



## REGULAR PORT COMMISSION MEETING

Tuesday, September 20, 2022 at 10:00 AM  
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

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### PUBLIC NOTICE OF MEETING

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**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 TUESDAY, SEPTEMBER 20, 2022 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/83387963416?pwd=NmhZTUlKT0pLam9DeGMzZUlmY3dkUT09>

*Meeting ID:* 833 8796 3416

*Passcode:* 789418

*One Tap Mobile*

+13462487799,,83387963416#,,, \*789418# 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. APPROVAL OF MINUTES
  - a) MINUTES OF AUGUST 16, 2022 - REGULAR MEETING.
2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT.

**REPORTS**

3. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND
  - a) Tariff Report
  - b) Account Aging Report
  - c) Payment Report
  - d) Revenue and Expenditure Report
  - e) Balance Sheet
  - f) Profit and Loss Cash Flow Report

**ACTION ITEMS: RECEIVE STATUS REPORTS**

4. ACTION ITEMS: RECEIVE STATUS REPORTS
  - a) Renovations to Nautical Landing Marina Breakwater - Presenter Jody Weaver
  - b) CDBG-MIT Coastal Resilience Project / Restore Project – Presenter Jody Weaver
  - c) Task staff to prepare study report on RLB Lease - Presenter Alex Davila
5. ACTION ITEM - RECEIVE STATUS REPORTS ON SPECIAL PROJECTS
  - a) Status report regarding TCEQ inspection in June 2022 of Tract 17 and 17A - Presenter Jody Weaver
  - b) CRG Limited Phase II Environmental Site Assessment of Harbor of Refuge Tracts 16, 17, and 17A - Presenter Jody Weaver
  - c) Discuss grant opportunities: CDBG-MIT and Matagorda Bay Mitigation Trust - Presenter Jody Weaver
6. ACTION ITEM - 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: RECEIVE REPORTS AND DISCUSS STATUS OF LEASES**

- 7. DISCUSS NEW LEASE FOR EDWARD JONES & CO., EFFECTIVE SEPTEMBER 1, 2022.
- 8. DISCUSS LEASE OF TRACT 3, 11 AND 12 AT HARBOR OF REFUGE.
- 9. DISCUSS LEASE OF TRACT 9, 9A AND 10 AT CITY HARBOR.
- 10. DISCUSS LEASE FOR PORT LAVACA PLUMBING SUITE 1D.
- 11. DISCUSS LEASE FOR BAY LIMITED SUITE 5.

**COMMENTS**

- 12. 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, September 20, 2022**, beginning at 10:00 a.m., was posted at city hall, easily accessible to the public, as of **10:00 a.m. Friday, September 16, 2022**.

\_\_\_\_\_/s/ Rachel Garza\_\_\_\_\_.

**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.

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# COMMUNICATION

SUBJECT: APPROVAL OF MINUTES      a) MINUTES OF AUGUST 16, 2022 -  
REGULAR MEETING.

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## INFORMATION:





# REGULAR PORT COMMISSION MEETING

Tuesday, August 16, 2022 at 10:00 AM

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

## MINUTES

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

On this the 16<sup>th</sup> day of August 2022, the Port Commission of the City of Port Lavaca, Texas, convened in regular session at 10:02 a.m. in the regular meeting place in City Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas, with the following Commissioners in attendance:

### ROLL CALL:

Alex Davila	Chairman
David Roberts	Commissioner
Mike McGuire	Commissioner
Sue Traylor	Commissioner
Jamie O'Neil	Commissioner
Larry Nichols	Commissioner

And with the following Commissioner(s) absent:

Michael Kovarek	Commissioner
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### CALL TO ORDER:

Chairman Davila called the meeting to order and presided at 10:02 a.m.

### CONSENT AGENDA

#### 1. APPROVAL OF MINUTES

a) MINUTES OF JULY 19, 2022 - REGULAR MEETING.

Motion made by Commissioner McGuire

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

THAT, the minutes of the Port Commission regular meeting held on August 16, 2022, are hereby approved.

Seconded by Commissioner Roberts.

Motion passed by the following vote:

Voting Aye:

Alex Davila, David Roberts, Mike McGuire, Sue Traylor, Larry Nichols, and Jamie O'Neil.

Voting Nay: None

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

- A copy of these reports, in their entirety, can be found in the Port Commission's meeting packet dated August 16, 2022.

Motion made by Commissioner McGuire

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

THAT, the Harbor Master's Inspection Report of the Port Commission regular meeting held on August 16, 2022, are hereby approved.

Seconded by Commissioner Roberts.

Motion passed by the following vote:

Voting Aye:

Alex Davila, David Roberts, Mike McGuire, Sue Traylor, Larry Nichols, and Jamie O'Neil.

Voting Nay: None

**REPORTS**

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

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

- A copy of these reports, in their entirety, can be found in the Port Commission's meeting packet dated August 16, 2022.

**ACTION ITEMS: RECEIVE STATUS REPORTS****4. ACTION ITEMS: RECEIVE STATUS REPORTS**

- a) Renovations to Nautical Landing Marina Breakwater - Presenter Jody Weaver**
- TPWL are waiting on a response from Fish and Wildlife Services, project has been submitted last month.
- b) CDBG-MIT Coastal Resilience Project / Restore Grant - Presenter Jody Weaver**
- Monthly Progress Report was submitted to Commissioners.

A copy of this reports, in its entirety, can be found in the Port Commission's meeting packet dated August 16, 2022.

**5. ACTION ITEM - RECEIVE STATUS REPORTS ON SPECIAL PROJECTS**

**a) Status report regarding TCEQ inspection in June 2022 of Tract 17 and 17A - Presenter Jody Weaver**

- We have not received a response from TCEQ since our submittal on June 7, 2022, in response to their records request. Since that time all the totes, drums, barrels, and open top oil containment/containers that were left on site by the previous tenant have been removed by Encore. We recently advertised for bids to remove and dispose of the remaining piles of wood mats, plastic, and metal debris. At the last Council meeting, Council rejected these bids with instruction to staff to find a more economical way. We have a price from Axis Demolition to remove and dispose of this debris at a substantial savings than the bids previously received. This cleanup is scheduled for mid-September. To begin addressing the municipal solid waste exposed along the bank from the old landfill, I will be advertising for Qualifications from Engineering firms in the very near future to prepare a preliminary design and assist in grant applications for funding. This includes applying to the Matagorda Bay Mitigation Foundation in their 2022-23 Project funding cycle.

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

- John Hogue with CRG Environmental received this email on Thursday, August 11, 2022, regarding the status of the review of the Limited Phase II ESA.

Good afternoon Mr. Hogue,

I am currently in the process of reviewing the report as we speak. I do apologize for the delay in reviewing the report. I was out of the office for a good portion of July due to some health complications. Once I am finished with my review, my correspondence letter will have to go through a peer review process prior to being submitted. If I have any questions or concerns, I will be sure to reach out to you.

Thank you for your time,  
Garrett Thering, Project Manager  
Team 1, VCP-CA Section  
Texas Commission on Environmental Quality

**6. ACTION ITEM - RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT****a) City Harbor**

- August 1, 2022, Contractor found the problem with the handrail at the upper dock should be on sight August 15, 2022, to make the necessary repairs.

**b) Nautical Landings Building**

- Brown & Root has submitted a bid to make electrical upgrades and wood repairs to building.

**c) Nautical Landings Marina**

- Matt Estes - City Attorney awaiting probate.
- Abandon boat found owner. In process of auctioning boat.
- Horizon Environmental has been onsite 16 times since last PC meeting

**d) Smith Harbor**

- Dredge spoils waiting for it to dry out before shaping up piles

**e) Harbor of Refuge**

- Received two bids for the debris cleanup Council rejected bids and advised staff to find a cheaper alternative.

**ACTION ITEMS: RECEIVE REPORTS AND DISCUSS STATUS OF LEASES****7. DISCUSS PROPOSED NEW LEASE FOR EDWARD JONES & CO.**

- Edward Jones has leased Suite 3 from the City since September 1, 2003. As such they have been a long-time steady tenant and have always to my knowledge paid their rent on time without issue. The original 2003 lease was for 5 years with a 5-year option and there have been 5 amendments that extended the lease until it's current expiration date of August 31, 2022.
- The lease amount they contracted for in 2003 was \$765.00/month. The MCI in September 2003 was 166.8. The MCI in June 2022 (last date published) was 312.09, or an increase of 187%. So, \$765.00 in today's dollars per the MCI is \$1,431.35. Edward Jones is currently paying a total of \$1,150.00/month.
- Staff's recommendation as outlined in the attached information is to increase the overall lease amount to \$1,220.00/month. This would equate to an increase since 2003 of 159% or about an MCI of 266 which is what it was around March of 2021. Interestingly, this also is about the increase since 2003 using the Consumer Price Index (CPI) which would be a 161% increase. This \$1,220.00 per month is an increase of 6% over their current rate of \$1,150.00, in keeping with Council's wish to keep increases from being "too high" in any one year.
- Edward Jones is requesting a 5-year lease with fixed 3.5% increase each year. This would certainly simplify staff's workload for this lease over the next 5-years.

Communication with Edward Jones this year has been sporadic, but based upon my conversations two years ago, they seem to want a fixed increase and not the uncertainty of the MCI. If the Port Commission is uncomfortable getting locked into a 3.5% annual increase, perhaps we offer a 2-year lease with a 5% increase for year 2 and see where the market is for year 3 if they are still interested in the lease.

- The proposed lease agreement document is based upon Edward Jones' standard agreement with some edits on our part. Anne Marie has reviewed this and is prepared to recommend to Council that the language is satisfactory. I have put in red some provisions that differ from Edward Jones' standard and/or are things that will need further discussion from the Port Commission. Although again communication has been spotty, it is my understanding that because of the corporate nature of this tenant, it is very difficult to use anything other than their standard document (although we have made some edits to it). If the Port Commission/Council requires that only the City's standard lease document be used, then I suggest that a one-year amendment to the existing lease be entered into, and we provide them written notice of this fact so they have a year to find a new location. (Note: the language of the original contract states that in the event that the Lessee should holdover or be permitted to holdover, the lessee shall be deemed a tenant wholly at will of the City).
- The Early Termination clause is included but provides for a Four (4) month rent liquated Damages payment. This matches what is included in the original 2003 lease.
- The scheduled payment for water/sewer and electrical is subject to increase with changes to the KW/hr cost and the Base Water and/or Sewer Rate.
- Lessee is responsible for payment of any ad valorem taxes assessed on the leased property if any.
- 2 parking spaces are provided in the front and 2 in the back.

Motion made by Commissioner Nichols

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

THAT, Chairman Davila, makes recommendation to recommend to city council a new lease agreement for Edward Jones & Co with the following terms:

- 7% increment each year
- City Lease Agreement
- 2-year lease

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye:

Alex Davila, David Roberts, Mike McGuire, Sue Traylor, Larry Nichols, and Jamie O'Neil.

Voting Nay: None

**8. DISCUSS LEASE OF TRACT 3, 11 AND 12 AT HARBOR OF REFUGE**

- We executed an Agreed Order Conditioning Automatic Stay regarding Tracts 3, 11, and 12 at the Harbor of Refuge.

On or before August 31, we shall receive payment of all rent and dock charges owed for the post-petition period of December 9 through August 31, not included late fees. This amount is \$47,854.43. As of September 1, the rent increases by 5% and they will pay \$5,789.52/month (including dock fees) until surrender of the property or further order of the court.

If there is a default on this agreement, they will have 10 days to cure. If they do not cure, then the automatic stay shall terminate, and we can begin eviction proceedings.

It is my understanding that it is anticipated that the property will be surrendered in October or November.

I propose that we prepare to advertise for bids for these tracts in December or as soon as practical after the tracts are surrendered.

I will be looking for the Port Commission to set a minimum bid amount for these tracts. This will be voted on at a later meeting.

Last year the minimum amounts were \$2,800 for Tract 3 and \$1,760.00/month for Tract 11 (which was the combination of former 11 and 12)

**9. DISCUSS LEASE OF TRACT 9, 9A AND 10 AT CITY HARBOR**

- Reference the attached Site Plan of Tracts 9, 9A, and 10.

First, does the Port Commission agree to the proposed boundaries of tract 9A and that it is to be offered as a lease separately from Tract 9 as a potential fueling station?

Second, we need to establish minimum bid amounts for the tracts we are advertising. For comparison, Millers Seafood's current lease was effective 8/1/2021 and he is paying \$3.13/linear foot of dock.

Using this \$3.13/LF, Tract 9 would be \$1,345.00.

The current month to month lease of tract 10 is \$2.11/linear foot.

I don't have any reference right now to base a proposed minimum rental rate for a fueling station at Tract 9A on.

**10. COMMENTS FROM COMMISSIONERS**

No comments.

**ADJOURNMENT**

Commissioner Roberts made a motion to adjourn the meeting.

Commissioner Nichols seconded this motion.

Motion passed by the following vote:

Voting Aye:

Alex Davila, David Roberts, Mike McGuire, Larry Nichols, Sue Traylor and Jamie O'Neil.

Voting Nay: None

Meeting adjourned at 11:22 a.m.

These minutes were approved on September 20, 2022.

ATTEST:

\_\_\_\_\_  
Alex Davila, Chairman

\_\_\_\_\_  
Rachel Garza, Admin. Assistant

# COMMUNICATION

SUBJECT: RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT.

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## INFORMATION:



# Port Lavaca Port Commission Monthly Inspection

Month: 20 SEPTEMBER 2022    Location: Harbor of Refuge

## 1. Road

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 2. Railspur

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 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:

## 14. Mulch Piles

Condition:

Harbor Master: \_\_\_\_\_

# Port Lavaca Port Commission Monthly Inspection

Month: 20 SEPTEMBER 2022    Location: City Harbor

## 1. Fueling Area

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 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: 20 SEPTEMBER 2022    Location: NLB

**1. Doors:**

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  
Comments:

## 8. Roof:

Condition: Satisfactory Unsatisfactory Not Applicable  
Comments: 28 JANUARY 2022 ROOF LEAK APPEARED OVER SUITE 2.

