that number in the lease as an annual cost.
 - Public dock charge to read \$200.00 per barge / per day.

Revisit at the next Regular Port Commission Meeting.

ADJOURNMENT

A motion was made by Commissioner Larry Nichols to adjourn the meeting. It was seconded by Commissioner David Roberts. The meeting was adjourned at 7:05 P.M.

COMMUNICATION

SUBJECT: RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

INFORMATION:

AGENDA 3

Port Lavaca Port Commission Monthly Inspection

Month: 3 AUGUST, 2021 Location: NLM / Smith Harbor

1. Gangway

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. Dock Boxes

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: Dock A there are six dock boxes with broken hinges and
Three boxes missing.

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: **Dock A there are two 6' sections of rub rail damaged.**

9. Cleats & Kevels

Condition: Satisfactory **Unsatisfactory** Not Applicable

Comments: **Dock A 15 broken cleats, Dock B 2 broken cleats.**

10. Gates & Locks

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

11. Dredging

Condition: Satisfactory **Unsatisfactory** Not Applicable

Comments:

**DERRECK CONSTRUCTION WAS AWARDED BID BY CITY COUNCIL.
WILL START WORK 19 JULY,2021.**

12. Cement Cap

Condition: **Satisfactory** Unsatisfactory Not Applicable

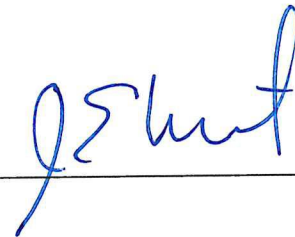
Comments:

13. Bulkhead

Condition: **Satisfactory** Unsatisfactory Not Applicable

Com

Harbor Master: _____

A handwritten signature in blue ink, appearing to read "J. S. Hunt", is written over a horizontal line.

Port Lavaca Port Commission Monthly Inspection

Month: 3 AUGUST, 2021 Location: Harbor of Refuge

1. Gangway

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

2. Railspur

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: WILL BID REPAIRS IDENTIFIED IN QUARTERLY
INSPECTION FROM DIAMOND K.

3. Main Frame & Floats

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

4. Environmental

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. PERMIT

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

8. Rub Rails & Fenders

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: 5 APRIL 2021 FOUND SOME DAMMAGE TO THE VERTICAL
TIMBER AT THE OFFSET IN BULKHEAD " DESIGN PROBLEM" DAMMAGE WAS
DONE BEFORE INSTALLING FENDERS.

9. Cleats & Kevels

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

10. Gates & Locks

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

11. Railing

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

12. Cement Cap

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

13. Bulkhead

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

Harbor Master:

A handwritten signature in blue ink, appearing to read "J. M. F.", is written over a horizontal line.

Port Lavaca Port Commission Monthly Inspection

Month: 3 AUGUST, 2021 Location: City Harbor

1. Bilge Reclamation Site

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. Dock Boxes

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. Gates & Locks

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

11. Railing

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

12. Cement Cap

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

13. Bulkhead

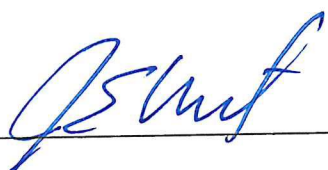
Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

NEED TO FILL IN WASHED AREAS BEHIND BULKHEAD ON EAST SIDE
CITY HARBOR AND BEHIND SCULLYS. Had Gonzales Construction look at

Washed out areas 14 January 2021.

Harbor Master:

A handwritten signature in blue ink, appearing to read "J. Smith", is written over a horizontal line.

Port Lavaca Port Commission Monthly Building Inspection

Month: 3 AUGUST, 2021 Location: NLB

1. Doors:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: 16 April 2021 ordered three doors, six side lights and
Three transom windows. Victor Fredrickson is going to write
a scope of work to go out for bids.

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

6. Electrical & LightsCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

7. HVAC & Refrigeration:Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

8. Roof:Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

9. Parking:Condition: Satisfactory **Unsatisfactory** Not ApplicableComments: **WORKING ON PLANS FOR THE FRONT PARKING LOT AND SIDEWALK.****10. Fire Extinguishers:**Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

11. Hand Railing:Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

12. Stairs & StepsCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

Harbor Master:

A handwritten signature in blue ink, appearing to read "J. Smith", written over a horizontal line.

COMMUNICATION

SUBJECT: RECEIVE FINANCIAL REORTS OF PORT REVENUE FUND

INFORMATION:

a) Tariff Report b) Account Aging Reportc) Payment Reportd) Revenue and Expenditure Report e) Balance Sheet f) Profit and Loss Cash Flow Report

HELENA CHEMICAL

TARIFF REPORT FY 2020-2021

Date Received Reference Description

BARGE

RAIL

REPORTING MONTH

FERTILIZER
BULK TONSTARIFF AMOUNT
PAID @ \$0.65
PER TON

12/8/2020	1073937	HELENA CHEMICAL	17564.608	758.855	10/2020	18,323.463	\$11,910.25
12/15/2020	1074968	HELENA CHEMICAL	10932.05	750.38	11/2020	11,682.430	\$7,593.58
1/11/2021	1077696	HELENA CHEMICAL	10830.381	750.735	12/2020	11,581.116	\$7,527.73
1/25/2021	1079123	HELENA CHEMICAL	11389.382	0	01/2021	11,389.382	\$7,403.09
3/2/2021	1083209	HELENA CHEMICAL	2049.793	757.045	02/2021	2,806.838	\$1,824.44
3/25/2021	1086259	HELENA CHEMICAL	19806.853	1534.584	03/2021	21,341.437	\$13,871.93
4/19/2021	CREDIT	HELENA CHEMICAL	3017.336	1510.92	04/2021	4,528.256	\$2,943.37
5/20/2021	CREDIT	HELENA CHEMICAL	6050.23	0	05/2021	6,050.230	\$3,932.65
6/24/2021	1097010	HELENA CHEMICAL	12156.448	0	06/2021	12,156.448	\$6,002.71
		HELENA CHEMICAL			07/2021	PENDING PMT FOR JULY 2021	
		HELENA CHEMICAL			08/2021		
		HELENA CHEMICAL			09/2021		
FY 2020-2021 - TOTAL							\$63,009.75

AGENDA 4 (a)

03/2021	\$8,775.00	CREDIT / OVER PMT
	(\$2,943.37)	APRIL TARIFF
	\$5,831.63	REMAINING CREDIT 4/30/21
	(\$3,932.65)	MAY TARIFF
	\$1,898.98	REMAINING CREDIT 4/30/21
	(\$7,901.69)	MAY TARIFF
7901.69 - 1898.98 =	(\$6,002.71)	DIF OWED BY HELENA

CITY OF PORT LAVACA PORT COMMISSION

MONTHLY TARIFF REPORT

DATE: July 22, 2021

REPORTING PERIOD: July 2021
(MONTH) (YEAR)

COMPANY NAME: HELENA AGRI-ENTERPRISES, LLC

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

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

2,833.005 Tons of Fertilizer Barge @ 0.65¢ per ton
(Name Product)

0 Tons of Fertilizer Rail @ 0.65¢ per ton
(Name Product)

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 \$ 1,841.45 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 22 day of July, 2021

Terminal Manager
(Title)

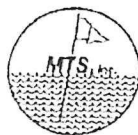
Trey Franz
(Printed Name)


(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

WESTERN TOKYO
Granular Urea
Report of Survey
EuroChem Trading USA



May 8-14, 2021
Artco Stevedoring
Desirehan, LA
Ref. No. 21-2999

PO # 2386259

DRAFT SURVEY BY DISPLACEMENT

ART 44153

Bargo Type : RAKE

Depth =	14.000 ft	Length of Box =	167.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9985 (LIGHT Condition)	Rake Length =	28.000 ft
Spec Grv =	0.9985 (LOADED Condition)	Rake Height =	14.000 ft

LIGHT FREEBOARDS

Fwd Port =	12 ft	1.250 in
Fwd Stbd =	12 ft	1.000 in
Mid Port =	12 ft	5.000 in
Mid Stbd =	12 ft	4.750 in
Aft Port =	12 ft	9.250 in
Aft Stbd =	12 ft	9.000 in

LOADED FREEBOARDS

Fwd Port =	5 ft	5.000 in
Fwd Stbd =	5 ft	5.500 in
Mid Port =	5 ft	5.000 in
Mid Stbd =	5 ft	4.000 in
Aft Port =	5 ft	5.000 in
Aft Stbd =	5 ft	3.000 in

Full Load:

Mean Draft =	8 ft	7.417 in
Volume (Cu. Ft.) =	55,054.816	

Light Barge:

Mean Draft =	1 ft	6.958 in
Volume (Cu. Ft.) =	9,734.790	

Cargo Deadweight:

Pounds =	2,825,086
Short Tons =	1,412.543
Metric Tons =	1,281.439
Long Tons =	1,261.199

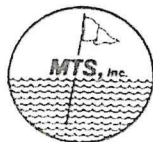
Marine Technical Surveyors, Inc.

Tommy L. Prejean
Tommy L. Prejean, Operations

RSB009

MARINE TECHNICAL SURVEYORS, INC.
P.O. BOX 509 • DONALDSONVILLE, LA 70346 • (225) 473-1700 • FAX (225) 473-8020

5/14/2021
Page 1



DRAFT SURVEY BY DISPLACEMENT

ART 35319

Barge Type : **RAKE**

Depth =	13.000 ft	Length of Box =	167.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9975 (LIGHT Condition)	Rake Length =	28.000 ft
Spec Grv =	0.9975 (LOADED Condition)	Rake Height =	12.750 ft

LIGHT FREEBOARDS

Fwd Port =	11 ft	1.000 in
Fwd Stbd =	11 ft	1.500 in
Mid Port =	11 ft	5.250 in
Mid Stbd =	11 ft	5.000 in
Aft Port =	11 ft	8.500 in
Aft Stbd =	11 ft	9.000 in

LOADED FREEBOARDS

Fwd Port =	4 ft	4.500 in
Fwd Stbd =	4 ft	4.750 in
Mid Port =	4 ft	4.000 in
Mid Stbd =	4 ft	4.250 in
Aft Port =	4 ft	4.250 in
Aft Stbd =	4 ft	4.500 in

Full Load:

Mean Draft =	8 ft	7.625 in
Volume (Cu. Ft.) =	55,361.404	

Light Barge:

Mean Draft =	1 ft	6.958 in
Volume (Cu. Ft.) =	9,741.609	

Cargo Deadweight:

Pounds =	2,840.924
Short Tons =	1,420.462
Metric Tons =	1,288.623
Long Tons =	1,268.270

Marine Technical Surveyors, Inc.