## 9. Parking:

Condition: Satisfactory Unsatisfactory Not Applicable  
Comments:

## 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: 20 SEPTEMBER 2022    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:

**12. Cement Cap**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

**13. Bulkhead**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable

Com

**Harbor Master:** \_\_\_\_\_

# COMMUNICATION

SUBJECT: RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND

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## INFORMATION:

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

**EQUALIZER / GULF MARK**

TARIFF AMOUNT

REPORTING

BARRELS OF

PAID @ \$0.10

Date Received

Reference

Description

CRUDE OIL

/

MONTH

CRUDE OIL

PER BARREL

11/18/2021	1115189	EQUALIZER, INC.	OIL	/	10/2021	29,755.850	\$2,975.58
12/21/2021	1118972	EQUALIZER, INC.	OIL	/	11/2021	40,177.560	\$4,017.76
2/1/2022	1123461	EQUALIZER, INC.	OIL	/	12/2021	31,936.470	\$3,193.65
3/7/2022	1128013	EQUALIZER, INC.	OIL	/	01/2022	20,123.540	\$2,012.35
3/21/2022	1129740	EQUALIZER, INC.	OIL	/	02/2022	25,167.370	\$2,516.74
6/24/2022	1141009	EQUALIZER, INC.	OIL	/	03/2022	28,379.070	\$2,837.91
5/16/2022	1136699	EQUALIZER, INC.	OIL	/	04/2022	66,462.600	\$6,646.26
6/22/2022	1140796	EQUALIZER, INC.	OIL	/	05/2022	64,583.700	\$6,458.37
7/29/2022	1145212	EQUALIZER, INC.	OIL	/	06/2022	45,975.330	\$4,597.53
8/17/2022	1147811	EQUALIZER, INC.	OIL	/	07/2022	55,547.250	\$5,554.72
		EQUALIZER, INC.	OIL	/	08/2022	PENDING PMT FOR AUG 2022	
		EQUALIZER, INC.	OIL	/	09/2022		

FY 2021-2022 - TOTAL

\$40,810.87

# CITY OF PORT LAVACA PORT COMMISSION

## MONTHLY TARIFF REPORT

**DATE:** 08/31/2022

**REPORTING PERIOD:** AUGUST 2022  
(MONTH) (YEAR)

**COMPANY NAME:** EQUALIZER INC

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

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

\_\_\_\_\_ Tons of Fertilizer BARGE @ 0.65¢ per ton  
(Name Product)

49,657.97 Barrels of Crude Oil CRUDE OIL @ 0.010¢ per barrel  
(Name Product)

\_\_\_\_\_ Sacks of Oysters \_\_\_\_\_ @ 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 \$ 4,965.80 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 31 day of AUGUST, 2022.

COMPTROLLER  
(Title)

MARY MILLER  
(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 #3.

Attn : Paul Migala / GulfMark Energy Inc. paulm@gulfmarkenergy.com  
Shelly Smith / GulfMark Energy Inc. shellys@gulfmarkenergy.com

### Load RECAP - Original

Product : CRUDE OIL  
  
Vessel : MM - 86 & MM - 88  
Location : Gulfmark -Port Lavaca, TX  
Tank(s) - 2 | 1  
  
Date : 13-AUG-2022  
File NA° : PVI-12768  
Ref. NA° : ER220801A

### QUANTITIES - CRUDE OIL

#### Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F 17,588.95  
Free Water 0.00  
GSV

Barrels @ 60 °F 17,588.95  
Gallons @ 60 °F 738,735.90

Long Tons - Air 2,489.454  
Metric Tons - Air 2,529.402  
Short Tons - Air 2,788.189  
Kilograms - Air 2,529,402.0  
Pounds - Air 5,576,378.0

API Gravity @ 60 °F (C) 24.6

#### NSV

Barrels @ 60 °F 17,561.99  
Gallons @ 60 °F 737,603.58

Long Tons - Air 2,485.639  
Metric Tons - Air 2,525.525  
Short Tons - Air 2,783.915  
Kilograms - Air 2,525,525.0  
Pounds - Air 5,567,830.0

S&W % 0.153\*\*  
S&W Vol. 26.96  
S&W Source

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

#### Total Vessel Quantities

Vessel : MM - 86  
TCV, Bbls @ 60 °F 17,751.15  
Free Water 0.00  
GSV



From : Camin Cargo Control  
To : GulfMark Energy Inc.

Item #3.

Attn : Paul Migala / GulfMark Energy Inc. paulm@gulfmarkenergy.com  
Shelly Smith / GulfMark Energy Inc. shellys@gulfmarkenergy.com

### Load RECAP - Original

Product : CRUDE OIL  
Vessel : MM - 96 & 98  
Location : Gulfmark -Port Lavaca, TX  
Tank(s) - 2 | 1  
Date : 30-AUG-2022  
File NA° : PVI-12779  
Ref. NA° : ER220802A

### QUANTITIES - CRUDE OIL

#### Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F 19,620.60  
Free Water 0.00  
GSV

Barrels @ 60 °F 19,620.60  
Gallons @ 60 °F 824,065.20

Long Tons - Air 2,785.940  
Metric Tons - Air 2,830.645  
Short Tons - Air 3,120.252  
Kilograms - Air 2,830,645.0  
Pounds - Air 6,240,505.0

API Gravity @ 60 °F (C) 24.1

#### NSV

Barrels @ 60 °F 19,593.65  
Gallons @ 60 °F 822,933.30

Long Tons - Air 2,782.113  
Metric Tons - Air 2,826.757  
Short Tons - Air 3,115.966  
Kilograms - Air 2,826,757.0  
Pounds - Air 6,231,933.0

S&W % 0.137\*\*  
S&W Vol. 26.95  
S&W Source

\*\* Quality based on Individual open and close of shore tank.

#### Total Vessel Quantities

Vessel : MM - 98

TCV, Bbls @ 60 °F 19,805.24  
Free Water 0.00  
GSV

From : Camlin Cargo Control  
To : GulfMark Energy Inc.

Item #3.

Attn : Paul Migala / GulfMark Energy Inc. paulm@gulfmarkenergy.com  
Shelly Smith / GulfMark Energy Inc. shellys@gulfmarkenergy.com

### Load RECAP - Original

Product : CRUDE OIL  
Vessel : FMT - 3060  
Location : Gulfmark -Port Lavaca, TX  
Tank(s) - 2 | 1  
Date : 03-AUG-2022  
File NA° : PVI-12763  
Ref. NA° : VG220801-A

### QUANTITIES - CRUDE OIL

#### Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F 12,514.84  
Free Water 0.00  
GSV

Barrels @ 60 °F 12,514.84  
Gallons @ 60 °F 525,623.28

Long Tons - Air 1,775.846  
Metric Tons - Air 1,804.343  
Short Tons - Air 1,988.948  
Kilograms - Air 1,804,343.0  
Pounds - Air 3,977,895.0

API Gravity @ 60 °F (T) 24.2

#### NSV

Barrels @ 60 °F 12,502.33  
Gallons @ 60 °F 525,097.86

Long Tons - Air 1,774.071  
Metric Tons - Air 1,802.539  
Short Tons - Air 1,986.959  
Kilograms - Air 1,802,539.0  
Pounds - Air 3,973,919.0

S&W % 0.100\*\*  
S&W Vol. 12.51  
S&W Source

\*\* Quality based on Individual open and close of shore tank.

#### Total Vessel Quantities

Vessel : FMT - 3060

TCV, Bbls @ 60 °F 12,525.96  
Free Water 0.00  
GSV

## TARIFF REPORT FY 2020-2021

## HELENA CHEMICAL

Date Received	Reference	Description	BARGE	RAIL	REPORTING MONTH	FERTILIZER BULK TONS	TARIFF AMOUNT PAID @ \$0.65 PER TON
10/21/2021	1111695	HELENA CHEMICAL	4713.605	743.575	10/2021	5,457.180	\$3,541.61
1/24/2022	1122686	HELENA CHEMICAL	4573.691	742.95	11/2021	5,316.641	\$3,455.82
12/28/2021	1119494	HELENA CHEMICAL	3102.521	0	12/2021	3,102.521	\$2,016.64
2/9/2022	1124789	HELENA CHEMICAL	4801.742	758.62	01/2022	5,560.362	\$3,614.24
3/7/2022	1128015	HELENA CHEMICAL	16086.385	2265.794	02/2022	18,352.179	\$11,928.92
3/29/2022	1130371	HELENA CHEMICAL	6212.435	2245.603	03/2022	8,458.038	\$5,497.72
4/26/2022	1133628	HELENA CHEMICAL	4707.816	0	04/2022	4,707.816	\$3,060.08
6/3/2022	26820	HELENA CHEMICAL	7629.245	0	05/2022	7,629.245	\$4,959.01
6/22/2022	26906	HELENA CHEMICAL	2949.473	0	06/2022	2,949.473	\$1,917.16
7/29/2022	ACH	HELENA CHEMICAL	3192.571	0	07/2022	3,192.571	\$2,075.17
9/2/2022	ACH	HELENA CHEMICAL	2830.64	0	08/2022	2,830.640	\$1,839.92
		HELENA CHEMICAL			09/2022	PENDING PMT FOR SEPT 2022	

FY 2021-2022 - TOTAL

\$43,906.29

Date Received	Reference	Description	RAIL	REPORTING MONTH	PAID
10/1/2021	CK 3523717	MONTHLY RAIL FEE	\$833.00	10/2021	PAID
10/29/2021	CK 3532985	MONTHLY RAIL FEE	\$833.00	11/2021	PAID
12/3/2021	CK 3543882	MONTHLY RAIL FEE	\$833.00	12/2021	PAID
1/10/2022	CK 3554856	MONTHLY RAIL FEE	\$833.00	01/2022	PAID
2/1/2022	CK 3561730	MONTHLY RAIL FEE	\$833.00	02/2022	PAID
3/3/2022	CK 3570991	MONTHLY RAIL FEE	\$833.00	03/2022	PAID
4/7/2022	CK 3582043	MONTHLY RAIL FEE	\$833.00	04/2022	PAID
4/27/2022	ACH	MONTHLY RAIL FEE	\$833.00	05/2022	PAID
5/27/2022	ACH	MONTHLY RAIL FEE	\$833.00	06/2022	PAID
6/28/2022	ACH	MONTHLY RAIL FEE	\$833.00	07/2022	PAID
7/27/2022	ACH	MONTHLY RAIL FEE	\$833.00	08/2022	PAID
8/30/2022	ACH	MONTHLY RAIL FEE	\$833.00	09/2022	PAID

## MONTHLY TARIFF REPORT

DATE: August 22, 2022REPORTING PERIOD: August 2022  
(MONTH) (YEAR)COMPANY NAME: HELENA AGRI-ENTERPRISES, LLCMAILING ADDRESS: PO BOX 419  
(P. O. Box Number or Street)PORT LAVACA TX 77979  
(City) (State) (Zip Code)

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<u>2830.64</u>	Tons of Fertilizer	<u>Barge</u>	@ 0.65¢ per ton
		(Name Product)	
		(Name Product)	

<u>0</u>		<u>Rail</u>	@ 0.65¢ per ton
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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 \$ 1839.92 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 August, 2022.Terminal Manager  
(Title)Trey Franz  
(Printed Name)  
(Duly Authorized Signature)Port Commission's Main Office Phone Number:  
Port Commission's Main Mailing Address:

(361) 552-9793 Ext. 242

rgarza@portlavaca.org  
City of Port Lavaca Port CommissionFax No.: (361) 552-6062  
Port Lavaca, TX 77979





## BARGE SURVEY

Published: 07/27/22 10:15:22

Vessel ID:	JIMB0418	Commodity:	UREA	Empty Survey D/T:	Complete Date:	07/26/2022	
Wet Dry:	DRY	Equipment Type:	RAKE	Loaded Survey D/T:	Release Date:	07/26/22 5:20	
Vessel Type:	BARGE	Order No.:	33036150	Placement Date:	Origin City:	Donaldsonville	
Voyage ID:	9240	Surveyor ID:		Start Date:	07/26/22 0:31	Origin State:	LA

Vessel Facts		Order Information	
Depth:	14 Ft. 0 In.	Bilge Radius:	0 Ft. 0 In.
Beam:	35 Ft. 0 In.	Rake Horizontal:	0 Ft. 0 In.
Length:	200 Ft. 0 In.	Rake Vertical:	0 Ft. 0 In.
Order No:	33036150	Cust PO No:	574647013
Cust/Bill To:	100292	CHS INC	
Ship To:	207591	CUSTOMER ARRANGED BARGE	
City/State:			

## Freeboard

	Empty	Loaded
Fwd/Bow Port:	12'-0.000"	5'-5.500"
Fwd/Bow Star:	12'-0.000"	5'-6.500"
Mid Port:	12'-5.000"	5'-5.000"
Mid Star:	12'-4.500"	5'-6.000"
Aft/Stern Port:	12'-11.750"	5'-6.500"
Aft/Stern Star:	12'-11.750"	5'-7.000"
Mean Freeboard:	12'-5.500"	5'-6.080"
Mean Draft:	1'-6.500"	8'-5.920"
Water Density:	0.997	0.9971
Net Tons:	-8.392	1,428.373

Tons Corrected  
for Density:

1,436.765

## Tank Soundings

Empty				Loaded			
Bow		Starboard		Bow		Starboard	
No. 1:	0 Ft. 0.00 In.	0 Ft. 0.00 In.	0 Ft. 0.00 In.	No. 1:	0 Ft. 0.00 In.	0 Ft. 0.00 In.	0 Ft. 0.00 In.
No. 2:	0 Ft. 0.00 In.	0 Ft. 0.00 In.	0 Ft. 0.00 In.	No. 2:	0 Ft. 0.00 In.	0 Ft. 0.00 In.	0 Ft. 0.00 In.
No. 3:	0 Ft. 0.00 In.	0 Ft. 0.00 In.	0 Ft. 0.00 In.	No. 3:	0 Ft. 0.00 In.	0 Ft. 0.00 In.	0 Ft. 0.00 In.
No. 4:	0 Ft. 25.00 In.	0 Ft. 0.00 In.	0 Ft. 0.00 In.	No. 4:	0 Ft. 25.00 In.	0 Ft. 0.00 In.	0 Ft. 0.00 In.
No. 5:	0 Ft. 0.00 In.	0 Ft. 0.00 In.	0 Ft. 0.00 In.	No. 5:	0 Ft. 0.00 In.	0 Ft. 0.00 In.	0 Ft. 0.00 In.
No. 6:	0 Ft. 0.00 In.	0 Ft. 0.00 In.	0 Ft. 0.00 In.	No. 6:	0 Ft. 0.00 In.	0 Ft. 0.00 In.	0 Ft. 0.00 In.
Stem		Stem		Stem		Stem	
0 Ft. 5.00 In.		0 Ft. 5.00 In.		0 Ft. 75.00 In.		0 Ft. 75.00 In.	