Tommy L. Prejean, Operations

EQUALIZER / GULF MARK

TARIFF AMOUNT

REPORTING

BARRELS OF

PAID @ \$0.10

Date Received

Reference

Description

CRUDE OIL

/

MONTH

CRUDE OIL

PER BARREL

11/10/2020	1070812	EQUALIZER, INC.	OIL	/	10/2020	23,592.310	\$2,359.23
12/17/2020	1075186	EQUALIZER, INC.	OIL	/	11/2020	23,603.520	\$2,360.35
1/20/2021	1078760	EQUALIZER, INC.	OIL	/	12/2020	47,399.250	\$4,739.94
2/22/2021	1082380	EQUALIZER, INC.	OIL	/	01/2021	25,450.530	\$2,545.06
3/23/2021	1086046	EQUALIZER, INC.	OIL	/	02/2021	31,991.060	\$3,199.11
4/19/2021	1089346	EQUALIZER, INC.	OIL	/	03/2021	18,766.930	\$1,876.69
5/12/2021	1092242	EQUALIZER, INC.	OIL	/	04/2021	18,635.310	\$1,863.53
6/14/2021	1095952	EQUALIZER, INC.	OIL	/	05/2021	55,789.300	\$5,578.93
7/19/2021	1100161	EQUALIZER, INC.	OIL	/	06/2021	28,640.410	\$2,864.04
		EQUALIZER, INC.	OIL	/	07/2021	PENDING PMT FOR JULY 2021	
		EQUALIZER, INC.	OIL	/	08/2021		
		EQUALIZER, INC.	OIL	/	09/2021		

FY 2020-2021 - TOTAL

\$27,386.88

CITY OF PORT LAVACA PORT COMMISSION

MONTHLY TARIFF REPORT

DATE: 6/30/2021

REPORTING PERIOD: JUNE 2021
(MONTH) (YEAR)

COMPANY NAME: EQUALIZER INC

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

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

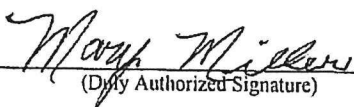
<u> </u>	Tons of Fertilizer	<u>BARGE</u> (Name Product)	@ 0.65¢ per ton
<u>28,640.41</u>	Barrels of Crude Oil	<u>CRUDE OIL</u> (Name Product)	@ 0.010¢ per barrel
<u> </u>	Sacks of Oysters	<u> </u>	@ 0.10¢ per sack

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 \$ 2,864.04 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 30 day of JUNE, 2021.

COMPTROLLER MARY MILLER
(Title) (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

From : Camin Cargo Control
To : GulfMark Energy Inc.

Item #4.

Attn : Megan Grall / GulfMark Energy Inc.
Shelly Smith / GulfMark Energy Inc.

megang@gulfmarkenergy.com
shellys@gulfmarkenergy.com

JUNE

Load RECAP - Original

Product : CRUDE OIL
Vessel : MM - 94B
Location : Gulfmark -Port Lavaca, TX
Tank(s) - 2 | 1
Date : 10-JUN-2021
File NA° : PVI-12355
Ref. NA° : ER210601-A

QUANTITIES - CRUDE OIL

Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F 22,306.80
Free Water 0.00
GSV

Barrels @ 60 °F 22,306.80
Gallons @ 60 °F 936,885.60

Long Tons - Air 3,157.196
Metric Tons - Air 3,207.859
Short Tons - Air 3,536.059
Kilograms - Air 3,207,859.0
Pounds - Air 7,072,119.0

API Gravity @ 60 °F (C) 24.6

NSV

Barrels @ 60 °F 22,298.57
Gallons @ 60 °F 936,539.94

Long Tons - Air 3,156.031
Metric Tons - Air 3,206.676
Short Tons - Air 3,534.755
Kilograms - Air 3,206,676.0
Pounds - Air 7,069,509.0

S&W % 0.037**
S&W Vol. 8.23
S&W Source

** Quality based on individual open and close of shore tank.

Total Vessel Quantities

Vessel : MM - 94B
TCV, Bbls @ 60 °F 22,464.77
Free Water 0.00
GSV

From : Camin Cargo Control
To : GulfMark Energy Inc.

JUNE

Item #4.

Attn : Megan Grall / GulfMark Energy Inc.
Shelly Smith / GulfMark Energy Inc.

megang@gulfmarkenergy.com
shellys@gulfmarkenergy.com

Load RECAP - Original

Product : CRUDE OIL
Vessel : FMT - 3194
Location : Gulfmark -Port Lavaca, TX
Tank(s) - 1
Date : 17-JUN-2021
File NA° : PVI-12366
Ref. NA° : VG210601-B

QUANTITIES - CRUDE OIL

Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F 6,346.29
Free Water 0.00
GSV

Barrels @ 60 °F 6,346.29
Gallons @ 60 °F 266,544.18
Long Tons - Air 899.377
Metric Tons - Air 913.809
Short Tons - Air 1,007.302
Kilograms - Air 913,809.0
Pounds - Air 2,014,604.0

API Gravity @ 60 °F (T) 24.4

NSV

Barrels @ 60 °F 6,341.84
Gallons @ 60 °F 266,357.28
Long Tons - Air 898.746
Metric Tons - Air 913.168
Short Tons - Air 1,006.596
Kilograms - Air 913,168.0
Pounds - Air 2,013,191.0

S&W % 0.070**
S&W Vol. 4.45
S&W Source

** Quality based on individual open and close of shore tank.

Total Vessel Quantities

Vessel : FMT - 3194
TCV, Bbls @ 60 °F 6,359.75
Free Water 0.00
GSV

STIGE OYSTER

Date Received	Reference	Description	OYSTERS	TONS	REPORTING		SACKS OF OYSTERS	TARIFF AMOUNT	
					MONTH			PAID @ \$0.30	PER SACK
11/9/2020	NONE	PRESTIGE OYSTER	NONE	/	10/2020		0.000		\$0.00
12/23/2020	NONE	PRESTIGE OYSTER	NONE	/	11/2020		0.000		\$0.00
1/28/2021	NONE	PRESTIGE OYSTER	NONE	/	12/2020		0.000		\$0.00
3/2/2021	1083226	PRESTIGE OYSTER	NONE	/	01/2021		493.530		\$444.18
3/23/2021	1086045	PRESTIGE OYSTER	NONE	/	02/2021		1,960.930		\$1,764.84
4/22/2021	1089549	PRESTIGE OYSTER	NONE	/	03/2021		620.000		\$186.00
5/7/2021	1091746	PRESTIGE OYSTER	NONE	/	04/2021		206.000		\$61.80
6/14/2021	NONE	PRESTIGE OYSTER	NONE	/	05/2021		0.000		\$0.00
7/14/2021	NONE	PRESTIGE OYSTER	NONE	/	06/2021		0.000		\$0.00
		PRESTIGE OYSTER	NONE	/	07/2021		PENDING PMT FOR JULY 2021		
		PRESTIGE OYSTER	NONE	/	08/2021				
		PRESTIGE OYSTER			09/2021				

FY 2020-2021 - TOTAL	\$2,456.82
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**CITY OF PORT LAVACA
MONTHLY TARIFF REPORT**

Item #4.

DATE:

7/9/2021

REPORTING PERIOD:

June
(MONTH)

2021
(YEAR)

COMPANY NAME:

Prestige Oysters Inc

MAILING ADDRESS:

P.O. Box 8448
(P. O. Box Number or Street)

Bacliff
(City)

TX
(State)

77518
(Zip Code)

Tons

Tons of Fertilizer
BARGE / RAIL

(Name of Product)

@ 0.65¢ per ton

Tons

Barrels of Crude Oil

CRUDE OIL
(Name of Product)

@ 0.10¢ per barrel

Tons

Sacks of Oysters

OYSTERS
(Name of Product)

@ 0.30¢ per sack

Tons

Barrels of Oysters

OYSTERS
(Name of Product)

@ 0.90¢ per barrel

Tons

Tons of Shrimp

SHRIMP
(Name of Product)

@ \$8.00 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 \$ 0.00 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 9th day of July, 2021.

(Title)

(Printed Name)

(Duly Authorized Signature)

Port Commission's Main Office Phone Number:
Port Commission's Main Mailing Address:

(361) 552-9793 Ext. 221

City of Port Lavaca Port Commission

rgarza@portlavaca.org

202 N. Virginia St

Fax No.: (361) 552-6062
Port Lavaca, TX 77979

ER SEAFOOD

					REPORTING		TARIFF AMOUNT	
					MONTH		PAID @ \$0.30	
Date Received	Reference	Description	OYSTERS	TONS	SACKS OF OYSTERS	PER SACK		
		MILLER SEAFOOD	SACK	NONE	NONE	NONE		
12/2/2020	1072836	MILLER SEAFOOD	SACK	/	435.000	\$130.50		
1/5/2021	NONE	MILLER SEAFOOD	SACK	/	0.000	\$0.00		
2/1/2021	1079867	MILLER SEAFOOD	SACK	/	60.000	\$18.00		
3/1/2021	1083129	MILLER SEAFOOD	SACK	/	3,234.000	\$970.20		
4/1/2021	1086987	MILLER SEAFOOD	SACK	/	2,853.000	\$855.90		
5/3/2021	1090699	MILLER SEAFOOD	SACK	/	2,522.000	\$756.60		
6/1/2021	NONE	MILLER SEAFOOD	SACK	/	0.000	\$0.00		
6/30/2021	NONE	MILLER SEAFOOD	SACK	/	0.000	\$0.00		
		MILLER SEAFOOD	SACK	/	PENDING PMT FOR JULY 2021			
		MILLER SEAFOOD	SACK	/				
		MILLER SEAFOOD	SACK					

FY 2020-2021 - TOTAL \$2,731.20

BOOK: 99

AGENDA 4 (b)

CONTRACTS:

NO

STAT: Active

Item #4.