**Loading Facility:** Gavilon Red Rock Operations  
**Prepared By:** Management Tabatha  
**Attn:** Bookmiller

**Barge ID:** MTC202051  
**Load Date:** 6/23/2022  
**Load Time:** 7:25

Railcar #	STN	Product	Customer	CP Date	AP Date
XTRX075883	99.000	MOP, 60% RED GRANULAR	MOSAIC	6/17/2022	6/22/2022
NDYX833179	98.650	MOP, 60% RED GRANULAR	MOSAIC	6/17/2022	6/22/2022
PLCX019878	100.275	MOP, 60% RED GRANULAR	MOSAIC	6/17/2022	6/22/2022
PTLX015926	100.175	MOP, 60% RED GRANULAR	MOSAIC	6/17/2022	6/22/2022
MOCX481057	98.825	MOP, 60% RED GRANULAR	MOSAIC	6/17/2022	6/22/2022
AEX 021892	100.525	MOP, 60% RED GRANULAR	MOSAIC	6/17/2022	6/22/2022
MOCX981082	100.075	MOP, 60% RED GRANULAR	MOSAIC	6/17/2022	6/22/2022
PLCX027941	99.025	MOP, 60% RED GRANULAR	MOSAIC	6/17/2022	6/22/2022
MOCX494073	98.575	MOP, 60% RED GRANULAR	MOSAIC	6/17/2022	6/22/2022
CEFX301202	98.525	MOP, 60% RED GRANULAR	MOSAIC	6/17/2022	6/22/2022
AEX 021993	100.400	MOP, 60% RED GRANULAR	MOSAIC	6/17/2022	6/22/2022
MOCX499253	101.575	MOP, 60% RED GRANULAR	MOSAIC	6/17/2022	6/22/2022
MOCX494040	98.425	MOP, 60% RED GRANULAR	MOSAIC	6/17/2022	6/22/2022
PTLX015933	99.825	MOP, 60% RED GRANULAR	MOSAIC	6/17/2022	6/22/2022
<b>Total</b>	<b>1,393.875</b>	<b>STN</b>			



CITY OF PORT LAVACA

PORT COMMISSION  
ACCOUNT AGING REPORT

9/16/2022

Account	Status	Pay Date	Billed Thru Date	Current Balance	30 Day	60 Day	90 Day	120 Day	Balance
99-1303-01	Active	9/8/2022	7/31/2022						
99-1415-00	Active	9/15/2022	7/31/2022	\$ (6,051.67)					\$ (6,051.67)
99-1583-05	Active	8/10/2022	7/31/2022	\$ 3,200.00	\$ 3,520.00	\$ 1,985.00			\$ 8,705.00
99-1733-02	Active	7/8/2022	7/31/2022	\$ (1,663.35)					\$ (1,663.35)
99-1734-00	Active	9/1/2022	7/31/2022						
99-1745-00	Active	4/6/2021	7/31/2022	\$ 1,350.00	\$ 1,485.00	\$ 1,350.00	\$ 1,485.00	\$ 17,820.00	\$ 23,490.00
99-1746-00	Active	4/6/2021	7/31/2022	\$ 4,227.02	\$ 4,649.72	\$ 4,227.02	\$ 4,649.72	\$ 55,796.66	\$ 73,550.14
99-1783-00	Active	9/7/2022	7/31/2022	\$ 1,996.50					\$ 1,996.50
99-1800-01	Active	9/1/2022	7/31/2022						
99-1801-01	Active	9/12/2022	7/31/2022						
99-1810-00	Active	8/22/2022	7/31/2022						
99-1883-00	Active	8/31/2022	7/31/2022	\$ (388.44)					\$ (388.44)
99-1893-00	Active	9/15/2022	7/31/2022						
99-1909-01	Active	9/1/2022	7/31/2022	\$ (579.58)					\$ (579.58)
99-1913-02	Active	9/9/2022	7/31/2022						
99-1923-06	Active	8/22/2022	7/31/2022						
99-1930-01	Active	9/12/2022	7/31/2022						
99-1931-07	Active	9/7/2022	7/31/2022	\$ (350.00)					\$ (350.00)
99-1932-06	Active	9/7/2022	7/31/2022	\$ (350.00)					\$ (350.00)
99-1933-03	Active	8/26/2022	7/31/2022						
99-1963-04	Active	8/29/2022	7/31/2022						
99-1973-06	Active	9/6/2022	7/31/2022	\$ (317.10)					\$ (317.10)
99-1983-09	Active	9/2/2022	7/31/2022						
99-1993-04	Active	9/2/2022	7/31/2022						
99-2003-04	Active	9/2/2022	7/31/2022						
99-2013-09	Active	8/3/2022	7/31/2022	\$ 264.60					\$ 264.60
99-2033-06	Active								
99-2043-07	Active	9/1/2022	7/31/2022						
99-2053-10	Active	8/15/2022	7/31/2022	\$ 302.00	\$ 114.80				\$ 416.80
99-2063-10	Active	9/2/2022	7/31/2022						
99-2093-07	Active	9/2/2022	7/31/2022						
99-2103-07	Active	9/7/2022	7/31/2022						
99-2153-04	Active	6/6/2022	7/31/2022	\$ 291.90	\$ 321.09	\$ 291.90			\$ 904.89
99-2163-03	Active	9/1/2022	7/31/2022						
99-2193-07	Active	8/24/2022	7/31/2022						
99-2213-04	Active	8/31/2022	7/31/2022						
99-2223-10	Active	9/1/2022	7/31/2022						
99-2233-07	Active	8/30/2022	7/31/2022	\$ 228.90					\$ 228.90
99-2253-07	Active	9/7/2022	7/31/2022						
99-2293-14	Active	8/23/2022	7/31/2022	\$ (22.89)					\$ (22.89)
99-2313-14	Active	9/13/2022	7/31/2022						
99-2421-07	Active	9/1/2022	7/31/2022						
99-2433-04	Active								
99-2443-05	Active	8/7/2022	7/31/2022	\$ 279.30					\$ 279.30
99-2453-08	Active	5/20/2022	7/31/2022	\$ 279.30	\$ 307.23				\$ 586.53
99-2481-05	Active	9/8/2022	7/31/2022	\$ 32.11					\$ 32.11
99-2543-09	Active	9/1/2022	7/31/2022						
99-2589-05	Active	4/22/2022	7/31/2022	\$ 235.20	\$ 258.72	\$ 235.20	\$ 258.72	\$ 258.72	\$ 1,246.56
48				\$ 2,963.80	\$ 10,656.56	\$ 8,089.12	\$ 6,393.44	\$ 73,875.38	\$ 101,978.30

9.16.2022  
payment  
\$ 47,854.43

\$ 100,731.74



VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-101609 COASTAL OFFICE PRODUCTION	I-WO-54682-1	504 51000521.01	OFFICE: PENS	60753	\$25.08
VENDOR TOTALS					\$25.08
01-102691 CULLEN, CARSNER, SEERD	I-22918	504 51000532.07	LEGAL- REGULAR: LEGAL SERVICES	60651	\$1,740.00
01-102691 CULLEN, CARSNER, SEERD	I-23024	504 51000532.07	LEGAL- REGULAR: LEGAL SERVICES	60651	\$3,543.90
01-102691 CULLEN, CARSNER, SEERD	I-23291	504 51000532.07	LEGAL- REGULAR: LEGAL SERVICES	60754	\$1,230.00
VENDOR TOTALS					\$6,513.90
01-104071 ENTERPRISE FLEET	I-FBN4518114	504 51000544.55	R & M- VEHICLE: PORT COMMISSION	60721	\$441.00
VENDOR TOTALS					\$441.00
01-102882 FRONTIER SOUTHWEST INC.	I-18830907065/082022	504 51000536.02	TELEPHONE: PHONE CHARGES AUGUST 2022	60762	\$114.68
VENDOR TOTALS					\$114.68
01-102645 GEXA ENERGY, LP	I-33177550-4	504 51000536.01	ELECTRICITY: ELECTRICITY SERVICES JULY 2022	60663	\$2,168.18
AC/BAY LIMITED					\$182.47
LIGHT/BAY LIMITED & AC/DAYROOM & HARBOR MASTER					\$132.76
SPIRETECH					\$157.77
AC/EDWARD JONES & SOMETHING MORE					\$0.00
LIGHTS/DAYROOM, HARBOR MASTER					\$0.00
SUB PANEL/EDWARD JONES					\$270.35
PL PLUMBING, G4S, & CONF. ROOM					\$273.85
NL MARINA BUILDING FLOOD LIGHT					\$51.02
NL BOAT SLIPS					\$627.37
HARBOR OF REFUGE					\$0.00
HARBOR OF REFUGE FLOOD LIGHT					\$472.59
CITY HARBOR					\$0.00
VENDOR TOTALS					\$2,168.18

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK	AMOUNT
01-100700 MCGREW, TERRI	I-412753	504 51000523.03	CLEANING & JANITORIAL: CLEANING SERVICES		60780	\$600.00
			<b>VENDOR TOTALS</b>			<b>\$600.00</b>
01-101749 RICHARD A LEWIS	I-000115	504 51000542.25	R & M- BUILD: REPAIRED WATER HEATER		60688	\$435.00
			<b>VENDOR TOTALS</b>			<b>\$435.00</b>
01-100335 PORT LAVACA, CITY OF	I-07/2022	504 51000536.03	WATER: WATER / SEWER JULY 2022		60689	\$333.76
			<b>VENDOR TOTALS</b>			<b>\$333.76</b>
01-100373 QUILL CORPORATION	C-1825485	504 51000521.01	OFFICE: RETURN		60693	-\$39.98
01-100373 QUILL CORPORATION	I-26545370	504 51000521.01	OFFICE: OFFICE SUPPLIES		60693	\$39.98
01-100373 QUILL CORPORATION	I-26693948	504 51000521.01	OFFICE: OFFICE SUPPLIES		60791	\$57.47
			<b>VENDOR TOTALS</b>			<b>\$57.47</b>
01-102998 SHI-GOVERNMENT SOLUTION	I-GB00462349	504 51000533.14	CONTRACTED SERVICES: ADOBE ACROBAT SUBSCRIPTION		60699	\$192.33
			<b>VENDOR TOTALS</b>			<b>\$192.33</b>
01-102621 UNIFIRST CORPORATION	I-815-0951355	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES		60709	\$70.86
01-102621 UNIFIRST CORPORATION	I-815-0952050	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES		60709	\$52.57
01-102621 UNIFIRST CORPORATION	I-815-0952733	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES		60798	\$252.28
01-102621 UNIFIRST CORPORATION	I-815-0953424	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES		60798	\$52.57
			<b>VENDOR TOTALS</b>			<b>\$428.28</b>
01-102014 VERIZON WIRELESS	I-9911306023	504 51000536.02	TELEPHONE: CELL PHONE CHARGES		60713	\$40.25
			<b>VENDOR TOTALS</b>			<b>\$40.25</b>

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK	AMOUNT
01-101448 VICTOR INSURANCE MANAGEMENT	I-SI048155	504 51000535.10	WINDSTORM INSURANCE:	WINDSTORM INSURANCE	60802	\$98.33
01-101448 VICTOR INSURANCE MANAGEMENT	I-SI1048152	504 51000535.10	WINDSTORM INSURANCE:	WINDSTORM INSURANCE	60802	\$98.53
VENDOR TOTALS						\$196.86
REPORT GRAND TOTAL:						\$11,546.79

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: AUGUST 31ST, 2022

Item #3.  
PORT & HARBORS FUND  
FINANCIAL SUMMARY

Target: 91.68

REVENUE SUMMARY

ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
607,500	607,500	0	52,519.47	596,415.19	0.00	11,084.81	98.18
0	0	0	1,124.82	4,202.23	0.00	4,202.23	0.00
650	50,650	( 50,000)	2,824.44	5,234.85	0.00	45,415.15	10.34
14,000,000	0	14,000,000	0.00	0.00	0.00	0.00	0.00
0	0	0	0.00	0.00	0.00	0.00	0.00

TOTAL REVENUES	14,608,150	658,150	13,950,000	56,468.73	605,852.27	0.00	52,297.73	92.05
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EXPENDITURE SUMMARY

TECHNOLOGY SERVICES	1,500	1,500	0	244.88	1,319.60	0.00	180.40	87.97
CITY HARBOR	27,000	27,000	0	0.00	20,680.00	0.00	6,320.00	76.59
HARBOR OF REFUGE	36,000	71,893	( 35,893)	0.00	69,456.25	19,983.71	17,546.96	124.41
SMITH HARBOR	51,000	51,000	0	33,348.27	33,348.27	16,651.73	1,000.00	98.04
NAUTICAL LANDINGS MARINA	15,000	15,000	0	0.00	4,330.13	0.00	10,669.87	28.87
OPERATIONS	14,730,507	730,507	14,000,000	47,736.02	522,580.03	5,048.34	202,878.63	72.23
NON DEPARTMENTAL	0	0	0	0.00	0.00	0.00	0.00	0.00

TOTAL EXPENDITURES	14,861,007	896,900	13,964,107	81,329.17	651,714.28	41,683.78	203,501.94	77.31
REVENUES OVER/(UNDER) EXPENDITURES	( 252,857)	( 238,750)	( 14,107)	( 24,860.44)	( 45,862.01)	( 41,683.78)	( 151,204.21)	36.67

Item #3.

504 P & HARBORS FUND  
REV

AS OF: AUGUST 31ST, 2022

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	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>USER &amp; SERVICE CHARGES</b>								
436.01 CITY HARBOR-DOCK LEASE	100,000	100,000	0	6,963.79	76,240.34	0.00	23,759.66	76.24
436.09 HOR - DAILY DOCK RENT	0	0	0	0.00	4,600.00	0.00	4,600.00	0.00
436.10 HOR - RENTAL	41,000	41,000	0	1,432.02	15,752.22	0.00	25,247.78	38.42
436.11 HOR - DOCK LEASES	215,000	215,000	0	21,344.57	254,286.75	0.00	39,286.75	118.27
436.12 TARIFFS	100,000	100,000	0	7,629.89	82,877.24	0.00	17,122.76	82.88
436.20 N I DOCK RENT- TRANSIE	500	500	0	0.00	3,640.00	0.00	3,140.00	728.00
436.21 N I-DOCK LEASE	80,000	80,000	0	6,879.20	73,284.14	0.00	6,715.86	91.61
436.22 N I -BLDG LEASE	70,000	70,000	0	6,670.00	68,059.50	0.00	1,940.50	97.23
436.23 N I - BLDG RENTAL	1,000	1,000	0	0.00	75.00	0.00	925.00	7.50
436.24 SMITH HARBOR RENT	0	0	0	1,600.00	17,600.00	0.00	17,600.00	0.00
TOTAL USER & SERVICE CHARGES	607,500	607,500	0	52,519.47	596,415.19	0.00	11,084.81	98.18
<b>FINES &amp; FOREFEITURES</b>								
442.01 LATE PAYMENT PENALTIES	0	0	0	1,124.82	4,202.23	0.00	4,202.23	0.00
TOTAL FINES & FOREFEITURES	0	0	0	1,124.82	4,202.23	0.00	4,202.23	0.00
<b>OTHER REVENUE</b>								
451.01 INTEREST INCOME	500	500	0	974.44	3,027.85	0.00	2,527.85	605.57
455.01 OTHER FINANCING SOURCE	0	0	0	0.00	0.00	0.00	0.00	0.00
455.10 2018 C. O. PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.11 AUCTION PROCEEDS	0	0	0	1,850.00	1,850.00	0.00	1,850.00	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	357.00	0.00	207.00	238.00
459.90 MISCELLANEOUS	0	50,000	0	0.00	0.00	0.00	50,000.00	0.00
459.92 EQUITY BALANCE FORWARD	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER REVENUE	650	50,650	0	2,824.44	5,234.85	0.00	45,415.15	10.34
<b>GRANT AND CONTRIBUTION R</b>								
481.00 CAPITAL CONTRIBUTIONS	0	0	0	0.00	0.00	0.00	0.00	0.00
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	14,000,000	0	14,000,000	0.00	0.00	0.00	0.00	0.00
TOTAL GRANT AND CONTRIBUTION R	14,000,000	0	14,000,000	0.00	0.00	0.00	0.00	0.00
<b>INTERGOVERNMENTAL REVENUE</b>								
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	14,608,150	658,150	13,950,000	56,468.73	605,852.27	0.00	52,297.73	92.05

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: AUGUST 31ST, 2022

Item #3.