ACCOUNT NO#	NAME	LAST PAY	ST	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
99-1303-00	RLB CONTRACTING, INC.	4/06/2021	A	10,000.00CR					10,000.00CR
99-1415-00	PRESTIGE OYSTER, INC	7/09/2021	A	6,051.67CR					6,051.67CR
99-1583-05	WILD REEF SEAFOOD LLC	6/17/2021	A						0.00
99-1733-02	BIG BEAR SHRIMP & SEAFOO	6/21/2021	A	4,110.66CR					4,110.66CR
99-1734-00	MILLER SEAFOOD CO INC	6/30/2021	A						0.00
99-1745-00	T. W. LaQUAY MARINE, LLC	4/06/2021	A	1,350.00	1,350.00	1,350.00			4,050.00
99-1746-00	T. W. LaQUAY MARINE, LLC	4/06/2021	A	4,227.02	4,227.02	4,227.02			12,681.06
99-1783-00	EQUALIZER INC	7/07/2021	A	1,996.50					1,996.50
99-1800-01	POOR BOYS BAIT SHOP (LEA	7/15/2021	A						0.00
99-1801-01	REYNA-RUBIO, AUSENCIO	7/19/2021	A						0.00
99-1810-00	HELENA CHEMICAL COMPANY	7/02/2021	A						0.00
99-1883-00	CABLE ONE, INC	7/16/2021	A	677.19	677.19	677.19	570.62		2,602.19
99-1893-00	PRESTIGE OYSTER'S INC.	7/09/2021	A						0.00
99-1909-01	EDWARD D JONES & CO. (HEA	7/01/2021	A	579.58CR					579.58CR
99-1913-02	SOMETHING MORE MEDIA, IN	7/20/2021	A						0.00
99-1923-06	BAY LTD	6/17/2021	A						0.00
99-1930-01	PORT LAVACA PLUMBING	6/29/2021	A	74.64CR					74.64CR
99-1931-06	G4S SECURE SOLUTIONS (US	7/02/2021	A	244.60CR					244.60CR
99-1932-05	G4S SECURE SOLUTIONS (US	7/02/2021	A	244.60CR					244.60CR
99-1933-03	SPIRETEK INTERNATIONAL,	6/28/2021	A	1,418.39CR					1,418.39CR
99-1963-04	HUSSONG, KEITH	6/30/2021	A						0.00
99-1973-06	SULLIVAN, TROY	7/06/2021	A	504.26CR					504.26CR
99-1983-08	PEREZ-DEL RIO, JOSE FERN	7/02/2021	A						0.00
99-1993-04	RABE, MICHAEL	7/09/2021	A						0.00
99-2003-04	ROBERTS, PERCIVAL L	7/01/2021	A	6.00CR					6.00CR
99-2013-09	COX, TERRY	6/23/2021	A	264.60CR					264.60CR
99-2033-05	CRAWFORD, TINA	5/21/2021	A	302.00	302.00				604.00
99-2043-07	HUNSAKER, ROBERT	6/30/2021	A	184.00					184.00
99-2053-10	LARGENT, CRAIG	6/30/2021	A	296.00					296.00
99-2063-09	BAIN, NORMAN D	7/13/2021	A	367.50					367.50
99-2073-08	CORPORON, WESLEY	7/15/2021	A						0.00
99-2093-07	MASSARIA, TIM	7/14/2021	A	98.20					98.20
99-2103-07	BURKLAND, JERRY	7/19/2021	A						0.00
99-2153-04	ORSBON, LIZ	4/30/2021	A	291.90	291.90				583.80
99-2193-07	McCOLLOUGH, DAVID	7/13/2021	A						0.00
99-2213-04	CAMPBELL, ED	7/15/2021	A						0.00
99-2223-10	BALLARD, SHAWN	7/08/2021	A	21.70CR					21.70CR
99-2233-06	CARTER, NICOLAS	7/11/2021	A	230.00CR					230.00CR
99-2253-07	WILEY, LEAH	7/02/2021	A						0.00
99-2273-06	JONES, CHARLIE	7/15/2021	A						0.00
99-2293-14	WALSH, TIMOTHY J.	7/02/2021	A						0.00
99-2313-13	DIODATO, DOMINIC	5/12/2020	A	472.50	472.50	472.50	472.50	2,929.50	4,819.50
99-2443-05	WALLER, KENNETH L. JR	7/15/2021	A						0.00
99-2453-08	DEWITT, TONY	6/10/2021	A	1,955.10CR					1,955.10CR
99-2589-05	WASICEK, LD	6/14/2021	A	235.20					235.20

**** BOOK # :0099 TOTAL ACCOUNTS: 45 15207.79CR 7320.61 6726.71 1043.12 2929.50 2812.15

REPORT TOTALS TOTAL ACCOUNTS: 45 15207.79CR 7320.61 6726.71 1043.12 2929.50 2812.15

AGENDA 4 (c)

Item #4.

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-101258 ACE HARDWARE	I-155147	504 51000542.25	GENERAL SAFETY: SUPPLIES	57798	\$69.03
01-101258 ACE HARDWARE	I-155368	504 51000526.01	GENERAL SAFETY: TOOLS	57798	\$95.96
VENDOR TOTALS					\$164.99
01-103963 NEWMAN, AMIE	I-202107069561	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	57714	\$300.00
01-103963 NEWMAN, AMIE	I-202107159574	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	57804	\$150.00
VENDOR TOTALS					\$450.00
01-102565 CARD SERVICE CENTER	I-0305/062021	504 51000529.11	LIGHTING & DECORATION: AMAZON - SOLAR LIGHT	97	\$65.99
01-102565 CARD SERVICE CENTER	I-0305/062021	504 51000529.11	LIGHTING & DECORATION: AMAZON - LIGHTS	97	\$231.10
VENDOR TOTALS					\$297.09
01-102631 DEER OAKS EAP SERVICES	I-COPL21-06	504 51000531.04	DUES, SUBSCRIPTION.: JULY 2021 SERVICES	57731	\$1.02
VENDOR TOTALS					\$1.02
01-102555 DIAMOND K SERVICES, INC	I-5307	504 51000563.05	CONTRACTED SERVICES: TRACK EVALUATIONS	57833	\$350.00
VENDOR TOTALS					\$350.00
01-102882 FRONTIER SOUTHWEST INC	I-18830907065/072021	504 51000536.02	TELEPHONE : PHONE CHARGES JULY 2021	57839	\$103.65
VENDOR TOTALS					\$103.65

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-102645 GEXA ENERGY, LP	I-32679686-4	504 51000536.01	ELECTRICITY : ELECTRICITY SVCS JUNE TESTENGER EDWARD JONES & SOMETHING MORE SPIRETECH NAUTICAL LANDING DAYROOM NL MARINA BUILDING FLOOD LIGHT NL BOAT SLIPS HARBOR OF REFUGE HARBOR OF REFUGE FLOOD LIGHT CITY HARBOR PORT LAVACA PLUMBING	57743	\$1,817.05 \$116.90 \$92.31 \$143.99 \$188.60 \$46.19 \$558.26 \$0.00 \$451.69 \$0.00 \$219.11
			VENDOR TOTALS		\$1,817.05
01-101839 HARRISON, WALDROP	I-82151	504 51000532.01	AUDIT FEES : AUDIT FEES	57748	\$700.00
			VENDOR TOTALS		\$700.00
01-102578 J & S CONTRACTORS, INC	I-EST 2	504 51000563.05	CE- INFRASTRUCTURE: LOW DOCK REPAIRS	57854	\$100,000.00
01-102578 J & S CONTRACTORS, INC	I-EST 2	504 51000563.05	CE- INFRASTRUCTURE: LOW DOCK REPAIRS	57854	\$23,910.42
01-102578 J & S CONTRACTORS, INC	I-NO 2	504 51000563.05	CE- INFRASTRUCTURE: DOCK B REPAIRS	57854	\$4,987.50
			VENDOR TOTALS		\$128,897.92
01-100335 PORT LAVACA, CITY OF	I-06/2021	504 51000536.03	WATER: WATER/SEWER JUNE 2021	57771	\$179.03
			VENDOR TOTALS		\$179.03
01-100373 QUILL CORPORATION	I-17060015	504 51000521.01	OFFICE : INK	57772	\$71.99
			VENDOR TOTALS		\$71.99

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-102309 REPUBLIC SERVICES #847	I-0847-001153937	504 51000533.14	CONTRACTED SERVICES:CONTAINER - PORT COMMISSION	57775	\$253.70
VENDOR TOTALS					\$253.70
01-102976 TEXAS COMMERICAL FIRE	I-52797	504 51000526.01	GENERAL SAFETY : RAIN COATS	57891	\$34.12
VENDOR TOTALS					\$34.12
01-100418 TML INTERGOVERNMENTAL	I-9059/072021	504 51000535.01	GENERAL LIABILITY: INSURANCE	57893	\$555.93
VENDOR TOTALS					\$555.93
01-102621 UNIFIRST HOLDINGS, INC	I-815-0913740	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	57785	\$46.60
01-102621 UNIFIRST HOLDINGS, INC	I-815-0914393	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	57897	\$60.68
01-102621 UNIFIRST HOLDINGS, INC	I-815-0915032	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	57897	\$46.60
01-102621 UNIFIRST HOLDINGS, INC	I-815-0915682	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	57897	\$111.48
VENDOR TOTALS					\$265.36
01-102014 VERIZON WIRELESS	I-9882085782	504 51000536.02	TELEPHONE: CELL PHONE CHARGES	57787	\$40.26
VENDOR TOTALS					\$40.26
01-101448 VICTOR O. SCHINNER	I-SI962479	504 51000535.10	WINDSTORM INSURANCE: WINDSTORM INSURANCE	57788	\$2,543.99
01-101448 VICTOR O. SCHINNER	I-SI962480	504 51000535.10	WINDSTORM INSURANCE: WINDSTORM INSURANCE	57788	\$357.06
VENDOR TOTALS					\$2,901.05
01-100784 VICTORIA BUILDER SUPPLY	I-INV-45859	504 51000562.03	CE- BUILDING : DOORS, WINDOW AND GLASS	57906	\$975.00
01-100784 VICTORIA BUILDER SUPPLY	I-INV-45862	504 51000562.03	CE- BUILDING : DOORS, WINDOW AND GLASS	57906	\$1,120.50
VENDOR TOTALS					\$2,095.50
REPORT GRAND TOTAL:					\$139,178.66

REVENUE SUMMARY

USER & SERVICE CHARGES	621,500	0	50,804.81	578,949.94	0.00	42,550.06	93.13
FINES & FORFEITURES	0	0	0.00	0.00	0.00	0.00	0.00
OTHER REVENUE	1,306,075	1,336,275 (	30,200)	916.82	0.00	1,335,358.34	0.07
GRANT AND CONTRIBUTION R	0	0	0.00	0.00	0.00	0.00	0.00
INTERGOVERNMENTAL REVENUE	0	0	0.00	0.00	0.00	0.00	0.00

TOTAL REVENUES

EXPENDITURE SUMMARY

Category	Count	Percentage	Count	Percentage	Count	Percentage
TECHNOLOGY SERVICES	1,500	0	119.49	1,202.90	0.00	297.10
CITY HARBOR	0	0	7,055.86	35,956.68	499.00	36,455.68
HARBOR OF REFUGE	0	0	1,370.40	12,304.41	19,983.71	32,288.62
SMITH HARBOR	50,000	0	0.00	1,274.96	0.00	48,725.04
NAUTICAL LANDINGS	0	0	0.00	119.99	5,250.00	5,369.99
MARINA	0	0	186,308.96	1,222,416.18	56,042.23	597,616.75
OPERATIONS	1,876,075	0	0.00	0.00	0.00	68.15
NON DEPARTMENTAL	0	0	0.00	0.00	0.00	0.00

TOTAL EXPENDITURES

	REVENUES	OVER/	(UNDER)	EXPENDITURES	0	30,200	(	30,200)	(	144,049.90)	(	693,408.86)	(	81,774.94)	805,383.80	2,566.83-
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AGENDA 4 (d)

$$\frac{579,866.76}{626,650} = 92.5\%$$

Item #4.