504 T & HARBORS FUND  
TEC GY SERVICES  
DEPARTMENTAL EXPENDITURES

ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
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SERVICES							
50070536.504 CABLE & INTERNET	1,500	1,500	0	244.88	1,319.60	0.00	180.40 87.97
TOTAL SERVICES	1,500	1,500	0	244.88	1,319.60	0.00	180.40 87.97

TOTAL TECHNOLOGY SERVICES	1,500	1,500	0	244.88	1,319.60	0.00	180.40 87.97
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CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: AUGUST 31ST, 2022

Item #3.

504 R & HARBORS FUND  
CITY HARBOR  
DEPARTMENTAL EXPENDITURES

ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
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SERVICES									
50800533.20	CONTRACTED SERV-CITY H	25,000	25,000	0	0.00	20,680.00	0.00	4,320.00	82.72
TOTAL SERVICES		25,000	25,000	0	0.00	20,680.00	0.00	4,320.00	82.72

MAINTENANCE									
50800542.21	R & M- INERAS- CITY HA	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
50800543.22	R & M- BLDG.- CITY HAR	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
50800543.24	R & M- IMPROV OTB- CIT	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE		2,000	2,000	0	0.00	0.00	0.00	2,000.00	0.00

TOTAL CITY HARBOR		27,000	27,000	0	0.00	20,680.00	0.00	6,320.00	76.59
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CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: AUGUST 31ST, 2022

504 R & HARBORS FUND  
HAR OF REFUGE  
DEPARTMENTAL EXPENDITURES

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

SERVICES  
50820533.20 CONTRACTED SERV- HOR 25,000 60,893 ( 35,893) 0.00 69,456.25 19,983.71 ( 28,546.96) 146.88  
TOTAL SERVICES 25,000 60,893 ( 35,893) 0.00 69,456.25 19,983.71 ( 28,546.96) 146.88

MAINTENANCE  
50820542.21 R & M- INFRASTRUCTURE 11,000 11,000 0 0.00 0.00 0.00 0.00 11,000.00 0.00  
TOTAL MAINTENANCE 11,000 11,000 0 0.00 0.00 0.00 0.00 11,000.00 0.00

TOTAL HARBOR OF REFUGE 36,000 71,893 ( 35,893) 0.00 69,456.25 19,983.71 ( 17,546.96) 124.41



CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: AUGUST 31ST, 2022

Item #3.

504 R & HARBORS FUND  
SMITH HARBOR  
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50840533.20 CONTRACTED SERV- SMITH	50,000	50,000	0	33,348.27	33,348.27	16,651.73	0.00	100.00
TOTAL SERVICES	50,000	50,000	0	33,348.27	33,348.27	16,651.73	0.00	100.00
MAINTENANCE								
50840542.21 R & M- INTRAS- SMITH H	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
TOTAL MAINTENANCE	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
TOTAL SMITH HARBOR	51,000	51,000	0	33,348.27	33,348.27	16,651.73	1,000.00	98.04

Item #3.

504 R & HARBORS 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
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SERVICES							
50860533.20	CONTRACTED SERV- NL MA	10,000	10,000	0	0.00	0.00	10,000.00
TOTAL SERVICES		10,000	10,000	0	0.00	0.00	10,000.00

MAINTENANCE							
50860542.03	R & M- BUILDING- NL MA	1,000	1,000	0	0.00	3,804.15	0.00 ( 2,804.15)
50860542.21	R & M- INFRA- NL MAR	1,000	1,000	0	0.00	525.98	474.02
50860542.25	R & M- BUILD (NAUTICAL	1,000	1,000	0	0.00	0.00	1,000.00
50860543.26	R & M- INFRA- NL MARI	1,000	1,000	0	0.00	0.00	1,000.00
50860543.27	R & M- IMPROV OTB- NL	1,000	1,000	0	0.00	0.00	1,000.00
TOTAL MAINTENANCE		5,000	5,000	0	0.00	4,330.13	669.87

TOTAL NAUTICAL LANDINGS MARINA		15,000	15,000	0	0.00	4,330.13	0.00
							10,669.87
							28.87

REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: AUGUST 31ST, 2022

Item #3.

504 PORT & HARBORS FUND  
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	74,703	74,703	0	5,648.80	65,208.08	0.00	9,494.92	87.29
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	4,514	4,514	0	617.64	4,997.58	0.00	483.58	110.71
51000512.10	EMPLOYER-T.M.R.S.	4,460	4,460	0	345.14	4,176.51	0.00	283.49	93.64
51000512.20	GROUP H/D INS PREMIUMS	10,946	10,946	0	809.08	9,237.90	0.00	1,708.10	84.40
51000512.30	WORKER'S COMPENSATION	1,800	1,800	0	0.00	1,371.86	0.00	428.14	76.21
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	0.00	0.00	500.00	0.00
TOTAL PERSONNEL SERVICES	96,923	96,923	0	7,420.66	84,991.93	0.00	11,931.07	87.69	

## MATERIALS &amp; SUPPLIES

51000521.01	OFFICE	1,200	1,200	0	407.76	662.82	0.00	537.18	55.24
51000523.03	CLEANING & JANITORIAL	3,500	3,500	0	1,207.16	9,627.21	0.00	6,127.21	275.06
51000524.19	COVID-19 EXPENDITURES	0	0	0	0.00	0.00	0.00	0.00	0.00
51000525.01	FUEL	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
51000526.01	GENERAL SAFETY & TOOLS	300	300	0	0.00	344.60	0.00	44.60	114.87
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	0.00	525.90	0.00	1,474.10	26.30
TOTAL MATERIALS & SUPPLIES	8,000	8,000	0	1,614.92	11,160.53	0.00	3,160.53	139.51	

## SERVICES

51000531.01	TRAVEL & TRAINING	500	500	0	0.00	0.00	0.00	500.00	0.00
51000531.04	DUES, SUBSCR., & PUBLI	700	700	0	0.00	5,285.20	0.00	4,585.20	755.03
51000532.01	AUDIT FEES	3,000	3,000	0	0.00	3,920.00	0.00	920.00	130.67
51000532.06	HEALTH & FITNESS	0	0	0	0.00	0.00	0.00	0.00	0.00
51000532.07	LEGAL- REGULAR	5,000	5,000	0	6,513.90	31,362.19	0.00	26,362.19	627.24
51000533.14	CONTRACTED SERVICES	24,000	24,000	0	453.64	22,230.50	0.00	1,769.50	92.63
51000535.01	GENERAL LIABILITY INSU	4,292	4,292	0	0.00	2,850.64	0.00	1,441.36	66.42
51000535.10	WINDSTORM INS	3,000	3,000	0	367.35	7,079.61	0.00	4,079.61	235.99
51000535.11	FLOOD INS	1,500	1,500	0	0.00	1,564.00	0.00	64.00	104.27
51000536.01	ELECTRICITY	25,000	25,000	0	4,763.38	23,816.45	0.00	1,183.55	95.27
51000536.02	TELEPHONE	2,000	2,000	0	195.18	1,601.54	0.00	398.46	80.08
51000536.03	WATER	3,300	3,300	0	523.32	3,067.79	0.00	232.21	92.96
51000536.07	CABLE & INTERNET	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES	72,292	72,292	0	12,816.77	102,777.92	0.00	30,485.92	142.17	

## MAINTENANCE

51000541.02	LANDSCAPING	15,000	15,000	0	0.00	1,095.00	0.00	13,905.00	7.30
51000542.03	R & M- BUILDING	0	0	0	0.00	3,005.92	0.00	3,005.92	0.00
51000542.21	R & M- INFRAST. (HARBO	0	0	0	0.00	0.00	0.00	0.00	0.00
51000542.25	R & M- BUILD (NAUTICAL	11,000	11,000	0	435.00	561.99	0.00	10,438.01	5.11
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	244.08	0.00	755.92	24.41
51000544.50	R & M- FURNITURE & EOU	6,000	6,000	0	0.00	5,442.00	0.00	558.00	90.70
51000544.55	R & M- VEHICLES & TRA	500	500	0	441.00	486.29	0.00	13.71	97.26

Item #3.

504 PORT & HARBORS FUND  
OPERATIONS

## DEPARTMENTAL EXPENDITURES

	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	0	0	0	0.00	990.00	0.00	( 990.00)	0.00
TOTAL MAINTENANCE	36,200	36,200	0	876.00	11,825.28	0.00	24,374.72	32.67
SUNDRY								
51000551.11 VEHICLE LEASES	0	0	0	0.00	0.00	0.00	0.00	0.00
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	42,371	42,371	0	3,530.92	38,840.12	0.00	3,530.88	91.67
51000553.02 XFER OUT- FD 310- '08	123,395	123,395	0	10,282.92	113,112.12	0.00	10,282.88	91.67
51000553.05 XFER OUT- FD 322 - 201	134,326	134,326	0	11,193.83	123,132.13	0.00	11,193.87	91.67
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	0	0	0	0.00	0.00	0.00	0.00	0.00
51000554.84 BAD DEBT EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUNDRY	300,092	300,092	0	25,007.67	275,084.37	0.00	25,007.63	91.67
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	0	0	0	0.00	36,740.00	0.00	( 36,740.00)	0.00
51000563.05 CE- INFRASTRUCTURE	14,217,000	217,000	14,000,000	0.00	0.00	5,048.34	211,951.66	2.33
TOTAL CAPITAL EXPENDITURES	14,217,000	217,000	14,000,000	0.00	36,740.00	5,048.34	175,211.66	19.26

## TOTAL OPERATIONS

14,730,507	730,507	14,000,000	47,736.02	522,580.03	5,048.34	202,878.63	72.23
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CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: AUGUST 31ST, 2022

Item #3.  
504 & HARBORS FUND  
NON DEPARTMENTAL  
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

59800512.03	GROUP H/D INS CLAIMS	0	0	0	0.00	0.00	0.00	0.00
59800512.05	EMPLOYER- SOCIAL SECUR	0	0	0	0.00	0.00	0.00	0.00
59800512.10	EMPLOYER- TMRS	0	0	0	0.00	0.00	0.00	0.00
59800512.40	SAFETY PAY	0	0	0	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES		0	0	0	0.00	0.00	0.00	0.00

SUNDRY

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

TOTAL NON DEPARTMENTAL	=====	0	=====	0	=====	0	=====	0.00
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TOTAL EXPENDITURES	14,861,007	896,900	13,964,107	81,329.17	651,714.28	41,683.78	203,501.94	0.00
REVENUES OVER/(UNDER) EXPENDITURES	( 252,857) (	238,750) (	14,107) (	24,860.44) (	45,862.01) (	41,683.78) (	151,204.21)	36.67

\*\*\* END OF REPORT \*\*\*

BALANCE SHEET - UNAUDITED  
AS OF: AUGUST 31ST, 2022

## 504-PORT &amp; HARBORS FUND

ACCOUNT# TITLE

## ASSETS

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111.21	CLAIM ON CONS CASH	32,614.36
112.11.6001	INVESTMENTS-LOGIC	505,959.71
113.22	ALLOWANCE FOR UNCOLLECT(	14,575.43)
113.24	UNAPPLIED CREDITS (	4,375.02)
113.27	PTC ACCTS RECEIVABLE (UB	113,762.83
116.01.0001	PREPAID INSURANCE	22,993.23
151.01.1000	LAND	1,919,338.57
152.01.1000	BUILDINGS	1,313,990.38
152.02.2000	ACCUM DEPRECIATION-BUIL(	820,911.24)
153.01.1000	IMPROVEMENTS OTHER THAN	2,050,980.24
153.02.2000	ACCUM DEPR-IMPR OTHER T(	1,665,930.54)
154.01.1000	MACHINERY & EQUIPMENT	43,140.00
154.02.2000	ACCUM DEPR-MACHINERY & (	28,264.48)
155.01.1000	CONSTRUCTION IN PROGRESS	57,151.00
156.01.1000	INFRASTRUCTURE	7,996,420.23
156.02.2000	ACCUM DEPREC.- INFRASTR(	2,663,670.65)

8,858,623.19

TOTAL ASSETS

8,858,623.19

002

32,614.36 +  
505,959.71 +

538,574.07 \*

0.00

## LIABILITIES

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207.21	CUSTOMER DEPOSIT	100.00
211.10	AP PENDING (DUE TO CONS	37,977.90
211.67	SOCIAL SECURITY-PAYABLE(	396.39)
211.99	YMCA (	4.35)
212.30	ACCRUED VACATION	4,885.92
213.01	BOND PREMIUM (SERIES '18	89,660.89
214.01.0701	DUE TO PAYROLL FUND (	2,153.68)
216.20.3006	BONDS PAYABLE-CURRENT	175,000.00
221.20	BONDS PAYABLE NON-CURREN	1,925,000.00

2,230,070.29

TOTAL LIABILITIES

2,230,070.29

## FUND EQUITY/BALANCE

=====

320.07	ENCUMBRANCES (	174,972.37)
320.08	RESERVE FOR ENCUMBRANCES	174,972.37

BALANCE SHEET - UNAUDITED  
AS OF: AUGUST 31ST, 2022

Item #3.