50
REVENUE FUND

Page 43

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
USER & SERVICE CHARGES								
436.01 CITY HARBOR-DOCK LEASE	95,000	95,000	0	8,435.14	94,136.66	0.00	863.34	99.09
436.10 HAR REFUGE- DOCK RENTA	0	0	0	1,432.02	39,950.90	0.00	39,950.90	0.00
436.11 HAR REFUGE-DOCK LEASES	247,000	247,000	0	24,866.55	228,079.41	0.00	18,920.59	92.34
436.12 TARIFFS	130,000	130,000	0	2,864.04	88,708.63	0.00	41,291.37	68.24
436.20 N L DOCK RENT- TRANSIE	1,000	1,000	0	0.00	545.90	0.00	454.10	54.59
436.21 N L-DOCK LEASE	85,000	85,000	0	7,371.90	69,943.48	0.00	15,056.52	82.29
436.22 N L -BIDG LEASE	50,000	50,000	0	5,835.16	56,434.96	0.00	6,434.96	112.87
436.23 N L - BIDG RENTAL	5,000	5,000	0	0.00	1,150.00	0.00	3,850.00	23.00
436.24 SMITH HARBOR RENT	8,500	8,500	0	0.00	0.00	0.00	8,500.00	0.00
TOTAL USER & SERVICE CHARGES	621,500	621,500	0	50,804.81	578,949.94	0.00	42,550.06	93.15
FINES & FORFEITURES								
442.01 LATE PAYMENT PENALTIES	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL FINES & FORFEITURES	0	0	0	0.00	0.00	0.00	0.00	0.00
OTHER REVENUE								
451.01 INTEREST INCOME	5,000	5,000	0	0.00	654.82	0.00	4,345.18	13.10
455.01 OTHER FINANCING SOURCE	0	0	0	0.00	0.00	0.00	0.00	0.00
459.10 2018 C. O. PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.11 AUCTION PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.12 TML REIMBURSEMENTS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.71 WASHER-DRYER INCOME	150	150	0	0.00	262.00	0.00	112.00	174.67
459.90 MISCELLANEOUS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.92 EQUITY BALANCE FORWARD	1,300,925	1,331,125	(30,200)	0.00	0.00	0.00	1,331,125.16	0.00
TOTAL OTHER REVENUE	1,306,075	1,336,275	(30,200)	0.00	916.82	0.00	1,335,358.34	0.07
GRANT AND CONTRIBUTION R								
481.01 GENERAL LAND OFFICE RE	0	0	0	0.00	0.00	0.00	0.00	0.00
482.01 CAPITAL CONTRIBUTIONS	0	0	0	0.00	0.00	0.00	0.00	0.00
482.02 GRANT REVENUE	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL GRANT AND CONTRIBUTION R	0	0	0	0.00	0.00	0.00	0.00	0.00
INTERGOVERNMENTAL REVENUE								
493.00.1 XFER IN- FUND 001	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL INTERGOVERNMENTAL REVENUE	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	1,927,575	1,957,775	(30,200)	50,804.81	579,866.76	0.00	1,377,908.40	29.62

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2021

7
Item #4.
50, T REVENUE FUND
TECHNOLOGY SERVICES
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50070536.504 CABLE & INTERNET	1,500	1,500	0	119.49	1,202.90	0.00	297.10	80.19
TOTAL SERVICES	1,500	1,500	0	119.49	1,202.90	0.00	297.10	80.19

TOTAL TECHNOLOGY SERVICES	1,500	1,500	0	119.49	1,202.90	0.00	297.10	80.19
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CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2021

Item #4.
504 T REVENUE FUND
CITY RRBOR
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50800533.20 CONTRACTED SERV-CITY H	0	0	0	7,055.86	35,956.68	499.00	(36,455.68)	0.00
TOTAL SERVICES	0	0	0	7,055.86	35,956.68	499.00	(36,455.68)	0.00
MAINTENANCE								
50800542.21 R & M- INFRAS- CITY HA	0	0	0	0.00	0.00	0.00	0.00	0.00
50800543.22 R & M- BLDG.- CITY HAR	0	0	0	0.00	0.00	0.00	0.00	0.00
50800543.24 R & M- IMPROV OTB- CIT	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL CITY HARBOR	0	0	0	7,055.86	35,956.68	499.00	(36,455.68)	0.00

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2021

Item #4.
504 T REVENUE FUND
HAR OF REFUGE
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50820533.20 CONTRACTED SERV- HOR	0	0	0	1,370.40	12,304.91	19,983.71	32,288.62	0.00
TOTAL SERVICES	0	0	0	1,370.40	12,304.91	19,983.71	32,288.62	0.00
MAINTENANCE								
50820542.21 R & M- INFRASTRUCTURE	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL HARBOR OF REFUGE	0	0	0	1,370.40	12,304.91	19,983.71	32,288.62	0.00

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2021

Item #4.
504 T REVENUE FUND
SM T ARBOR
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50840533.20	50,000	50,000	0	0.00	1,274.96	0.00	48,725.04	2.55
TOTAL SERVICES	50,000	50,000	0	0.00	1,274.96	0.00	48,725.04	2.55
MAINTENANCE								
50840542.21	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SMITH HARBOR	50,000	50,000	0	0.00	1,274.96	0.00	48,725.04	2.55

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JULY 31ST, 2021

Item #4.
504 REVENUE FUND
NAT L LANDINGS MARINA
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50860533.20 CONTRACTED SERV- NL MA	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES	0	0	0	0.00	0.00	0.00	0.00	0.00
MAINTENANCE								
50860542.03 R & M- BUILDING- NL MA	0	0	0	0.00	119.99	0.00 (	119.99)	0.00
50860542.21 R & M- INSEFRAS- NL MAR	0	0	0	0.00	0.00	5,250.00 (	5,250.00)	0.00
50860542.25 R & M- BUILD (NAUTICAL	0	0	0	0.00	0.00	0.00	0.00	0.00
50860543.26 R & M- INFRAS- NL MARI	0	0	0	0.00	0.00	0.00	0.00	0.00
50860543.27 R & M- IMPROV OTB- NL	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	0	0	0	0.00	119.99	5,250.00 (	5,369.99)	0.00
TOTAL NAUTICAL LANDINGS MARINA	0	0	0	0.00	119.99	5,250.00 (	5,369.99)	0.00

Item #4.

50 IT REVENUE FUND
OP OPERATIONS
DEPARTMENTAL EXPENDITURES

ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
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PERSONNEL SERVICES

51000511.01	SALARIES & WAGES	66,139	66,139	0	5,448.80	56,317.56	0.00	9,821.24	85.15
51000511.06	SALARIES & WAGES-TEMP	0	0	0	0.00	0.00	0.00	0.00	0.00
51000511.07	SALARIES & WAGES-OVERT	0	0	0	0.00	0.00	0.00	0.00	0.00
51000512.05	EMPLOYER-SOCIAL SECURI	5,161	5,161	0	394.94	4,090.22	0.00	1,070.46	79.26
51000512.10	EMPLOYER-T.M.R.S.	4,134	4,134	0	0.00	3,144.33	0.00	989.35	76.07
51000512.20	GROUP H/D INS PREMIUMS	16,637	16,637	0	775.15	6,967.37	0.00	9,670.03	41.88
51000512.30	WORKER'S COMPENSATION	1,849	1,849	0	353.41	1,314.02	0.00	534.58	71.08
51000512.31	UNEMPLOYMENT INSURANCE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000512.40	SAFETY PAY	500	500	0	0.00	503.39	0.00	3.39	100.68
TOTAL PERSONNEL SERVICES		94,419	94,419	0	6,972.30	72,336.89	0.00	22,082.27	76.61

MATERIALS & SUPPLIES

51000521.01	OFFICE	800	800	0	71.99	993.07	0.00	193.07	124.13
51000523.03	CLEANING & JANITORIAL	3,500	3,500	0	715.36	3,232.03	0.00	267.97	92.34
51000524.19	COVID-19 EXPENDITURES	0	0	0	0.00	0.00	0.00	0.00	0.00
51000525.01	FUEL	600	600	0	0.00	24.14	0.00	575.86	4.02
51000526.01	GENERAL SAFETY & TOOLS	300	300	0	130.08	140.07	0.00	159.93	46.69
51000528.03	NON-CAPITALIZED ASSETS	0	0	0	0.00	0.00	0.00	0.00	0.00
51000529.11	LIGHTING & DECORATION	2,000	2,000	0	297.09	1,490.42	0.00	509.58	74.52
TOTAL MATERIALS & SUPPLIES		7,200	7,200	0	1,214.52	5,879.73	0.00	1,320.27	81.66

SERVICES

51000531.01	TRAVEL & TRAINING	500	500	0	0.00	504.95	0.00	4.95	100.99
51000531.04	DUES, SUBSCR. & PUBLI	200	200	0	1.02	9.18	0.00	190.82	4.59
51000532.01	AUDIT FEES	2,985	2,985	0	700.00	1,900.00	0.00	1,085.00	63.65
51000532.06	HEALTH & FITNESS	0	0	0	0.00	120.28	0.00	120.28	0.00
51000532.07	LEGAL- REGULAR	5,000	5,000	0	0.00	3,372.00	0.00	1,628.00	67.44
51000533.14	CONTRACTED SERVICES	16,500	16,500	0	253.70	14,262.95	0.00	2,237.05	86.44
51000535.01	GENERAL LIABILITY INSU	1,900	1,900	0	555.93	2,250.92	0.00	350.92	118.47
51000535.10	WINDSTORM INS	8,500	8,500	0	2,901.05	2,901.05	0.00	5,598.95	34.13
51000535.11	FLOOD INS	1,375	1,375	0	0.00	1,374.00	0.00	1.00	99.93
51000536.01	ELECTRICITY	30,000	30,000	0	1,817.05	17,219.97	0.00	12,780.03	57.40
51000536.02	TELEPHONE	2,600	2,600	0	143.91	1,436.56	0.00	1,163.44	55.25
51000536.03	WATER	2,800	2,800	0	179.03	2,274.42	0.00	525.58	81.23
51000536.07	CABLE & INTERNET	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES		72,360	72,360	0	6,551.69	47,626.28	0.00	24,733.72	65.82

MAINTENANCE

51000541.02	LANDSCAPING	15,000	15,000	0	0.00	0.00	0.00	15,000.00	0.00
51000542.03	R & M- BUILDING	0	0	0	0.00	523.59	0.00	747.00	0.00
51000542.21	R & M- INFRAST. (HARBO	0	0	0	0.00	120.00	0.00	1,270.59	0.00
51000542.25	R & M- BUILD (NAUTICAL	5,000	5,000	0	69.03	2,815.05	0.00	2,184.95	56.30
51000543.04	R & M- IMPROVEMENT OTB	2,500	2,500	0	0.00	0.00	0.00	2,500.00	0.00
51000543.06	R & M- IMPROVEMENTS (	0	0	0	0.00	0.00	0.00	0.00	0.00
51000543.22	R & M- BUILD (CITY HAR	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
51000544.50	R & M- FURNITURE & EQU	1,000	1,000	0	0.00	104.99	0.00	895.01	10.50
51000544.55	R & M- VEHICLES & TRAI	500	500	0	0.00	518.63	0.00	18.63	103.73

Item #4.