## 504-PORT &amp; HARBORS FUND

ACCOUNT#	TITLE	
320.09	PRIOR YEAR ENCUMBRANCE	126,662.52
320.10	PRIOR YEAR RESERV/ENC (	126,662.52)
320.60	FUND BALANCE COMMITTED	90,552.00
320.65	NET INVEST. IN CAPITAL A	3,393,536.00
320.98	FUND BALANCE UNRESV	3,192,402.08
	TOTAL FUND EQUITY/BALANCE	<u>6,676,490.08</u>
	TOTAL REVENUES	603,777.10
	TOTAL EXPENSES	<u>651,714.28</u>
	EXCESS REVENUES OVER EXPENDITURES	<u>( 47,937.18)</u>
	TOTAL LIABILITIES & FUND EQUITY/BALANCE	<u>8,858,623.19</u> =====

## BALANCE SHEET - UNAUDITED

AS OF: AUGUST 31ST, 2022

## 210-PORT COMMISSION PROJECTS

ACCOUNT# TITLE

## ASSETS

=====

104.02.0004	DUE FROM OTHER GOVERNMENT	120,000.00
111.21	CLAIM ON CONS CASH	( 162,700.00)
113.29.1000	ACCOUNTS RECEIVABLE- MIS	2,500.00
155.01.1000	CONSTRUCTION IN PROGRESS	40,200.00

---

0.00

TOTAL ASSETS

---

0.00

## LIABILITIES

=====

---

0.00

TOTAL LIABILITIES

---

0.00

## FUND EQUITY/BALANCE

=====

320.07	ENCUMBRANCES	( 1,094,330.36)
320.08	RESERVE FOR ENCUMBRANCES	1,094,330.36

---

TOTAL FUND EQUITY/BALANCE 0.00

TOTAL REVENUES	0.00
TOTAL EXPENSES	0.00

---

EXCESS REVENUES OVER EXPENDITURES 0.00

TOTAL LIABILITIES &amp; FUND EQUITY/BALANCE

---

0.00



BALANCE SHEET - UNAUDITED  
AS OF: AUGUST 31ST, 2022

310-08 PC DEBT SERVICE

ACCOUNT#	TITLE
----------	-------

ASSETS  
=====

111.21	CLAIM ON CONS CASH	76,214.52	
			76,214.52
	TOTAL ASSETS		76,214.52

LIABILITIES  
=====

212.60	ACCRUED BOND INTEREST	3,824.00	
			3,824.00
	TOTAL LIABILITIES		3,824.00

FUND EQUITY/BALANCE  
=====

320.01	FUND BAL-RSRV'D/DEBT SER	24,244.46	
320.10	PRIOR YEAR RESERV/ENC (	1,320.75)	
320.98	FUND BALANCE UNRESV	59,673.07	
	TOTAL FUND EQUITY/BALANCE		82,596.78
	TOTAL REVENUES	113,187.99	
	TOTAL EXPENSES	123,394.25	
	EXCESS REVENUES OVER EXPENDITURES	( 10,206.26)	
	TOTAL LIABILITIES & FUND EQUITY/BALANCE		76,214.52

## BALANCE SHEET - UNAUDITED

AS OF: AUGUST 31ST, 2022

Item #3.

## 322-SERIES 2018 DEBT SERVICE

ACCOUNT# TITLE

ASSETS  
=====

111.21	CLAIM ON CON CASH	( 10,933.10)	
			( 10,933.10)
			=====
	TOTAL ASSETS		( 10,933.10)
			=====

LIABILITIES  
=====

212.60	ACCRUED INTEREST PAYABLE	7,068.00	
			7,068.00
	TOTAL LIABILITIES		7,068.00

FUND EQUITY/BALANCE  
=====

320.98	FUND BALANCE	( 6,808.23)	
	TOTAL FUND EQUITY/BALANCE		( 6,808.23)

TOTAL REVENUES	123,132.13
TOTAL EXPENSES	134,325.00

EXCESS REVENUES OVER EXPENDITURES	( 11,192.87)
-----------------------------------	--------------

TOTAL LIABILITIES & FUND EQUITY/BALANCE	( 10,933.10)
---	--------------

# Port Commission Snapshot

	June	July	August	FYTD
<b>City Harbor</b>				
Revenue	\$ 7,093.64	\$ 6,963.79	\$ 6,963.79	\$ 76,730.34
Expenses	\$ 2,291.64	\$ 5,502.29	\$ 2,467.91	\$ 43,762.13
<b>Gain / (Loss)</b>	<b>\$ 4,802.00</b>	<b>\$ 1,461.50</b>	<b>\$ 4,495.88</b>	<b>\$ 32,968.21</b>
<b>Harbor of Refuge</b>				
Revenue	\$ 42,657.22	\$ 29,924.60	\$ 31,531.30	\$ 360,314.13
Expenses	\$ 14,002.50	\$ 7,391.83	\$ 12,115.16	\$ 178,154.07
<b>Gain / (Loss)</b>	<b>\$ 28,654.72</b>	<b>\$ 22,532.77</b>	<b>\$ 19,416.14</b>	<b>\$ 182,160.06</b>
<b>Nautical Landings</b>				
Revenue	\$ 17,032.12	\$ 13,604.35	\$ 15,399.20	\$ 148,089.95
Expenses	\$ 14,215.06	\$ 8,607.00	\$ 11,405.95	\$ 117,708.52
<b>Gain / (Loss)</b>	<b>\$ 2,817.06</b>	<b>\$ 4,997.35</b>	<b>\$ 3,993.25</b>	<b>\$ 30,381.43</b>
<b>Smith Harbor</b>				
Revenue	\$ 1,630.00	\$ 1,600.00	\$ 1,600.00	\$ 17,690.00
Expenses	\$ 478.34	\$ 318.99	\$ 33,863.40	\$ 38,115.30
<b>Gain / (Loss)</b>	<b>\$ 1,151.66</b>	<b>\$ 1,281.01</b>	<b>\$ (32,263.40)</b>	<b>\$ (20,425.30)</b>
<b>Total Gain / (Loss)</b>	<b>\$ 37,425.45</b>	<b>\$ 30,272.64</b>	<b>\$ (4,358.13)</b>	<b>\$ 225,084.39</b>

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

# Cash Profit and Loss Statement

	June	July	August	FYTD
<b>City Harbor</b>				
Dock Lease	\$ 6,923.64	\$ 6,963.79	\$ 6,963.79	\$ 76,240.34
Oyster Tarrifs	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ 170.00			\$ 490.00
<b>Total City Harbor</b>	<b>\$ 7,093.64</b>	<b>\$ 6,963.79</b>	<b>\$ 6,963.79</b>	<b>\$ 76,730.34</b>
<b>Harbor of Refuge</b>				
Tarrifs				
Oil	\$ 9,296.28	\$ 4,597.53	\$ 5,554.72	\$ 40,810.87
Fertilizer	\$ 6,876.17		\$ 2,075.17	\$ 42,066.37
Oyster	\$ -	\$ -	\$ -	\$ -
Rentals				\$ -
Daily Dock Rental	\$ 1,200.00			\$ 4,600.00
Dock Rentals	\$ 1,432.02	\$ 1,432.02	\$ 1,432.02	\$ 15,752.22
Dock Leases	\$ 23,295.05	\$ 23,895.05	\$ 21,344.57	\$ 254,286.75
Late Payment Penalties	\$ 557.70		\$ 1,124.82	\$ 2,797.92
<b>Total Harbor of Refuge</b>	<b>\$ 42,657.22</b>	<b>\$ 29,924.60</b>	<b>\$ 31,531.30</b>	<b>\$ 360,314.13</b>
<b>Nautical Landings</b>				
Dock Rent	\$ 3,640.00			\$ 3,640.00
Dock Lease	\$ 6,879.20	\$ 7,055.60	\$ 6,879.20	\$ 73,284.14
Building Lease	\$ 6,245.00	\$ 6,470.00	\$ 6,670.00	\$ 68,059.50
Building Rentals	\$ -	\$ -	\$ -	\$ 75.00
Washer-Dryer	\$ -	\$ 78.75	\$ -	\$ 357.00
Miscellaneous	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ 267.92	\$ -	\$ -	\$ 824.31
Auction Proceeds	\$ -	\$ -	\$ 1,850.00	\$ 1,850.00
<b>Total Nautical Landings</b>	<b>\$ 17,032.12</b>	<b>\$ 13,604.35</b>	<b>\$ 15,399.20</b>	<b>\$ 148,089.95</b>
<b>Smith Harbor</b>				
Rent	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 17,600.00
Late Payment Penalties	\$ 30.00			\$ 90.00
<b>Total Smith Harbor</b>	<b>\$ 1,630.00</b>	<b>\$ 1,600.00</b>	<b>\$ 1,600.00</b>	<b>\$ 17,690.00</b>
<b>Interest Income</b>	<b>\$ 505.51</b>	<b>\$ 708.30</b>	<b>\$ 974.44</b>	<b>\$ 3,027.85</b>
<b>Total Income</b>	<b>\$ 68,918.49</b>	<b>\$ 52,801.04</b>	<b>\$ 56,468.73</b>	<b>\$ 605,852.27</b>

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

# Cash Profit and Loss Statement

	June	July	August	FYTD
<b>City Harbor</b>				
Overhead Allocation	\$ 2,291.64	\$ 1,528.21	\$ 2,467.91	\$ 22,838.05
R&M Building	\$ -	\$ 244.08	\$ -	\$ 244.08
Contracted Services	\$ -	\$ 3,730.00	\$ -	\$ 20,680.00
<b>Total City Harbor</b>	<b>\$ 2,291.64</b>	<b>\$ 5,502.29</b>	<b>\$ 2,467.91</b>	<b>\$ 43,762.13</b>
<b>Harbor of Refuge</b>				
Overhead Allocation	\$ 10,391.14	\$ 6,929.47	\$ 11,190.42	\$ 103,556.24
Electricity	\$ 462.36	\$ 462.36	\$ 924.74	\$ 5,141.58
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -
Contracted Services	\$ 3,149.00			\$ 69,456.25
<b>Total Harbor of Refuge</b>	<b>\$ 14,002.50</b>	<b>\$ 7,391.83</b>	<b>\$ 12,115.16</b>	<b>\$ 178,154.07</b>
<b>Nautical Landings</b>				
Overhead Allocation	\$ 3,845.02	\$ 2,564.10	\$ 4,140.78	\$ 38,318.77
Cable & Internet	\$ 118.44	\$ 118.44	\$ 244.88	\$ 1,319.60
R&M Building	\$ -	\$ 1,270.87	\$ 435.00	\$ 7,372.06
R&M Infrastructure	\$ -	\$ -	\$ -	\$ 525.98
R&M Furniture & Equip	\$ -	\$ -	\$ -	\$ 5,442.00
Cleaning & Janitorial	\$ 776.00	\$ 909.54	\$ 1,207.16	\$ 9,627.21
Lighting & Decoration	\$ -	\$ 525.90	\$ -	\$ 525.90
Contracted Services	\$ 967.77	\$ 615.85	\$ 453.64	\$ 21,494.19
Windstorm Insurance	\$ 6,712.26	\$ -	\$ 367.35	\$ 7,079.61
Flood Insurance	\$ -	\$ -	\$ -	\$ 1,564.00
Electricity	\$ 1,364.48	\$ 1,809.42	\$ 3,838.64	\$ 18,674.87
Telephone	\$ 40.18	\$ 275.84	\$ 195.18	\$ 1,601.54
Water	\$ 390.91	\$ 517.04	\$ 523.32	\$ 3,067.79
Landscaping	\$ -	\$ -	\$ -	\$ 1,095.00
R&M Improvement OTB	\$ -	\$ -	\$ -	\$ -
<b>Total Nautical Landings</b>	<b>\$ 14,215.06</b>	<b>\$ 8,607.00</b>	<b>\$ 11,405.95</b>	<b>\$ 117,708.52</b>
<b>Smith Harbor</b>				
Overhead Allocation	\$ 478.34	\$ 318.99	\$ 515.13	\$ 4,767.03
Contracted Services	\$ -	\$ -	\$ 33,348.27	\$ 33,348.27
<b>Total Smith Harbor</b>	<b>\$ 478.34</b>	<b>\$ 318.99</b>	<b>\$ 33,863.40</b>	<b>\$ 38,115.30</b>
<b>Total Expenses</b>	<b>\$ 30,987.53</b>	<b>\$ 21,820.10</b>	<b>\$ 59,852.42</b>	<b>\$ 377,740.03</b>
<b>Operating Cash Flow</b>	<b>\$ 37,930.96</b>	<b>\$ 30,980.94</b>	<b>\$ (3,383.69)</b>	<b>\$ 228,112.24</b>

CE - Buildings	\$	-	\$	-	\$	-	\$	36,740.00
CE - Infrastructure	\$	-	\$	-	\$	-	\$	-
Dredging							\$	990.00
Transfer Out Fund 310	\$	10,282.92	\$	10,282.92	\$	10,282.92	\$	113,112.12
Transfer Out Fund 322	\$	11,193.83	\$	11,193.83	\$	11,193.83	\$	123,132.13
Net Cash Flow	\$	<u>16,454.21</u>	\$	<u>9,504.19</u>	\$	<u>(24,860.44)</u>	\$	<u>(45,862.01)</u>

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



# Cash, Encumbrances, Budgeted CIP, & Bond Payments

Item #3.

## Ending Cash Assets

	As of 06/30/2022	As of 07/31/2022	As of 08/31/2022
Ending Cash	\$ 30,016.54	\$ 37,048.52	\$ 32,614.36
Inventments Logic	\$ 504,276.97	\$ 504,985.27	\$ 505,959.71
Fund 210 Port Projects	\$ (162,700.00)	\$ (162,700.00)	\$ (162,700.00) *1
Debt Service Funds (310 & 322)	\$ 61,515.09	\$ 83,130.92	\$ 65,281.42

## Total Ending Cash Assets

	\$ 433,108.60	\$ 462,464.71	\$ 441,155.49
--	---------------	---------------	---------------

## Current Encumbrances

PO#	Task Order	Contractor	Project Description	Ordered	Received	Outstanding
01-10530	#22	Victoria Engineering	Harbor of Refuge Restoration	\$ 25,000.00	\$ 6,235.60	\$ 18,764.40
01-10805		LJA Engineering	Planning Services - Waterfront	\$ 50,000.00	\$ 33,348.27	\$ 16,651.73
01-10655		Victoria Engineering	Engineering for Breakwater	\$ 40,000.00	\$ 10,000.00	\$ 30,000.00

Total \$ 65,416.13

## Budgeted Capital Improvement Projects

1 Texas Parks & Wildlife Match	\$ 167,000.00
--------------------------------	---------------

Total \$ 167,000.00

## Remaining Bond Payments

1 FY 21/22 Remaining Bond Payments	\$ 21,476.75
------------------------------------	--------------

Total \$ 21,476.75

\*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 with \$10,000 already paid, and CDBG- MIT application of \$30,400 that has been fully paid. We are still pending reimbursement of \$120,000 for the EDA Grant which will significantly reduce the negative fund balance in Fund 210.