50. TR REVENUE FUND
OPERATIONS
DEPARTMENTAL EXPENDITURES

Page 50

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
51000544.65 R & M- MACHINERY & EQU	200	200	0	0.00	0.00	0.00	200.00	0.00
51000544.75 DREDGING	450,000	450,000	0	0.00	21,575.00	16,075.00	412,350.00	8.37
TOTAL MAINTENANCE	475,200	475,200	0	69.03	25,657.26	16,822.00	432,720.74	8.94
SUNDRY								
51000552.02 PRI & INT EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.03 BOND ISSUANCE COST- AM	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.15 DEBT SERVICE- PRINCIP	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.25 DEBT SERVICE- INTEREST	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.01 XFER OUT- FD 001- ADMT	35,583	35,583	0	2,965.25	29,652.50	0.00	5,930.50	83.33
51000553.02 XFER OUT- FD 310- '08	127,128	127,128	0	10,594.00	105,940.00	0.00	21,188.00	83.33
51000553.05 XFER OUT- FD 322 - 201	133,201	133,201	0	11,100.08	111,000.80	0.00	22,200.20	83.33
51000553.60 XFER OUT- FD 165 HAZAR	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.65 XFER OUT- FD 210 EDA G	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.80 XFER OUT- FD 220	0	0	0	0.00	0.00	0.00	0.00	0.00
51000554.81 DEPRECIATION EXPENSE	185,984	185,984	0	15,498.67	154,986.70	0.00	30,997.30	83.33
TOTAL SUNDRY	481,896	481,896	0	40,158.00	401,580.00	0.00	80,316.00	83.33
CAPITAL EXPENDITURES								
51000561.02 CE- LAND & IMPROVEMENT	0	0	0	0.00	0.00	0.00	0.00	0.00
51000562.03 CE- BUILDING & IMPROV	80,000	80,000	0	2,095.50	13,461.00	0.00	66,539.00	16.83
51000563.05 CE- INFRASTRUCTURE	665,000	665,000	0	129,247.92	655,875.02	39,220.23	30,095.25	104.53
TOTAL CAPITAL EXPENDITURES	745,000	745,000	0	131,343.42	669,336.02	39,220.23	36,443.75	95.11
TOTAL OPERATIONS	1,876,075	1,876,075	0	186,308.96	1,222,416.18	56,042.23	597,616.75	68.15

50 NO	Item	T REVENUE FUND ARTMENTAL	DEPARTMENTAL EXPENDITURES
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Item #4.

ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
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PERSONNEL SERVICES

59800512.03	GROUP H/D	INS CLAIMS	0	0.00	0.00	0.00
			0	0.00	0.00	0.00

59800512.05	EMPLOYER-	0	0	0.00	0.00	0.00	0.00
	SOCIAL SECUR	0	0	0.00	0.00	0.00	0.00

EMPLOYER-TYRES	0	0	0.00	0.00	0.00	0.00
59800512.10	0	0	0.00	0.00	0.00	0.00

59800512.40	SAFETY PAY	0	0.00	0.00	0.00
		0	0.00	0.00	0.00
		0	0.00	0.00	0.00

TOTAL PERSONNEL SERVICES	0	0	0.00	0.00	0.00
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SUNDRY

59800551.203	GROUP H/D	INS	CLAIMS	0	0.00	0.00	0.00
				0	0.00	0.00	0.00

TOTAL SUNDRY	0	0	0.00	0.00	0.00
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TOTAL NON DEPARTMENTAL	0	0	0.00	0.00	0.00
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TOTAL EXPENDITURES	1,927,575	0	194,854.71	1,273,275.62	81,774.94	572,524.60	0.00
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	REVENUES OVER/(UNDER)	EXPENDITURES	
0	30,200 (	30,200) (	144,049.90) (
			693,408.86) (
			81,774.94)
			805,383.80
			2,566.83-

*** END OF REPORT ***

BALANCE SHEET - UNAUDITED
AS OF: JULY 31ST, 2021

Item #4.

504-PORT REVENUE FUND

AGENDA 4 (e)

ACCOUNT# TITLE

ASSETS

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111.21	CLAIM ON CONS CASH	703,645.57	
112.11.6001	INVESTMENTS-LOGIC	752,922.90	>
113.24	UNAPPLIED CREDITS (	4,375.02)	
113.27	PTC ACCTS RECEIVABLE (UB	63,761.86	
116.01.0001	PREPAID INSURANCE	12,761.32	
151.01.1000	LAND	1,919,338.57	
152.01.1000	BUILDINGS	1,313,990.38	
152.02.2000	ACCUM DEPRECIATION-BUIL(	757,535.28)	
153.01.1000	IMPROVEMENTS OTHER THAN	1,967,672.24	
153.02.2000	ACCUM DEPR-IMPR OTHER T(	1,561,633.44)	
154.01.1000	MACHINERY & EQUIPMENT	27,343.00	
154.02.2000	ACCUM DEPR-MACHINERY & (	27,343.00)	
155.01.1000	CONSTRUCTION IN PROGRESS	60,560.91	
156.01.1000	INFRASTRUCTURE	4,590,627.69	
156.02.2000	ACCUM DEPREC.- INFRASTR(	2,751,186.21)	

6,310,551.49

TOTAL ASSETS

6,310,551.49

LIABILITIES

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207.21	CUSTOMER DEPOSIT	300.00
211.71	TMRS- PAYABLE	272.44
211.80.0002	HEALTH INSURANCE	286.18
211.99	YMCA (	12.53)
212.30	ACCRUED VACATION	1,606.28
213.01	BOND PREMIUM (SERIES '18	99,435.95
216.20.3006	BONDS PAYABLE-CURRENT	160,000.00
221.20	BONDS PAYABLE NON-CURREN	2,270,000.00

2,531,888.32

TOTAL LIABILITIES

2,531,888.32

FUND EQUITY/BALANCE

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320.07	ENCUMBRANCES (	197,742.53)
320.08	RESERVE FOR ENCUMBRANCES	197,742.53
320.09	PRIOR YEAR ENCUMBRANCE	110,088.52
320.10	PRIOR YEAR RESERV/ENC (	110,088.52)

002

* 1,456,568.47 *

703,645.57+
752,922.90+

504-PORT REVENUE FUND

ACCOUNT#	TITLE		
320.60	FUND BALANCE COMMITTED	90,552.00	
320.65	NET INVEST. IN CAPITAL A	3,393,536.00	
320.98	FUND BALANCE UNRESV	987,984.03	
	TOTAL FUND EQUITY/BALANCE		4,472,072.03
	TOTAL REVENUES	579,866.76	
	TOTAL EXPENSES	1,273,275.62	
	EXCESS REVENUES OVER EXPENDITURES	(693,408.86)	
	TOTAL LIABILITIES & FUND EQUITY/BALANCE		6,310,551.49
			=====

COMMUNICATION

SUBJECT: RECEIVE STATUS REPORTS OF CAPITAL IMPROVEMENT PROJECTS

INFORMATION:

a) Upper Docks at City Harborb) Dredging of Smith Harborc) Renovations to Nautical Landings Marina Break-water - TPWL Grantd) Improvements to the Nautical Landings Marina Building

AGENDA 5 (a)

Item #5.

Project Reporting Date	7/30/2021
Project Name	Upper Dock City Harbor Dock Repairs
Engineer	Urban Engineering
Contractor	N/A

Notice of Award	N/A
Notice To Proceed	N/A
Completion Date	N/A
Final Inspection	N/A

Status Summary

Plans are ready to bid.
Plan to advertise to bid 8/11/21, open bids 9/2/21.

AGENDA 5 (b)

Item #5.

Project Reporting Date	7/30/2021
Project Name	Smith Harbor Dredging
Engineer	Urban Engineering
Contractor	Derrick Construction

Notice of Award	4/13/2021
Notice To Proceed	7/1/2021
Completion Date	10/23/2012
Final Inspection	n/a

Status Summary

Urban was notified by the contractor that their schedule was delayed to the amount of rain that occurred in early July. I'm waiting to hear the revised schedule.

Project Reporting Date	7/30/2021	<i>Breakwater</i>
Project Name	Smith Harbor Dredging	
Engineer	Urban Engineering	
Contractor	n/a	

Notice of Award	n/a
Notice To Proceed	n/a
Completion Date	n/a
Final Inspection	n/a

Status Summary

Discussed preliminary plans with City staff. Evaluating alternative designs to minimize costs due to increase in lumber prices. Preparing to send to the TPWD for review and comment to allow bidding.

COMMUNICATION

SUBJECT: RECEIVE STATUS REPORTS ON SPECIAL PROJECTS

INFORMATION:

a) Voluntary Restoration of disturbed final cover at the Harbor of Refuge Tract 16.b) Limited Phase II Environmental Site Assessment of Harbor of Refuge Tracts 16, 17, and 17A.c) Proposed Air Burner for Brush Operations and Cleanup at the Harbor of Refuge.

CITY OF PORT LAVACA

PORT COMMISSION MEETING: August 2, 2021

DATE: 7.30.2021

TO: PORT COMMISSION

CC: JIM RUDELLAT, HARBOR MASTER

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: VOLUNTARY RESTORATION OF DISTURBED FINAL COVER AT THE HOR TRACT 16

Jim and I drove around RLB's lease some on July 23 and took some photos. I have reached out to Mr. Boyd and sent him the pictures asking for an update on their schedule for clearing the property by the end of September. I directed attention to a photo of several unlabeled rusting metal drums of particular concern that needs to be addressed now.

I also asked for an update to the schedule for completing the Voluntary Restoration now that we've had a period of dry weather. Recall that the scope includes providing 18" of clay soil and 6" of topsoil over an area about 150' x 95' and graded to drain.

CITY OF PORT LAVACA

PORT COMMISSION MEETING: August 2, 2021

DATE: 7.30.2021

TO: PORT COMMISSION

CC: JIM RUDELLAT, HARBOR MASTER

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: UPDATE ON LIMITED PHASE II ESA at HOR Tracts 16, 17, 17A

The Phase II Environmental Site Assessment has been submitted to TCEQ, but to date, we have had no communication with TCEQ. CRG Environmental is going to reach out to TCEQ to see if anyone has been assigned to it yet.

CITY OF PORT LAVACA

PORT COMMISSION MEETING: AUGUST 2, 2021**AGENDA 6 (c)**

DATE: 7.30.2021

TO: PORT COMMISSION

CC: JIM RUDELLAT, HARBOR MASTER

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: PROPOSED AIR BURNER FOR BRUSH OPERATIONS AND CLEANUP AT HOR

UPDATE:

I have had a conversation with Commissioner Hall and was able to confirm that the fairgrounds can be ruled out as a potential site for the air burner.

I have reached out to Charles Hausman to confirm the same regarding any of the acreage that the Port owns near Magnolia/Alamo Beach off of Hwy 316.

We looked into some land at the north end of Village Road, but the fear was it was too close to current and future residential areas.

We have identified a tract about 4.5 miles northwest of town that we are considering. Republic has preliminarily said it would probably be OK, so next step is to contact TCEQ to see if HWY right-of-way can be within the 300 ft buffer zone.

Republic is scheduled to chip all of the brush that has been collected out at the Harbor of Refuge sometime during the month of August. Republic has told me that they will accept any and all chips we can take to them at the Victoria Landfill. Philip Gonzales estimates that it'll cost around \$200 per trip and each trip would carry on average 35 cubic yards of chips. I'm waiting on an estimate from Republic on how many yards of chips we expect out of this year's brush and will go back into my notes to see how many yards we generated last year to come up with an estimated cost for consideration.

COMMUNICATION

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

INFORMATION:

a) City Harborb) Nautical Landings Buildingc) Nautical Landings Marinad) Smith Harbore)
Harbor of Refuge

AGENDA 7**A) City Harbor**

- 1) Miller Seafood has the lease, which is up July 30, 2021.

B) Nautical Landings Building

- 1) Working on facelift on front building — removed old plants and repairing sign.
- 2) Victor Fredrickson working on a scope to replace the doors.

C) Nautical Landings Marina

- 1) Dominic Diodato, we are awaiting court date.
- 2) Matt Estes awaiting Probate.
- 3) Abandon boat
- 4) Horizon Environmental been onsite 3 times since last PC meeting.

D) Smith Harbor

- 1) Poor Boys Bait, we are working on lease and awaiting a copy of his DBA, up August 31, 2021
- 2) Dredging, Derrick Construction they are behind schedule due to weather.

E) Harbor of Refuge

- 1) Helena Agri- Enterprises, are waiting on communication back from them on tariff rates.
- 2) Diamond K track evaluation done May 27, 2021, bid the required work Diamond K \$18,298.00 lone Star Rail Road Contractors \$18,775.00. Awarded to Diamond K.
- 3) Chief Ragnow has researched and made the decision on the cameras for the HOR..

rgarza@portlavaca.org

Subject: FW: Texas Ports Association

From: Jessica Follett <follett@portfreeport.com>
Sent: Friday, July 30, 2021 10:29 AM
To: jrudellat@portlavaca.org
Cc: Phyllis Saathoff <Saathoff@portfreeport.com>
Subject: RE: Texas Ports Association

Thanks so much, this is very helpful. Phyllis or I will respond back once we receive additional feedback from TPA's members.

Jessica Follett
 Public Affairs Manager
 979-233-2667 x4306
 979-480-7053 (cell)



www.portfreeport.com

Watch our [Port Freeport Harbor Channel Improvement Project Video!](#)

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From: jrudellat@portlavaca.org <jrudellat@portlavaca.org>
Sent: Thursday, July 29, 2021 4:37 PM
To: Jessica Follett <follett@portfreeport.com>
Subject: FW: Texas Ports Association

Good afternoon Jessica,

Harbor of Refuge is located off the Port Lavaca Channel south of town. Our tenants are Helena Agri Chemical, which Imports approximately 130,000 tons of fertilizer, via barge and/or rail per year and is exported by truck. GulfMark Energy, Inc they import crude oil via truck to their shore tanks and export approximately 900,00 barrels per year via tank barge. We also have two Dredging Companies that have yards and docks in the harbor. Encore Dredging Partners & LaQuay Dredging, most of their work is with the Army Corps Engineers.

City Harbor is where the Port Lavaca channel begins, it's primary use is commercial seafood; the tenants are Prestige Oysters, Miller Seafood and Wild Reef Seafood.

Nautical Landings Marina is in the middle of town off the Port Lavaca Channel. It is a recreational marina with two floating docks counting 70 slips ranging from 28' to 50' in length.

Smith Harbor, which is next to the Nautical Landings Marina, currently has one tenant, Poor Boys Bait Shop and are in the process of dredging the harbor and having a Master Plan study.

Regards,
Capt. Jim Rudellat
Harbormaster
City of Port Lavaca, Texas
361-920-0607

From: jrudellat@portlavaca.org <jrudellat@portlavaca.org>
Sent: Thursday, July 29, 2021 2:37 PM
To: rgarza@portlavaca.org
Subject: RE: Texas Ports Association

From: Jody Weaver <jweaver@portlavaca.org>
Sent: Tuesday, July 27, 2021 1:43 PM
To: jrudellat@portlavaca.org
Subject: FW: Texas Ports Association

Jim, Can you provide some information to Jessica describing how each of our harbors are used and or tenants?

Jody

From: Jessica Follett <>
Sent: Tuesday, July 20, 2021 2:28 PM
To: Jody Weaver <jweaver@portlavaca.org>
Cc: Phyllis Saathoff <Saathoff@portfreeport.com>; Jimbo Ruddellat <jrudellat@portlavaca.org>
Subject: RE: Texas Ports Association

Hi, Jody – Just following up on your email and information on each harbor to be considered by TPA. Thank you!

Jessica Follett
Public Affairs Manager
979-233-2667 x4306
979-480-7053 (cell)



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From: Jody Weaver <jweaver@portlavaca.org>
Sent: Sunday, July 18, 2021 9:28 PM
To: Jessica Follett <>
Cc: Phyllis Saathoff <Saathoff@portfreeport.com>; Jimbo Ruddellat <jrudellat@portlavaca.org>
Subject: Re: Texas Ports Association

Yes. Our Harbor of Refuge is primarily industrial and City Harbor is primarily commercial Seafood. Nautical Landings Marina is the only harbor that is recreational. We have recently acquired Smith Harbor which is currently home to a commercial bait shop and shrimp boats.

I will send you more specific information about each harbor tomorrow.

Thanks for the reply.

Sent from my iPhone

Best Regards,
JoAnna P. "Jody" Weaver, P.E.
Interim City Manager
City of Port Lavaca
jweaver@portlavaca.org
361-827-3601

On Jul 18, 2021, at 8:09 PM, Jessica Follett <follett@portfreeport.com> wrote:

Good evening, Jody – The Texas Ports Association met last week and considered City of Port Lavaca Port Commission's membership application but had some additional questions so that we may properly classify your membership. Texas Ports are classified as Corporate Members while support industries and other interested parties are classified as Associate Members. Does the City of Port Lavaca Port Commission engage in any commercial navigation, anything more than recreational? Please provide any additional details on the commission that you feel may be helpful for us to determine your classification for membership.

Thank you,

Jessica Follett
Public Affairs Manager
979-233-2667 x4306
979-480-7053 (cell)

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From: Jody Weaver <jweaver@portlavaca.org>

Sent: Wednesday, May 19, 2021 2:44 PM

To: Jessica Follett <follett@portfreeport.com>

Subject: Re: Texas Ports Association

I did fill this out on line a few weeks ago but hadn't heard anything back. Can you check to see if you happen to have that application already pending? If not then I will resubmit - I just don't want to cause any confusion with a possible duplicate submittal.

Thank you.

Sent from my iPhone

Best Regards,
JoAnna P. "Jody" Weaver, P.E.
Interim City Manager
City of Port Lavaca
jweaver@portlavaca.org
361-827-3601

On May 19, 2021, at 1:56 PM, Jessica Follett <follett@portfreeport.com> wrote:

Good afternoon, Ms. Weaver – Phyllis Saathoff, Texas Ports Association President, forwarded your email to me regarding membership with TPA. If you would please fill out the TPA membership form online, it will be considered by the corporate members at our next meeting: <https://www.texasports.org/membership-overview/application/>

Please let me know if you have any additional questions, and thank you for your interest.

Best regards,

Jessica Follett
Public Affairs Manager
979-233-2667 x4306

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Jody Weaver

From: Bloodworth, Ward <BloodworthW@helenaagri.com>
Sent: Monday, July 5, 2021 7:15 PM
To: jweaver@portlavaca.org
Cc: Rodrigue, Louis
Subject: Helena cost comparisons

Flag Status: Flagged

Ms. Weaver-

I asked our legal department to retrieve lease and fees for several terminals we have across the country. We actually own more of them than I originally thought in the Midwest, so they weren't comparable to what we have in the south. I also had to remove the deep water ports that have very different logistics and we are buying large volumes together with several other companies, so that wasn't a good comparison. I have included two ports that we feel are very comparable to what you have in Port Lavaca.

	LEASE			
LESSOR	AMOUNT	TARIFFS/ THROUGHPUT	DOCK FEES	STRUCTURE
Louisiana River Terminal	\$20,000.00	N/A	N/A	6.753 acres
Mississippi River Terminal	\$97,517.99	N/A	\$6,000/year wharfage fee	15 acres
CITY OF PORT LAVACA, TX (adding the \$75/car)	\$73,962.96	\$0.65/ton + railroad \$75/day per railcar	\$3.30/linear ft (\$1,951.13)	9.397 acres of land
CITY OF PORT LAVACA, TX (Currently)				

What we are asking from is to remove the \$75/car tariff that has been proposed by the city. As I mentioned in our meeting, we don't control the railroad and when they take the cars off the lot. We feel we are very responsible in getting these cars off the track and back to the railroad because we are paying a demurrage from the supplier. I would also like to remind the board that we need all the products to supply the market from this location. If we have to remove the poly phosphate (finished good from the product in the railcars), then we would have to decrease the circumference of where the Port Lavaca tons current reach. We also feel the steep increase on the dock fee was very large of an increase this soon into our agreement. We are willing to continue with where are, but would also like to get a conversation started with our agreement that we won't get hit with steep charges in the future. The flexibility you have with the lease terms should be adequate for City to capture any appreciation in the markets. We felt at the time of the lease that the "rent" would be our only real cost risk.

Louis, myself and all the team appreciate and understand the commitment to working through this with us. We feel we have a very long working relationship with the City and it is our desire to continue to grow our business and provide something for you and the rest of the city to be as proud of as we are.

Thanks again for your time and interest in our business. We look forward to speaking to you again soon.

Ward Bloodworth

Helena Agri-Enterprises, LLC

EMAIL: bloodworthw@helenaagri.com

Jody Weaver

From: jweaver@portlavaca.org
Sent: Monday, July 19, 2021 6:49 PM
To: bloodworthw@helenaagri.com; Rodriguel@Helenaagri.com
Subject: Helena Lease

Good evening Ward and Louis,

I hope you are both well. As you know, the Helena Lease at the Harbor of Refuge is scheduled for an annual increase on August 1st per the Municipal Cost Index. Your current monthly rent is \$6,163.58 per month.

The most recently published rate is June 2021 with a MCI of 278.07. The MCI of June 2020 was 253.22. This is a 9.8% increase, which would bring the new monthly rate to \$6,767.61. If I go back to the MCI of 2018 in July and August, when the lease was signed, it was 251.69 and 251.55 respectively. So that is an increase of 10.5% from the starting rent in 2018 of \$6,108, which would be a new monthly rate of \$6,749.34.

In light of our recent discussions, I imagine you were not projecting close to a 10% increase in the monthly lease rate. I can't help but think that the market will correct itself at some point. I would like to propose a 5% increase this year and we'll see where things are at this time next year, by again looking at the MCI as it compares to that of July and August of 2018. With a 5% increase, the rent would increase by \$308.18 to \$6,471.76/month.

For comparison and to satisfy my curiosity, I looked at the change in the Consumer Price Index since the summer of 2018 and now and it is 7.6%. A 7.6% increase over the 2018 rate of \$6,108 would be \$6,572.20.

In addition, we are still trying to get a better grasp on the costs involved to maintain the rail on the property. We are still coming up with an estimate of about \$10,000 a year, which would equate to \$833 per month.

Please look at these figures and let me understand how these will affect your operations here in Port Lavaca. Please feel free to offer an alternate proposal for consideration.

Kind Regards,

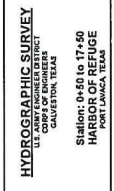
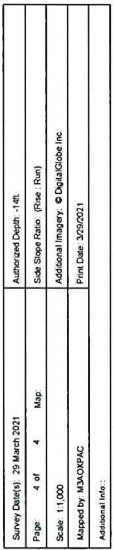
JoAnna P. "Jody" Weaver, P.E.
 Interim City Manager

Phone: 361-552-9793
 Mobile: 361-827-3601
 Email: jweaver@portlavaca.org
 202 N. Virginia Street Port Lavaca, Texas 77979



CITY OF PORT LAVACA
 TEXAS

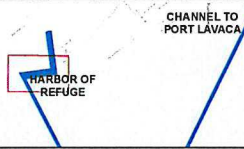
Item #7.