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

# COMMUNICATION

SUBJECT: ACTION ITEMS: RECEIVE STATUS REPORTS

---

## INFORMATION:

- a) Renovations to Nautical Landing Marina Breakwater - Presenter Jody Weaver
- b) CDBG-MIT Coastal Resilience Project / Restore Project – Presenter Jody Weaver
- c) Task staff to prepare study report on RLB Lease - Presenter Alex Davila



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**CITY OF PORT LAVACA**

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4 (a)

**PORT COMMISSION MEETING:** September 20, 2022

**DATE:** 9.15.2022  
**TO:** PORT COMMISSION  
**CC:** JIM RUDELLAT, HARBOR MASTER  
**FROM:** JODY WEAVER, INTERIM CITY MANAGER  
**SUBJECT:** TPWL – Breakwater Renovations

---

We are definitely getting closer to getting the go ahead to bid this project. This past Monday, TPWL contacted us to assure us that the project is moving through their process. They acknowledged that we are a “unique case” where they are going to have to move through the steps differently than normal, but it is moving. Unfortunately, they have not been able to provide me a timeline other than they are working on it.

As a reminder, the plans and specs are complete and were submitted to TPWL well over a year ago. Clearly we may need to have Matt update his submittal to TPWL once they say they are ready to receive it.

## CITY OF PORT LAVACA

4(b)

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**PORT COMMISSION MEETING:** 9.20.2022

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**DATE:** 9.15.2022**TO:** PORT COMMISSION CC: J. RUDELLAT**FROM:** JODY WEAVER, INTERIM CITY MANAGER **SUBJECT:** CDBG-MIT GRANT COASTAL RESILIENCY PROJECT / RESTORE GRANT

---

- I have attached a copy of a Progress Report Update from Mott McDonald dated 9/2/2022.
- We heard from TCEQ on 9/12 that they are expecting award of the funds within a few days and will be sending out a draft contract soon. Susan had a meeting with TCEQ regarding procurement processes and is working to get requested information submitted to them soon.

# Monthly Progress Report

Reporting Period: August 2022

## Project Information

Project Name	Port Lavaca Living Shoreline Breakwater
City Resolution	R-050922-5
CDBG-MIT Contract	20-087-001-D226
City PM	Jody Weaver
Mott MacDonald PM	Josh Carter
Mott MacDonald Project Number	507107066
Date	9/02/2022

## Project Milestones

Milestone Description	Date (Actual=A)	Notes
<b>Task 1: Project Kickoff</b>		
Project Kickoff Meeting	6/8/2022 (A)	
Memorandum of Project Understanding	6/21/2022 (A)	
<b>Task 2: Data Collection and Analysis</b>		
Collect available coastal processes data	7/29/2022 (A)	
Collect USACE historical survey data		Not yet started
Collect new bathymetric and topographic data	8/3/2022 (A)	New data collection complete
Collect new geotechnical data	11/9/2022	Not Started; wait for template design
Collect new cultural resources data	11/9/2022	Not Started; wait for template design
Collect new habitat data	11/9/2022	Not Started; wait for template design
Technical memorandum on data collection	11/18/2022	Not Started; wait for template design
<b>Task 3: Coastal Analysis, Alts Development, Alt Eval</b>		
Coastal Engineering Analysis	9/21/2022	In progress
Alternatives Development	10/12/2022	
Meeting on Alternatives Development	10/28/2022	
Alternatives Evaluation	12/21/2022	
Meeting on Alternatives Evaluation	12/21/2022	
Tech Memo on CEA and Alts Analysis	1/13/2023	
<b>Task 4: Preliminary Design</b>		
Prelim design: 30% plans, cost, report	1/25/2023	
<b>Task 5: Regulatory Compliance - Submittals and Processing</b>		
Prepare application and permit plans	2/8/2023	
<b>USACE Regulatory Permitting</b>		
USACE pre-application meeting	3/8/2023	
Submit USACE Permit Application	3/22/2023	
Issuance of USACE Permit	11/1/2023	

This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.

Milestone Description	Date (Actual=A)	Notes
<b>TXGLO Coastal Lease</b>		
Submit coastal lease application to GLO	3/22/2023	
<b>Task 6: Engineering Design</b>		
Submit 70% Design	3/22/2023	
Submit 95% Design	5/31/2023	
Develop for proposal package	11/23/2023	
<b>Task 7: Construction Proposal Solicitation Assistance</b>		
Out to bid	12/27/2023	
Issue Construction NTP	4/3/2024	

## Project Budget

Budget Summary	% Complete by Budget	notes
Task 1: Develop Project Understanding	99%	
Task 2: Data Collection and Analysis	71%	
Task 3: Coastal Analysis, Alts Development, Alts Eval	11%	
Task 4: Preliminary Design	0%	
Task 5: Regulatory Compliance	0%	
Task 6: Final Design	0%	
Task 7: Bidding Phase Services	0%	
Task 8: Engineering Services during Construction	0%	
Task 9: Project Management	3%	
<b>Overall</b>	<b>9%</b>	

## Activities Performed This Period

### Activity Summary

#### Task 1: Project Kickoff

- Task Completed

#### Task 2: Existing and New Data Collection

- Bathy and magnetometer survey completed 8/3/2022; deliverable received 8/9/2022. Survey deliverable (bathy and magnetometer survey) included in email submission of this report
- Ongoing: USACE coordination on historical dredging data of Port Lavaca Channel and other information on Matagorda Channel deepening.
- Other new data collection – geotechnical, habitat surveys, cultural resources surveys - waiting development of draft project template to direct location of that data collection

#### Task 3: Coastal Analysis, Alts Development, Alts Evaluation

- Coastal data processing and analysis ongoing.
- New bathy data incorporated into larger scale bathymetric surface of Lavaca and Matagorda Bay is complete. This is basis of modeling, analysis and design to progress through next tasks
- Coastal modeling of site ongoing
  - Storm surge model set up; testing in progress
  - Local wave model initial setup complete; testing in progress

### Activity Summary

---

#### Task 4: Preliminary Design

- Not yet started
- 

#### Task 5: Regulatory Compliance

- Not yet started
- 

#### Task 6: Final Design

- Not yet started
- 

#### Task 7: Bidding Phase Services

- Not yet started
- 

#### Task 8: Construction Proposal Solicitation Assistance

- Not yet started
- 

#### Task 9: Project Management

- Ongoing internal project management e.g. scheduling, invoicing, resourcing, etc.
- 

### Anticipated Effort Next Period

- Complete coastal modeling and analysis of existing project site conditions
- Initiate development of project alternatives
- Continue to coordinate with USACE for available data

### Outstanding Items

- USACE has not responded to coordination requests. Mott will continue outreach.

Please do not hesitate to contact me if you have any questions or comments.

Sincerely,



Josh Carter, PE, D. CE

Project Manager; Office: 504-383-9785; Email: Joshua.carter@mottmac.com

# COMMUNICATION

SUBJECT: ACTION ITEM - RECEIVE STATUS REPORTS ON SPECIAL PROJECTS

---

## INFORMATION:

- a) Status report regarding TCEQ inspection in June 2022 of Tract 17 and 17A - Presenter Jody Weaver
- b) CRG Limited Phase II Environmental Site Assessment of Harbor of Refuge Tracts 16, 17, and 17A - Presenter Jody Weaver
- c) Discuss grant opportunities: CDBG-MIT and Matagorda Bay Mitigation Trust - Presenter Jody Weaver



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**CITY OF PORT LAVACA**

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**PORT COMMISSION MEETING:** SEPTEMBER 20, 2022 **AGENDA ITEM # 5a**

**DATE:** 09/16/2022

**TO:** PORT COMMISSION

**CC:** JIM RUDELLAT, HARBOR MASTER

**FROM:** JODY WEAVER, INTERIM CITY MANAGER

**SUBJECT:** TCEQ inspection of Tracts 17 and 17A in June 2022

---

We have not received a response from TCEQ since our submittal on June 7, 2022 in response to their records request. Due to the amount of rain we've had, Urban Surveying has not had a chance to perform a topographic survey of the area of concern in Tract 17A.

Axis Demolition is scheduled to remove and dispose of the wood mats, plastic and metal debris next week, weather permitting.

Because of the opportunity to use CDBG-MIT funds for a project to stabilize the shoreline where these trash cells have been exposed due to erosion, Mott McDonald is already the selected engineer for our CDBG-MIT projects. Once this funding is certain, I will get a proposal from them to prepare a design, cost estimates and bid documents for this project.

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**CITY OF PORT LAVACA**

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**PORT COMMISSION MEETING:** SEPTEMBER 20, 2022 **AGENDA ITEM # 5 (b)**

**DATE:** 09/15/2022

**TO:** PORT COMMISSION

**CC:** JIM RUDELLAT, HARBOR MASTER

**FROM:** JODY WEAVER, INTERIM CITY MANAGER 

**SUBJECT:** CRG Environmental Limited Phase II Update (Tracts 17, 17A and 16)

---

We received the attached Request for a Drinking Water Survey from TCEQ on August 29, requesting an immediate written response to commit to compliance. I drafted the attached letter and sent it on August 31.

I have contracted with CRG Environmental to prepare the Drinking Water Survey and submit on or before the due date of September 28, 2022. John Hogue with CRG sent me a draft copy of the submittal today for review and so it will be submitted prior to September 28. The we wait for a response from TCEQ.





CITY OF  
**PORT LAVACA**

202 N. Virginia, Port Lavaca, Texas 77979 [www.portlavaca.org](http://www.portlavaca.org)  
Main Number: (361)-552-9793 Ext. 222 Main Facsimile: (361)-552-6062

August 31, 2022

Garrett Thering, Project Manager  
VCP-CA Section  
Remediation Division  
Texas Commission on Environmental Quality  
P.O. Box 13087  
Austin, Texas 78711-3087

VIA [garret.thering@tceq.texas.gov](mailto:garret.thering@tceq.texas.gov)

Re: Request for Drinking Water Survey – Immediate Response Requested  
*Updated Response for Request for Information*, dated April 18, 2022  
Harbor of Refuge  
South Virginia Street, Port Lavaca, Calhoun County  
Facility ID No. T3678; CN600755052; RN102335361

Dear Mr. Thering,

I am in receipt of your letter, dated August 29, 2022, regarding the above reference *Request for Drinking Water Survey*. This letter serves as the City of Port Lavaca's written response that we intend to comply fully with this request and submit the requested information on or before September 28, 2022, being 30 days from the date of the letter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jody', with a long horizontal flourish extending to the right.

JoAnna P. "Jody" Weaver, P.E.  
Interim City Manager  
[jweaver@portlavaca.org](mailto:jweaver@portlavaca.org)

cc: [john@crgtexas.com](mailto:john@crgtexas.com); file

Jon Niermann, *Chairman*  
 Emily Lindley, *Commissioner*  
 Bobby Janecka, *Commissioner*  
 Toby Baker, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

August 29, 2022

### ***Transmitted Electronically***

Ms. Jody Weaver  
 City of Port Lavaca  
 202 North Virginia Street  
 Port Lavaca, Texas 77979

Re: Request for Drinking Water Survey – Immediate Response Requested  
*Updated Response for Request for Information*, dated April 18, 2022  
 Harbor or Refuge – City of Port Lavaca  
 South Virginia Street, Port Lavaca, Calhoun County  
 Facility ID No. T3678; CN600755052; RN102335361

Dear Ms. Weaver:

The Texas Commission on Environmental Quality (TCEQ) has reviewed the above-referenced report. Arsenic concentrations in groundwater exceeded the residential health-based standards for ingestion. To comply with the requirements of Section 26.408(b) of the Texas Water Code, the TCEQ must notify all owners of private drinking water wells whose water may be affected by the arsenic.

The TCEQ requests that you immediately conduct a drinking water survey in accordance with the enclosed TCEQ guidance document *Preparation of a Drinking Water Survey Report* (RG-428). Please note that the Remediation Division requires that the applicable groundwater conservation district be contacted to obtain information they may have on private drinking water wells within the search area. Information pertaining to the location of the well, well construction details, the well owner and users and other pertinent information provided by the groundwater conservation district must be included in a Drinking Water Survey Report. Additionally, the report must document how and when the information was obtained.

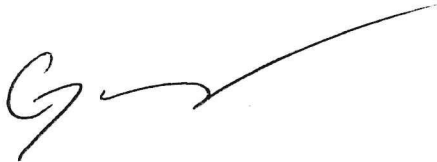
**Within seven days of receipt of this letter, please provide a written response that you intend to comply with the above request.** Your response must be submitted to the TCEQ by mail, e-mail to [garrett.thering@tceq.texas.gov](mailto:garrett.thering@tceq.texas.gov) or fax at (512) 239- 2489 and must indicate the date that you will provide the TCEQ with the above-referenced information within 30 days of the date of this letter. *Please submit on paper copy and one electronic copy (on USB or disc) of the survey results as a Drinking Water Survey Report along with a completed "Drinking Water Survey Report Transmittal Form" to the TCEQ at the letterhead address using mail code number MC-127.*

An additional copy of the materials should be submitted in electronic format to the local TCEQ Region Office. The information in the reference block should be included in all submittals. Note that the electronic and hard copies should be identical, complete copies. A Correspondence ID Form (TCEQ Form 20428) must accompany each

Ms. Jody Weaver  
Page 2  
August 29, 2022  
Facility ID No. T3678

document submitted to the Remediation Division and should be affixed to the front of your submittal. The Correspondence ID Form helps ensure that your documents are identified correctly and are routed to the applicable program for a timely response.

Sincerely,

A handwritten signature in black ink, appearing to be 'G' followed by a long horizontal stroke and a small upward flick.

Garrett Thering, Project Manager  
VCP-CA Section  
Remediation Division  
Texas Commission on Environmental Quality

GMT/gmt

cc: Mr. Timothy Perdue, TCEQ, Waste Section Manager, Corpus Christi Regional  
Office, MC R-14, via email

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**CITY OF PORT LAVACA**

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**PORT COMMISSION MEETING:** 9.20.2022**DATE:** 9.15.2022**TO:** PORT COMMISSION CC: J. RUDELLAT**FROM:** JODY WEAVER, INTERIM CITY MANAGER**SUBJECT: GRANT OPPORTUNITIES: CDBG-MIT REGIONAL MITIGATION AND MATAGORDA BAY  
MITIGATION TRUST**

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- A) You may recall that in 2021 we had made application for CDBG-Mitigation dollars to fund drainage improvements and shoreline protection for the Corporation Ditch. We lost that competition for funding by one point in scoring. We were told that there would be a second “bucket” of funds available this fall.