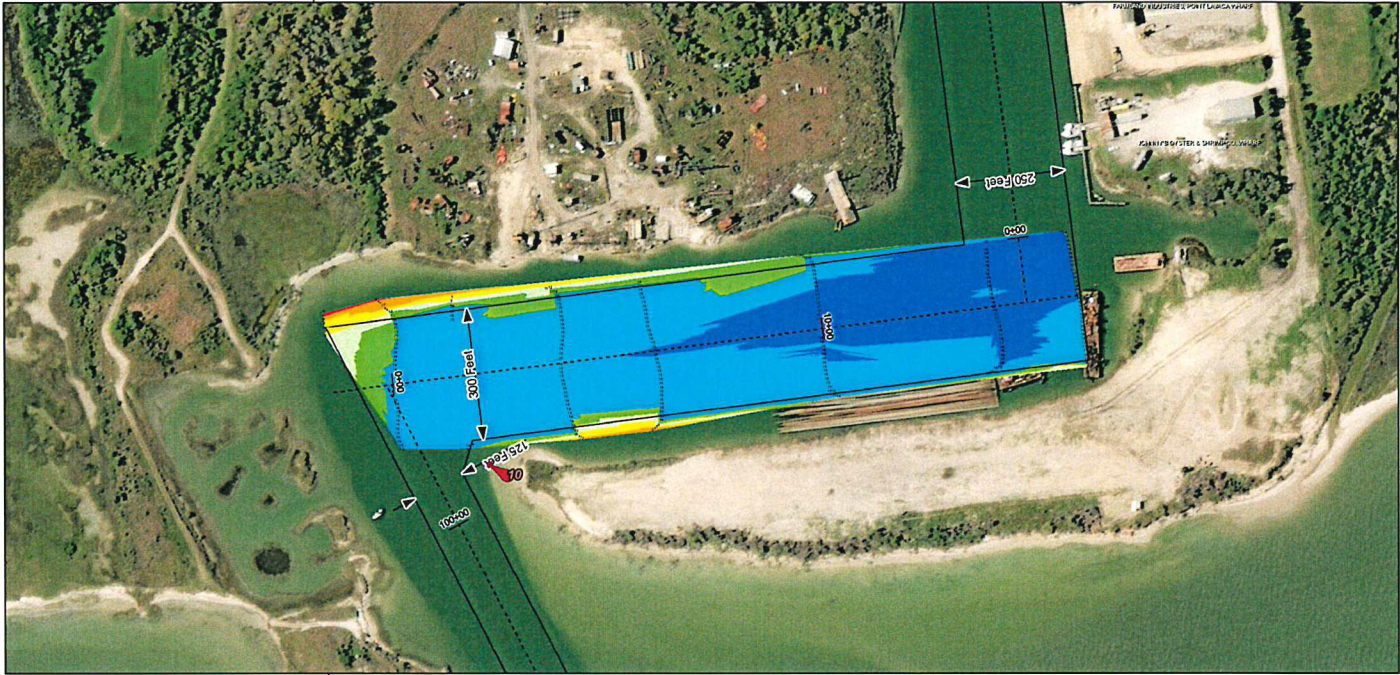
Channel to Harbor of Refuge: North-South Basin

Item #7.

Regional Extent



Dredging Reach Extent



Channel Features Channel Top Channel Center Line Channel Station Lines Channel Dimensions	Aids to Navigation Green Side Aids Red Side Aids Light	MLW 0-1 1-2 2-3 3-4 4-5 5-6 6-7 7-8 8-9 9-10 10-11 11-12 12-13 13-14 14-15 15-16 16-17 17-18 18-19 19-20 20-21 21-22 22-23 23-24 24-25 25-26 26-27 27-28 28-29 29-30 30-31 31-32 32-33 33-34 34-35 35-36 36-37 37-38 38-39 39-40 40-41 41-42 42-43 43-44 44-45 45-46 46-47 47-48 48-49 49-50 50-51 51-52 52-53 53-54 54-55 55-56 56-57 57-58 58-59 59-60 60-61 61-62 62-63 63-64 64-65 65-66 66-67 67-68 68-69 69-70 70-71 71-72 72-73 73-74 74-75 75-76 76-77 77-78 78-79 79-80 80-81 81-82 82-83 83-84 84-85 85-86 86-87 87-88 88-89 89-90 90-91 91-92 92-93 93-94 94-95 95-96 96-97 97-98 98-99 99-100 100-101 101-102 102-103 103-104 104-105 105-106 106-107 107-108 108-109 109-110 110-111 111-112 112-113 113-114 114-115 115-116 116-117 117-118 118-119 119-120 120-121 121-122 122-123 123-124 124-125 125-126 126-127 127-128 128-129 129-130 130-131 131-132 132-133 133-134 134-135 135-136 136-137 137-138 138-139 139-140 140-141 141-142 142-143 143-144 144-145 145-146 146-147 147-148 148-149 149-150 150-151 151-152 152-153 153-154 154-155 155-156 156-157 157-158 158-159 159-160 160-161 161-162 162-163 163-164 164-165 165-166 166-167 167-168 168-169 169-170 170-171 171-172 172-173 173-174 174-175 175-176 176-177 177-178 178-179 179-180 180-181 181-182 182-183 183-184 184-185 185-186 186-187 187-188 188-189 189-190 190-191 191-192 192-193 193-194 194-195 195-196 196-197 197-198 198-199 199-200 200-201 201-202 202-203 203-204 204-205 205-206 206-207 207-208 208-209 209-210 210-211 211-212 212-213 213-214 214-215 215-216 216-217 217-218 218-219 219-220 220-221 221-222 222-223 223-224 224-225 225-226 226-227 227-228 228-229 229-230 230-231 231-232 232-233 233-234 234-235 235-236 236-237 237-238 238-239 239-240 240-241 241-242 242-243 243-244 244-245 245-246 246-247 247-248 248-249 249-250 250-251 251-252 252-253 253-254 254-255 255-256 256-257 257-258 258-259 259-260 260-261 261-262 262-263 263-264 264-265 265-266 266-267 267-268 268-269 269-270 270-271 271-272 272-273 273-274 274-275 275-276 276-277 277-278 278-279 279-280 280-281 281-282 282-283 283-284 284-285 285-286 286-287 287-288 288-289 289-290 290-291 291-292 292-293 293-294 294-295 295-296 296-297 297-298 298-299 299-300 300-301 301-302 302-303 303-304 304-305 305-306 306-307 307-308 308-309 309-310 310-311 311-312 312-313 313-314 314-315 315-316 316-317 317-318 318-319 319-320 320-321 321-322 322-323 323-324 324-325 325-326 326-327 327-328 328-329 329-330 330-331 331-332 332-333 333-334 334-335 335-336 336-337 337-338 338-339 339-340 340-341 341-342 342-343 343-344 344-345 345-346 346-347 347-348 348-349 349-350 350-351 351-352 352-353 353-354 354-355 355-356 356-357 357-358 358-359 359-360 360-361 361-362 362-363 363-364 364-365 365-366 366-367 367-368 368-369 369-370 370-371 371-372 372-373 373-374 374-375 375-376 376-377 377-378 378-379 379-380 380-381 381-382 382-383 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633-634 634-635 635-636 636-637 637-638 638-639 639-640 640-641 641-642 642-643 643-644 644-645 645-646 646-647 647-648 648-649 649-650 650-651 651-652 652-653 653-654 654-655 655-656 656-657 657-658 658-659 659-660 660-661 661-662 662-663 663-664 664-665 665-666 666-667 667-668 668-669 669-670 670-671 671-672 672-673 673-674 674-675 675-676 676-677 677-678 678-679 679-680 680-681 681-682 682-683 683-684 684-685 685-686 686-687 687-688 688-689 689-690 690-691 691-692 692-693 693-694 694-695 695-696 696-697 697-698 698-699 699-700 700-701 701-702 702-703 703-704 704-705 705-706 706-707 707-708 708-709 709-710 710-711 711-712 712-713 713-714 714-715 715-716 716-717 717-718 718-719 719-720 720-721 721-722 722-723 723-724 724-725 725-726 726-727 727-728 728-729 729-730 730-731 731-732 732-733 733-734 734-735 735-736 736-737 737-738 738-739 739-740 740-741 741-742 742-743 743-744 744-745 745-746 746-747 747-748 748-749 749-750 750-751 751-752 752-753 753-754 754-755 755-756 756-757 757-758 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883-884 884-885 885-886 886-887 887-888 888-889 889-890 890-891 891-892 892-893 893-894 894-895 895-896 896-897 897-898 898-899 899-900 900-901 901-902 902-903 903-904 904-905 905-906 906-907 907-908 908-909 909-910 910-911 911-912 912-913 913-914 914-915 915-916 916-917 917-918 918-919 919-920 920-921 921-922 922-923 923-924 924-925 925-926 926-927 927-928 928-929 929-930 930-931 931-932 932-933 933-934 934-935 935-936 936-937 937-938 938-939 939-940 940-941 941-942 942-943 943-944 944-945 945-946 946-947 947-948 948-949 949-950 950-951 951-952 952-953 953-954 954-955 955-956 956-957 957-958 958-959 959-960 960-961 961-962 962-963 963-964 964-965 965-966 966-967 967-968 968-969 969-970 970-971 971-972 972-973 973-974 974-975 975-976 976-977 977-978 978-979 979-980 980-981 981-982 982-983 983-984 984-985 985-986 986-987 987-988 988-989 989-990 990-991 991-992 992-993 993-994 994-995 995-996 996-997 997-998 998-999 999-1000 1000-1001 1001-1002 1002-1003 1003
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Item #7.

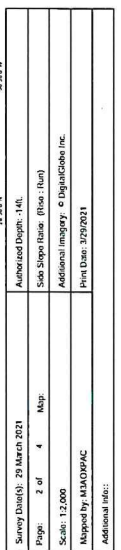
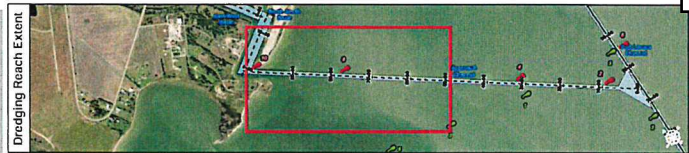


Survey Date(s): 29 March 2021	Authorized Depth: 4-ft
Page: 1 of 4	Size: Super Large (Bare Run)
Scale: 12,000	Additional Imagery: © DigitalGlobe Inc.
Mapped by: J.MORPAC	Print Date: 3/29/2021
Additional Info:	

HYDROGRAPHIC SURVEY
U.S. NAVY DISTRICT
CORPS OF ENGINEERS
GALVESTON, TEXAS

Station: 0+00 to 102+23
HARBOR OF REFUGE
PORT LAVACA, TEXAS

Item #7.