Attached is a letter from the Golden Crescent Regional Planning Commission explaining about the proposed allocation of over \$80M to the GCRPC region. We are slated to receive \$8.33M, but the allocation will not be final until after the public comment period which ends on October 14.

There is a public hearing at the Bauer Community Center Monday night, September 19 at 6 pm. For more information you can go to [www.gcrpc.org](http://www.gcrpc.org)

I will be in attendance to obviously support the proposed allocation. Tentatively we would look to utilize these grant funds for 1) Drainage improvements to the Corporation Ditch drainage basin (we already have Mott McDonald performing a drainage study to identify projects to improve drainage) and 2) shoreline protection at the Harbor of Refuge where the trash cells are exposed.

- B) The Matagorda Bay Mitigation Trust has issued a call for proposals due on October 17, 2022. I am working on a proposal for funding to help with the Harbor of Refuge shoreline protection projects plus a second proposal to construct an extension to the bulkhead/sidewalk at Scully’s to begin the walkway ultimately to the Veterans Memorial, provide access to the beach area there for kayaking and parking improvements with the overall purpose of providing improved public access to the shoreline.





GOLDEN CRESCENT REGIONAL PLANNING COMMISSION  
 GOLDEN CRESCENT ECONOMIC DEVELOPMENT DISTRICT  
 1908 N. Laurent, Suite 600A Victoria, Texas 77901  
 361.578.1587 361.578.8865

# **EXECUTIVE COMMITTEE**

## **President**

Josephine E. Soliz  
 Mayor Pro Tem, City of Victoria

## **1<sup>st</sup> Vice-President**

Alonzo Morales  
 Commissioner, Goliad County

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## **Director-at-Large**

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 Municipal Judge, Edna

## **Director-at-Large**

Jeffery Tunnell  
 Executive Director, Gulf Bend  
 Center

## **Immediate Past President**

Kevin LaFleur  
 Commissioner, Gonzales  
 County

## **Deputy Executive Director**

Cindy Skarpa

## **Executive Director**

Michael Ada

August 31, 2022

RE: Texas General Land Office, Community Development Block Grant (CDBG) Regional Mitigation Program – Golden Crescent Regional Planning Commission (GCRPC) Method of Distribution (MOD) Funding Notification

Dear Mayor Whitlow,

The GLO allocated \$80,317,000 to the Golden Crescent region as part of the State of Texas CDBG Mitigation Action Plan as amended. GCRPC was tasked to develop a MOD for the funding through the Regional Mitigation Program. The City of Port Lavaca is included as a potential recipient of funding in the preliminary MOD in the amount of \$8,332,800. This amount is subject to change as the public participation process is completed and until final MOD approval by the GLO. Due to CDBG-MIT grant requirements, the state is required to reach a certain threshold tied to benefitting low- and moderate-income (LMI) persons, therefore \$4,166,400 of your funding must be used for projects that benefit LMI persons in your community. The MOD is currently posted for public comment until October 14, 2022 and available at [www.gcrpc.org](http://www.gcrpc.org) for review.

To accept or decline the funds allocated through the MOD, please sign and return the attached form to GCRPC by September 23, 2022. Once the GLO approves the final MOD, the GLO will post application information at <https://recovery.texas.gov/mitigation/programs/regional-mitigation/index.html>.

Please note that declining to participate in the COG MOD may exclude the City of Port Lavaca if there are any future allocations or reallocations of funds through this Regional Mitigation Program. It is recommended each entity officially involve their city council, county commissioners court, or other governing body in the decision to accept or decline funds.

If you have any questions, please don't hesitate to reach out to our Regional Services Manager, Hannah Crone, at [hannahc@gcrpc.org](mailto:hannahc@gcrpc.org) or 361.578.1587, ext. 206.

Sincerely,

Michael Ada  
 Executive Director



GOLDEN CRESCENT REGIONAL PLANNING COMMISSION  
 GOLDEN CRESCENT ECONOMIC DEVELOPMENT DISTRICT  
 1908 N. Laurent, Suite 600A Victoria, Texas 77901  
 361.578.1587 361.578.8865

Entity	Allocation	LMI Portion
City of Port Lavaca	\$8,332,800	\$4,166,400

I, Jack Whitlow, the designated official of City of Port Lavaca :  
 Print Name Print Entity Name

☒ Acknowledge and accept funding through the Regional Mitigation Program.

☐ Acknowledge and decline funding through the Regional Mitigation Program.

  
 Designated Official Signature

9/7/2022  
 Date

Please return this form to GCRPC no later than close of business on **September 23, 2022**.

Email: [hannahc@gcrpc.org](mailto:hannahc@gcrpc.org)

Mail: Golden Crescent Regional Planning Commission

Attn: GLO CDBG MIT MOD

1908 N. Laurent St. Ste. 600

Victoria, TX 77901

# COMMUNICATION

**SUBJECT:** ACTION ITEM - RECEIVE HARBOR MASTER'S OPERATIONS,  
PROMOTION/DEVELOPMENT ACTIVITY REPORT

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## **INFORMATION:**

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



## **AGENDA 6**

### **A) City Harbor**

- 1) August 1, 2022 Contractor found the problem with the handrail at the upper dock should be on sight August 15, 2022 to make the necessary repairs.

### **B) Nautical Landings Building**

- 1) Testengeer is working on engineering an a scope of work for the electrical upgrades to go out for bids.

### **C) Nautical Landings Marin**

- 1) Matt Estes City Attorney awaiting probate.
- 2) Abandon boat, found owner. In process of auctioning boat..
- 3) Horizon Environmental has been onsite 17 times since last PC meeting.

### **D) Smith Harbor**

- 1) Dredge spoils waiting for it to dry out before shaping up piles.

### **E) Harbor of Refuge**

- 1) Axis Demolition Should be on sight the week of the 19 September to start the clean up & disposal of the debris.



# COMMUNICATION

SUBJECT: DISCUSS NEW LEASE FOR EDWARD JONES & CO., EFFECTIVE  
SEPTEMBER 1, 2022.

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## INFORMATION:

## CITY OF PORT LAVACA

PORT COMMISSION REGULAR MEETING: September 20, 2022

Agenda item \_\_\_\_\_

DATE: 9.15.2022

TO: PORT COMMISSION

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: COUNCIL ACTION ON RENTAL RATES, TERMS AND LEASE AGREEMENT FOR SUITE 3  
EDWARD JONES

At the Regular Council meeting on September 12, City Council considered the recommendation of the Port Commission in regards to a new lease agreement with Edward Jones. As you recall, I emailed to all Port Commissioners, a copy of the memo that was presented to Council in their packet. I have copied that below for your quick reference.

After discussing the nearly 20 year positive relationship with Edward Jones, the security of having a guaranteed known revenue source for 5 years, and the City Attorney's approval of the document language and format, Council took the following action:

Approved a 5-year lease as presented (no option for renewal) with a starting Year 1 rent of \$1,092.00 + \$135.00 in utilities, with the rent amount increasing by 4% in each of years 2 through 5. The utilities charges are subject to increase with the increase to the Kw/hr that the City pays for electricity or with an increase to the base water and/or sewer rates.

Copy of memo provided to City Council in their packet and emailed to all Port Commissioners on Friday, September 9.

- Edward Jones has leased Suite 3 from the City since September 1, 2003. As such they have been a long-time steady tenant and have always to my knowledge paid their rent on time without issue. The original 2003 lease was a standard Edward Jones lease document and had a term of 5 years with a 5-year option. There have been 5 amendments that extended the lease until it's current expiration date of August 31, 2022. The lease amount they contracted for in 2003 was \$765.00/month. The MCI in September 2003 was 166.8. The MCI in July 2022 (last date published) was 309.81, or an increase of 185.7%. So, \$765.00 in today's dollars per the MCI is \$1,420.89. Edward Jones currently pays a total of \$1,150/month comprised of \$1,035/month rent (0.98/sf) and \$115.00 for utilities.
- After much discussion with the real estate division of Edward Jones, the proposal that was initially offered by Edward Jones and presented to the Port Commission at the August meeting was for a 5-year lease with a starting rent of \$1,085.00 (4.8% increase) with a fixed 3.5% increase each year, plus an agreed upon \$135.00/month for utilities, subject to increase per actual KWHr costs and water rates borne by the City. The proposed lease agreement document is based upon Edward Jones' standard agreement with some edits on our part and not the City's standard lease document. Anne Marie has reviewed the proposed document and is satisfied with the lease language.
- After rejecting this proposal from Edward Jones, **Port Commission** unanimously voted to recommend to Council that the following lease agreement be made with Edward Jones: a **two (2) -year lease** with year 1 at \$1,095.50 + \$135 utilities = \$1,230.50 (7% overall increase) and Year 2 \$1,181.64 + \$135.00\* utilities = \$1,316.64 (7% overall increase) **AND the requirement that the City's standard lease document must be used.**
- The opinion of the real estate division of **Edward Jones** was that a 7% increase was too great and has countered with the following: a **5-year lease** with a starting rent of \$1,092.00 (5.5% incr) with a **fixed 4% increase each year on the rent rate** PLUS the \$135.00/month for utilities, which is subject to increase per actual KWHr costs and water/sewer base rates borne by the City.

- Being able to secure a 5-year lease would certainly simplify staff's workload for this lease over the next 5-years and to be able to show known future income is a POSITIVE when advocating our financial position as stable for bond ratings. Communication with Edward Jones this year has been sporadic, but based upon my conversations two years ago, they want upfront known increases and not the inconsistency of the MCI.
- If we have hope that the inflation rate will normalize, and we recognize that the MCI has in fact begun to drop after a peak in April, and we reflect back on "normal" inflation rates prior to 2021, I have no issue with a 4% guaranteed increase in the rental rate each year for the next 5 years. For consideration, the monthly Yr-Yr % change in the MCI in the following years ranged from:
  - 2020: -.086% to 1.77%
  - 2019: 0.5% to 2.01%
  - 2018: 2.63% to 4.47% (annual average was about 3%)
  - 2017: 2.05% to 3.63%
  - 2016: -0.87% to 2.74%
  - 2015: -1.1% to .43%
- If the Council requires that only the City's standard lease document be used, OR is unwilling to agree to a 5-year term, then I suggest that a one-year amendment to the existing lease be offered at the suggested Year 1 increase and we provide them written notice of these facts so they have a year to find a new location. (Note: the language of the original contract states that in the event that the Lessee should holdover or be permitted to holdover, the lessee shall be deemed a tenant wholly at will of the City).
- Note the following provisions in the edited Edward Jones agreement as presented:
  - An Early Termination clause is included but provides for a Four (4) month rent liquated Damages payment, which matches the original 2003 lease.
  - The scheduled payment for water/sewer and electrical are subject to increase with changes to the KW/hr cost and/or the Base Water and/or Sewer Rate.
  - Lessee is responsible for payment of any ad valorem taxes assessed on the leased property if any.
  - 2 parking spaces are provided in the front and 2 in the back
  - Edward Jones has included in the proposed lease the following restrictions on the City's rental of units in the building as follows. This list is the same as that included in the 2003 lease except with the addition of A(e) and A(f) :
    - 10. Restricted Use**
      - A. The Lessor shall not lease or sell any units within the Building, Shopping Center or Property to the following user(s):
        - a) Adult video/Adult entertainment stores;
        - b) Abortion offices/facilities;
        - c) Alcohol/Drug rehabilitation offices/facilities;
        - d) Off-track betting establishments;
        - e) Offices or entities that sell, barter, trade, buy, or dispenses marijuana, for medical use or otherwise; or
        - f) Probation/parole offices.
      - B. The Lessor shall not lease or sell the units within fifty (50) feet of Lessee's demising wall to the following users(s):
        - a) Bars, taverns, billiard halls;
        - b) Pawn shops;
        - c) Dance studios or Karate studios;
        - d) Beer or wine-making stores;
        - e) Psychological counseling offices/facilities;
        - f) Unemployment or Social Security offices;
        - g) Liquor stores; h) Nail Salons.



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**CITY OF PORT LAVACA**

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- Port Commission Recommendation: a **two (2) -year lease** with year 1 at \$1,095.50 + \$135 utilities = \$1,230.50 (7% overall increase) and Year 2 \$1,181.64 + \$135.00\* utilities = \$1,316.64 (7% overall increase) AND the requirement that the City's standard lease document must be used.
- Edward Jones proposal: a **five (5)-year lease** with a year 1 rent of \$1,092.00 (5.5% incr) with a **fixed 4% increase each year on the rent rate** PLUS the \$135.00\*/month for utilities, \*which is subject to increase per actual KWHr costs and water/sewer base rates borne by the City. (Note: If the utilities remain at \$135.00, the overall annual increase including the cost of utilities will be 3.6%)

## EDWARD JONES LEASE OF SUITE 4 NAUTICAL LANDINGS OFFICE

## Comparison of Rent options (N.I.C. allocation for utilities)

	Option 1: Port Commission Recommendation		Option 2: Edward Jones proposal		Difference
	Monthly	Annual	Monthly	Annual	
YR 1:	\$1,095.50	\$13,146.00	\$ 1,092.00	\$ 13,104.00	
YR 2:	\$ 1,181.64	\$ 14,179.68	\$ 1,135.68	\$ 13,628.16	
Sum:		\$ 27,325.68		\$ 26,732.16	\$ (593.52)
Unknown Revenue for Year 3 thru 5; Assume find renter with 7% increase ea. Yr			known revenue for 3 thru 5 Yr 4% increase ea. Year		
YR 3:	\$ 1,264.35	\$ 15,172.26	1181.11	\$ 14,173.32	
YR 4:	\$ 1,352.86	\$ 16,234.32	1228.35	\$ 14,740.20	
YR 5:	\$ 1,447.56	\$ 17,370.72	1277.49	\$ 15,329.88	
		\$ 48,777.29		\$ 44,243.40	\$ (4,533.89)
					\$ (1,511.30) per year avg



# COMMUNICATION

SUBJECT: DISCUSS LEASE OF TRACT 3, 11 AND 12 AT HARBOR OF REFUGE.

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## INFORMATION:

## CITY OF PORT LAVACA

# 8

**PORT COMMISSION MEETING:** September 20, 2022

**DATE:** 09.15.2021  
**TO:** PORT COMMISSION  
**CC:** JIM RUDELLAT, HARBOR MASTER  
**FROM:** JODY WEAVER, INTERIM CITY MANAGER  
**SUBJECT:** CONSIDER LEASE OF TRACTS 3, 11 AND 12 HOR

Status of current leaseholders:

Due to nonpayment of the agreed upon amount per the settlement agreement, written notice was provided to the leaseholders on September 7, providing 10 days to cure this payment default.

The settlement agreement states "Should the Debtors fail to cure such payment default by the cure deadline, the automatic stay shall terminate as to the Property and the City shall be immediately authorized to pursue its state law and contractual rights to the Property including eviction proceedings".

The deadline for payment is Saturday, September 17. We have in fact THIS FRIDAY AFTERNOON received payment of the post petition amount owed through August 31<sup>st</sup>. As of 4:20 pm we have not received the payment for September's rent which is also due. If an EFT does not show up for September's rent in the bank by Monday morning, we will place our own locks on the property Monday, and consult with Casey Cullen to begin eviction proceedings.

If we do receive the September month's payment, the next payment due date is October 1. If payment is not received then, we will submit notice on Monday, October 3 which will provide another deadline of October 13.

Encore has expressed interest in leasing Tract 3 once we regain possession of the property. There is no requirement to readvertise for proposals, if the Port Commission would prefer to negotiate a lease with Encore, in consideration of the proposal they submitted last year. They have informed us that they have purchased much of the equipment that is presently stored on the Tract 3 dock. I have already mentioned to them that the minimum rent amount will be greater than what it was in January of 2022.

We have had not had any interest in a lease of Tract 11 or 12.

## **COMMUNICATION**

SUBJECT: DISCUSS LEASE OF TRACT 9, 9A AND 10 AT CITY HARBOR.

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### **INFORMATION:**

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## CITY OF PORT LAVACA

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**PORT COMMISSION MEETING:** SEPTEMBER 20, 2022    **AGENDA ITEM #** \_\_\_\_\_

**DATE:** 09/16/2022

**TO:** PORT COMMISSION

**CC:** JIM RUDELLAT, HARBOR MASTER

**FROM:** JODY WEAVER, INTERIM CITY MANAGER

**SUBJECT:** Lease of Tracts 9, 9A, and 10 at the City Harbor

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Reference the attached Site Plan of Tracts 9, 9A, and 10.

I checked with the Fire Chief and we need to provide a 20 ft wide access easement for fire access across Tract 9 for tract 10.

With direction on a minimum rent amount and a minimum/maximum acceptable number of years for the lease for Tracts 9 and 9A, we can begin advertising for proposals for these tracts on September 28 with proposals due on October 13 prior to the next Port Commission meeting. Alternatively, we can negotiate with the company that has approached Jim a few times recently about leasing this Tract. There is no requirement to advertise for tenant for these leases. The Port Commission has done that on occasion in the past in order to establish a market rate.

Prestige Oysters is currently leasing 330 linear feet of Tract 10. Their lease expires on February 28, 2024. A recent review of their lease revealed that the lease payments were not increased per the MCI in March of 2021 or March of 2022. We are in the process of working with Prestige to get that rectified and up to date.

Below are some photos taken of the south end of Tract 10 on September 16. Jim is going to get with Prestige to have them get their leased area mowed.

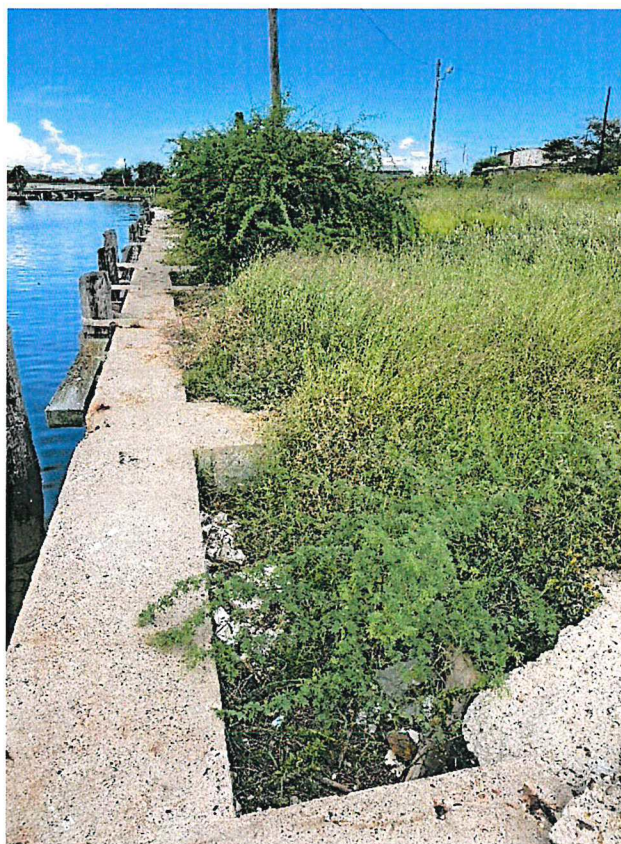


Tract 10 – Looking southeast at approx. the 330 ft mark – the area beyond this point is not being leased (approx. 146 linear feet of dock)





Tract 10 – looking northeast from the south point



Tract 10 – looking northwest from the south point

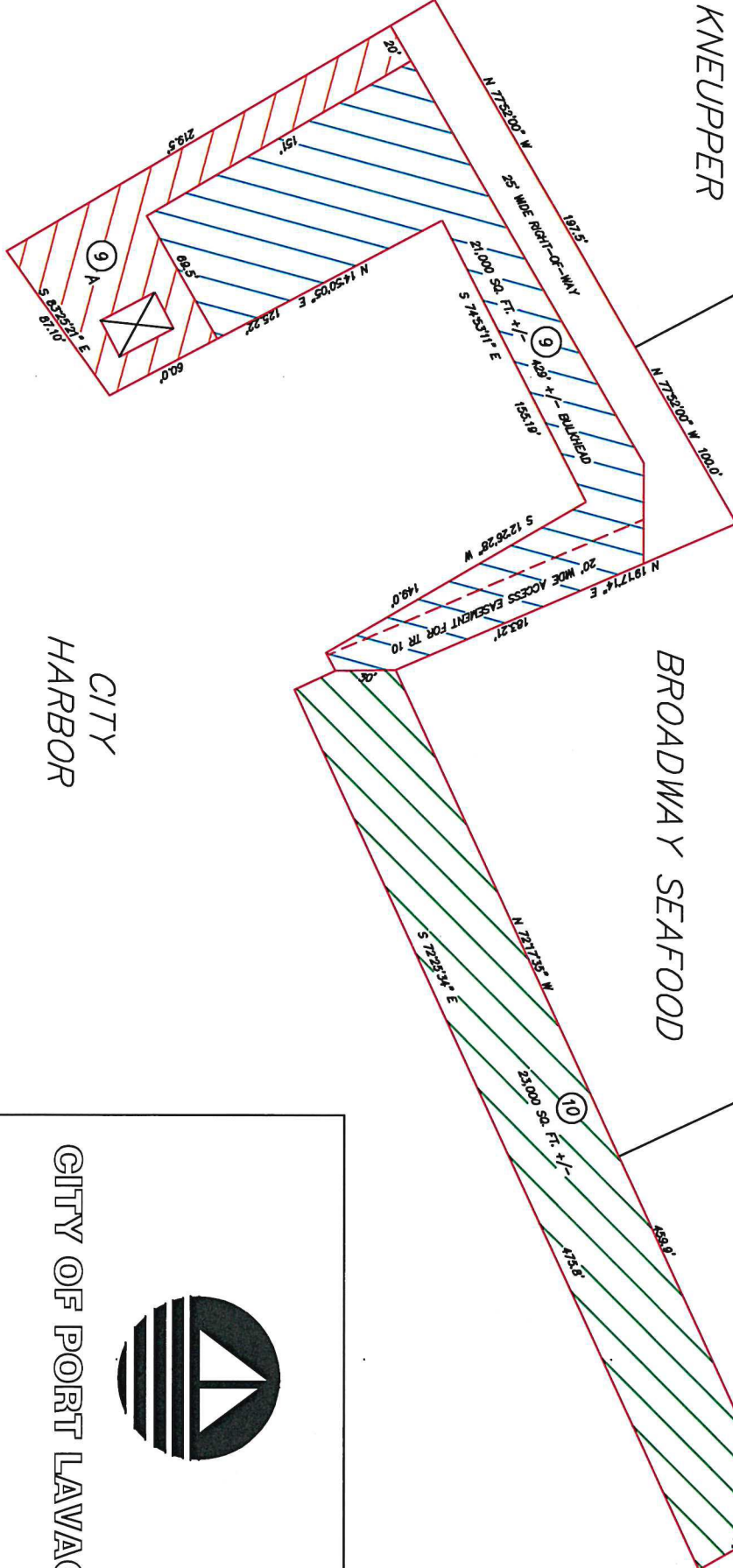


KNEUPPER

BROADWAY SEAFOOD

ORION MARINE

CITY  
HARBOR



DOCK LENGTH: TR 9: 429' 0.48 AC  
DOCK LENGTH: TR 9A: 147' 0.20 AC  
DOCK LENGTH: TR 10: 476' 0.53 AC



CITY OF PORT LAVACA

CITY HARBOR  
TRACTS 9, 9A, AND 10

SITE PLAN 8.12.2022 1 of 1

## **COMMUNICATION**

**SUBJECT:** DISCUSS LEASE FOR PORT LAVACA PLUMBING SUITE 1D.

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### **INFORMATION:**



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**CITY OF PORT LAVACA**

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**PORT COMMISSION MEETING:** September 20, 2022

**DATE:** 09.15.2021  
**TO:** PORT COMMISSION  
**CC:** JIM RUDELLAT, HARBOR MASTER  
**FROM:** JODY WEAVER, INTERIM CITY MANAGER  
**SUBJECT:** **CONSIDER RENTAL RATES AND TERMS FOR NEW LEASES: Suite 1D Port Lavaca Plumbing**

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Port Lavaca Plumbing has notified us that they would like to continue to rent Suite 1D, however the notification did not come in time to consider an extension to the existing lease. Therefore we are looking at a new lease agreement with Port Lavaca Plumbing for the Suite. The terms on their current lease is \$450.00/month.

We are suggesting a new monthly rent rate of \$481.50 (7% increase) with the option of 1 additional year with an increase per the MCI (with or without a minimum or maximum). Rick Lewis has agreed to this.

This \$481.50 is broken down as follows: Square footage = 205 sf for Suite + 63 sf for closet = 268 sf total used space

Rent:	\$356.50 (\$1.33/sf)
Elect. allocation	\$100.00
Breakroom/restroom:	\$ 25.00
Total	\$481.50 (\$1.80/sf)

Note: last year we had not included the square footage of the closet in the calculations which is why the per sf cost appeared so much higher than the others. Port Lavaca Plumbing is using all of this closet for storage, so I have included it in the calculation.

Attached is a comparison of rental rates at this time and proposed.

## NAUTICAL LANDINGS OFFICE BUILDING LEASES: Setpember 2022

Suite 1D	PL Plumbing	268 sf	Proposed New Lease:			
Rent:	\$	1.213 /sf	\$	325.00	\$	360.00 \$ 1.34 /sf
Elect:	\$	0.373 /sf	\$	100.00	\$	100.00
Breakroom/restroom:		\$	25.00	\$	25.00	
	\$	1.68 /sf	\$	450.00	7% incr	\$ 481.50 \$ 1.80 /sf
Suite 1E/F	G4S	320 sf				
Rent:	\$	1.48 /sf	\$	475.00		
Elect:	\$	0.31 /sf	\$	100.00		
Breakroom/restroom:		\$	25.00			
	\$	1.88 /sf	\$	600.00	Option for 2%-5% increase in March 2023	
Suite 2	Spiretek	1440 sf	New Rent Nov. 2022:			
Rent:	\$	1.132 /sf	\$	1,630.00	\$	1,718.75 \$ 1.19 /sf
Elect:	\$	0.139 /sf	\$	200.00	\$	200.00
Water:		\$	20.00	\$	25.00	
Breakroom/restroom:		\$	25.00	\$	25.00	
	\$	1.30	\$	1,875.00	5% incr*	\$ 1,968.75 \$ 1.37 /sf
						* per option submitted on time
Suite 3	Edward Jones	1055 sf	New Lease Sept. 2022			
Rent:	\$	0.976 /sf	\$	1,030.00	\$	1,092.00 \$ 1.04 /sf
Elect:	\$	0.095 /sf	\$	100.00	\$	115.00 \$ 0.11 /sf
Water:		\$	20.00	\$	20.00	
	\$	1.09	\$	1,150.00	7% incr	\$ 1,227.00 \$ 1.16 /sf
						4% annual increase for Yr 2 thru 5
Suite 4	SMM	622 sf				
Rent:	\$	0.920 /sf	\$	572.00		
Elect:	\$	0.109 /sf	\$	68.00		
Water:		\$				
	\$	1.03	\$	640.00		
Suite 5	Bay Ltd	1160 sf	Proposed New Lease:			
Rent:	\$	1.069 /sf	\$	1,240.00		
Elect:	\$	0.164 /sf	\$	190.00		
Water:		\$	20.00	Waiting on August MCI figures to make a recommendation		
	\$	1.25 /sf	\$	1,450.00	7% incr	\$ 1,551.50 \$ 1.34 /sf
						9.89% incr \$ 1,593.41 \$ 1.37 /sf

Avg Elect. North end:	\$664	\$ 558.00	\$ (106.00)	** This can be estimate for Day Rm and part of HM to be paid by Marina Rates)
Avg Elect. South end:	\$269	\$ 200.00	\$ (69.00)	** This would account for the conference room
	\$933	\$ 758.00	with extra \$65 revenue = OK!	
Avg water North end:	\$80	\$ 60.00		
Avg water South end:	\$45	\$ 50.00		
	\$125	\$ 110.00	\$ (15.00)	** For Day Room and to be paid with Marina Rates

# COMMUNICATION

SUBJECT: DISCUSS LEASE FOR BAY LIMITED SUITE 5.

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## INFORMATION:

## CITY OF PORT LAVACA # 11

**PORT COMMISSION MEETING:** September 20, 2022

**DATE:** 09.15.2021

**TO:** PORT COMMISSION

**CC:** JIM RUDELLAT, HARBOR MASTER

**FROM:** JODY WEAVER, INTERIM CITY MANAGER

**SUBJECT:** CONSIDER RENTAL RATES AND TERMS FOR NEW LEASES Suite 5

Bay Ltd. did not notify us in time to exercise the one-year option available in their lease, but has expressed interest in a new one year lease, and might consider a one year option if available.

The MCI for August will probably be out sometime around the 25<sup>th</sup> of the month. The July MCI was at 9.98%, down from a peak of 12.51% in April and 12.24% in June. I'm guessing it will drop again, but to what we'll have to wait.

I was planning to wait and see what the published MCI is and start negotiations with that percentage. Regardless of the published MCI, the starting rent needs to be greater than the 5% that would have been used if the one year option was available. The current lease expires on October 31.