HYDROGRAPHIC SURVEY
U.S. ARMY ENGINEER DISTRICT
CORPUS OF ENGINEERS

Station: 0+00 to 102+23
HARBOR OF REFUGE
PORT LAVACA, TEXAS

COMMUNICATION

SUBJECT: NEW LEASE FOR POOR BOY'S BAIT AT SMITH HARBOR

INFORMATION:

CITY OF PORT LAVACA

DATE: 7.30.2021

TO: PORT COMMISSION CC: J. RUDELLAT

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: POOR BOYS BAIT LEASE NEGOTIATIONS

The current lease for Poor Boys Bait expires on August 31, 2021. The current lease is in the names of Gordan McElvaney and Ausencio Rubio Reyna DBA Poor Boys Bait. On June 22, I reached out to Mr. McElvaney to verify his status with the partnership. He responded that he no longer owns any assets in Poor Boys Bait Stand.

Ausencio also known as Lencho, has applied for a DBA as a sole proprietorship under the name of Poor Boy Bait Stand.

He provided the following list of assets which he states he currently owns outright as Poor Boy Bait:

- 4 tanks each @ \$1500 = \$7,500
- Building = \$5,000
- Pumps = \$800
- Pvc pipes for live well = \$200
- Air motor = \$500
- Packaged ice outdoors and ice machine= \$3,000
- Deep Freezer= \$500
- TOTAL = \$17,500

Ausencio would like to have a longer lease, even 5 years if possible. I asked him what improvements he would like to make should he have the stability of a longer lease. He provided me a copy of his "wish list" for Poor Boys Bait:

- Add two more bait tanks
- A small stand to make fish and shrimp baskets
- Add a floor deck with a couple of tables for families to enjoy eating or to go foods
- Add a fishing sign for the Poor Boys "Catch of the Day" – where people can take a photo with their catch or just a photo with the Poor Boys sign (This is great for Facebook and TikTok posts etc. for "free" advertising)
- He would like to add kayak rentals if permitted.

The current lease is \$1300/month which includes \$800 for the Bait shop site and \$500 for two shrimp boat slips as part of Poor Boys. That equates to \$15,600 per year. The MCI as of last October was 256.84. The MCI has been steadily climbing since October. The most recently published MCI is June at 278.07, an 8.3% increase over last October.

Jim Rudellat visited with Keith Barrett at Aransas County Navigation District who has many small bait stands that they rent out. The Rent is \$800 - \$1,000 per month depending on location, size, condition etc. of the building and site. The ACND owns the permanent structures and often times puts them out for bids when a lease is up. In our case, the structure is a portable building and is owned by Poor Boys Bait.

I hope we can all agree that having a bait stand and working shrimp boats located right in our harbor offering a quaint fisherman's atmosphere is of value to our tourism. But it's not much value if the out-of-town people don't know it's there. I want us to think outside of the box for a bit and to give some consideration and value to out of town advertising when setting rental rates.

I am proposing that there is no increase in \$1300/month rental rate for Poor Boys Bait Stand in exchange for a commitment from Poor Boys to place a minimum half page ad in the Fall and Summer Visitors Guide of each year during the term of the lease. This is currently a value of approximately \$1,000 per year. Note a \$1,000 increase amounts to 6.4% over the current lease, but these advertising dollars are a win-win for both the City and Poor Boys. The City may not directly see this increase in cash payments of rent, but will see benefit in increased tourism and dollars spent in the City, not only at Poor Boys, but at gas stations, restaurants, hotels, etc. Following the first year, the rent would be adjusted per the Municipal Cost Index with a 2% minimum and 5% maximum. I will work with Lencho to provide a sign-in sheet for out-of-town patrons so we can all see where his customers are coming from.

As far as the location, there has been some discussion of moving the bait stand further east, where the concrete slab is currently located and is scheduled to be demolished soon. Lencho would be excited for this to happen and I believe would be a great location conducive to the improvements and expansion he is thinking about. If the Port Commission agrees, the lease will be written to allow a relocation at the discretion of the City.

Perhaps we can consider a similar term as Millers Seafood. A two-year lease with 2 each 1 year two-way options.

COMMUNICATION

SUBJECT: NEW LEASE OF TRACT 9 AND 10 AT CITY HARBOR

INFORMATION:

CITY OF PORT LAVACA

PORT COMMISSION MEETING: August 2, 2021

DATE: 7.30.2021

TO: PORT COMMISSION

CC: JIM RUDELLAT, HARBOR MASTER

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: LEASE OF TRACT 9 AND 10

After the last meeting when the Port Commission recommended reducing the right-of-way of the road in Tract 9 from 50 ft to 25 ft in width, I realized that additional width will be required at the east end in order to enter the adjoining property through the existing gate. (see the attached sketch).

The next step is to make formal notification to the adjoining land owner of the City's intent to reduce to right-of-way to see if he has any concerns. We will get this accomplished next week.

If in fact there is plan to fence in the boundary of Tract 9, or we can not work out an access easement with the future tenant, we will need to widen the road base to provide a driveway within this 25 ft to access the adjoining property.

TRACT 9

(EL 13)

(S 69°25'00" E 297.5')
S 69°38'59" E 297.50'

FND.
1-1/2" PIPE

POINT OF BEGINNING

ASPHALT DRIVE

ORDINANCE
50' PUBLIC RIGHT-OF-WAY
CALLED 0.338 ACRES
VOLUME 391, PAGE 507
DEED RECORDS,
CALHOUN COUNTY, TEXAS
NOV. 4, 1985

WARRANTY DEED
TO
D.L. JOUVENAT
CITY OF PORT LAVACA
CALLED 1.038 ACRES
VOLUME 29, PAGE 78
DEED RECORDS,
CALHOUN COUNTY, TEXAS
SEPT. 15, 1936

ZONE AE
(EL 13)
GRAVEL AREA

2.22 Acres

ZONE AE
(EL 13)

N 20°21'01" E 245.78'
(N 19°57'00" E 245.50')

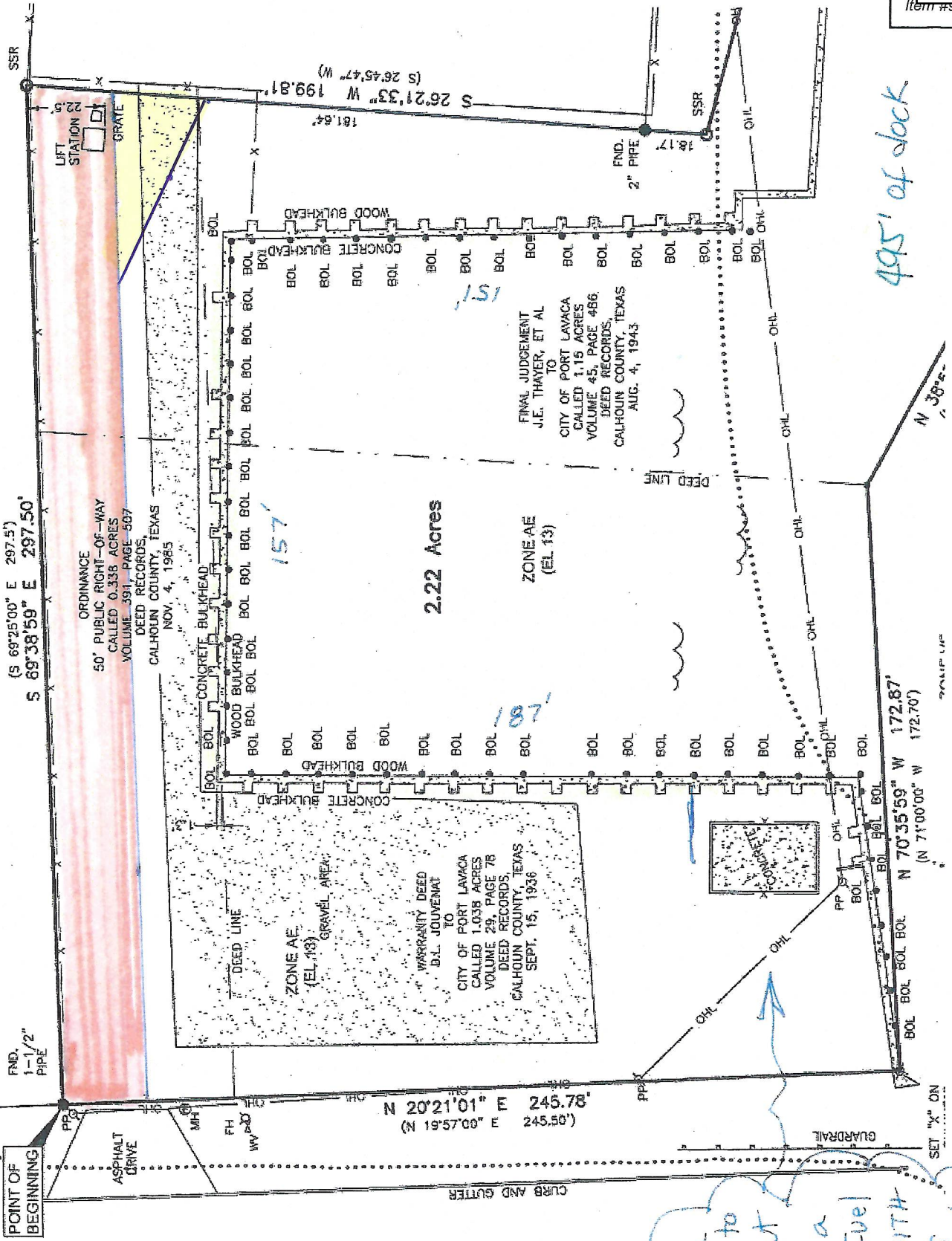
CURB AND GUTTER

STATE HIGHWAY NO. 35
(--- RIGHT-OF-WAY)

Dove
want to
carve out
tract for a
future fuel
ha? WITH
access
easement.

495' of dock

Boundary



COMMUNICATION

SUBJECT: DISCUSS AMMENDMENTS TO APPENDIX A – FEES, RATES AND CHARGES FOR CHAPTER 54 WATERWAYS

INFORMATION:

CITY OF PORT LAVACA

DATE: 7.30.2021

TO: PORT COMMISSION CC: J. RUDELLAT

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: SCHEDULE A – CHAPTER 54 WATERWAYS RATE SCHEDULE

Below is a copy of the rate schedule for Chapter 54 Waterways in the City Code of Ordinances, with the proposed changes highlighted in yellow.

I have reached out multiple times to Helena for comment on the proposed Rail Spur Rate and have not had any return correspondence to date.

Tariffs:	DRAFT	
	Oysters per sack	\$0.00
	Oysters per barrel	\$0.00
	Shrimp per ton	\$0.00
	Crude/condensate per barrel	\$0.10
	Crude/condensate per ton of bulk	\$0.65
	Public Dock Space	
	Per day per barge	\$200.00
	Harbor of Refuge	
	Dockage Space - LF/month	\$3.30
	Use of Rail spur - LS/month	\$833.00
	Marina Rates	
	Dockage Space - LF/month	\$6.30
	110 v. 30-amp Connection - per month	\$52.50
	220 v. 50-amp Connection - per month	\$105.00
	Water and Trash Included in all rentals If paid annually, will discount one month's rental	
	Transient rate < 35 ft.	\$15.75
	Transient rate > 35 ft.	\$21.00