



## REGULAR PORT COMMISSION MEETING

Tuesday, December 19, 2023 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.*

#### MEETING PROCEDURE

*Public notice is hereby given that the Port Commission of the City of Port Lavaca, Texas, will hold a meeting TUESDAY, DECEMBER 19, 2023 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:*

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

*Join Zoom Meeting:*

<https://us02web.zoom.us/j/85380241488?pwd=K2FRMW1mcXkxWUNFZ25ER1M1bkIDUT09>

*Meeting ID:* 853 8024 1488

*Passcode:* 471352

*One Tap Mobile*

+13462487799,,82182482989#,,, \*912619# 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 by logging on with your computer and using "Join Zoom Meeting" information on first page of this agenda).*

**CONSENT AGENDA** *(Port Commission will consider/discuss the following items and take any action deemed necessary)*

1. APPROVAL OF MINUTES
  - a) MINUTES OF NOVEMBER 21, 2023 - REGULAR MEETING
  
2. RECEIVE HARBOR MASTER'S DECEMBER 2023 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 / Property Tax Distribution
  - f) Profit and Loss Cash Flow Report
  
4. RECEIVE STATUS REPORTS
  - a) Renovations to Nautical Landings Marina Breakwater - Presenter Jody Weaver
  - b) CDBG-MIT Coastal Resilience Project - Presenter Jody Weaver
  - c) Restore Project - Presenter Jody Weaver
  - d) Culvert Replacement Project #P-2024-019 - Presenter Jody Weaver
  
5. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS
  - a) Status report regarding Voluntary Restoration Project II at the Harbor of Refuge (CDBG-MIT Round 2 application) - Presenter Jody Weaver
  - b) Status report regarding GLO CEPRA grant applications - Presenter Jody Weaver



# **COMMUNICATION**

**SUBJECT:** APPROVAL OF MINUTES

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## **INFORMATION:**

a) MINUTES OF NOVEMBER 21, 2023 - REGULAR MEETING



# REGULAR PORT COMMISSION MEETING

Tuesday, November 21, 2023 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 21<sup>ST</sup> day of November 2023, the Port Commission of the City of Port Lavaca, Texas, convened in regular session at 10:12 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	Commissioner / Chairman
Mike McGuire	Commissioner
Sue Traylor	Commissioner
Robert Knox	Commissioner
Larry Nichols	Commissioner
Jamie O’Neil	Commissioner

And with the following Commissioner absent:

Raymond Butler	Commissioner / Secretary
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### CONSENT AGENDA

**1. APPROVAL OF MINUTES**

**a) MINUTES OF OCTOBER 17, 2023 - 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 Regular Minutes of the Port Commission regular meeting held on November 21<sup>st</sup>, 2023, are hereby approved.

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye: Alex Davila, Mike McGuire, Sue Traylor, Robert Knox, Larry Nichols, and Jamie O'Neil

Voting Nay: None

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

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 October 2023 Inspection Report of the Port Commission regular meeting held on November 21<sup>st</sup>, 2023, are hereby approved.

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye: Alex Davila, Mike McGuire, Sue Traylor, Robert Knox, 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 / Property Tax Distribution
- 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 November 21, 2023.

Agenda item discussed.

No action was taken.

### 4. RECEIVE STATUS REPORTS

#### a) Renovations to Nautical Landings Marina Breakwater - Presenter Jody Weaver

- Comments from Jody Weaver and Matt Glaze, we have both reached out to Robin Kolton for an update without any success. E-mail has also been forwarded to Senator Kolkhorst, asking if someone from her staff could reach out to TPWL on our behalf to get a status

report and see what could be done to move this along. I pointed out that unless we can get approval to bid this out very soon, we will be looking at another Hurricane season this summer without protection for our marina.

**b) CDBG-MIT Coastal Resilience Project - Presenter Jody Weaver**

- A copy of the October 1st thru November 8th Progress Report from Mott McDonald can be found in the Port Commission Packet dated November 21, 2023

**c) Restore Project - Presenter Jody Weaver**

- Comments from Jody Weaver, contract has been signed and sent back. State pending to be signed and to be fully executed.

**d) Culvert Replacement Project #P-2024-019 - Presenter Jody Weaver**

- Comments from Jody Weaver, City Council voted to award the construction contract to Lester Contracting, contingent upon Helena Chemical paying all cost over \$300,000 dollars that Council budgeted for. I am waiting to hear back from Helena Chemical. Lester Contracting agreed to hold the bid until December 4<sup>th</sup>.

**5. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS**

**a) Status report regarding Voluntary Restoration Project II at the Harbor of Refuge - Presenter Jody Weaver**

- Comments from Jody Weaver, CDBG-MIT grant application is complete and will not hear anything until February or March 2024.

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

- Comments from Jody Weaver, No new updates at this time.

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

**a) City Harbor**

- 1) Prestige Oysters is scheduled for a new lease in February 2024. They are also interested in possibly leasing tract 9 and 9A.

**b) Nautical Landings Building**

- 1) June 12, 2023, Barefoot Construction commenced work.

**c) Nautical Landings Marina**

- 1) Abandon boat – No updates at this time.
- 2) Horizon Environmental has been onsite 18 times since last PC meeting.

**d) Smith Harbor**

- 1) Jody Weaver submitted application to Matagorda Bay Mitigation Trust October 16, 2023.

**e) Harbor of Refuge**

- 1) LCI has been hauling fill material & stockpiling.

- 2) Encore Dredging has been cleaning and moving equipment to track 11.
- 3) RR drain culvert replacement – Construction Contract awarded to Lester Contracting.
- 4) Spoke to Hendry Schorr with Manson Dredging sent demand letter October 11, 2023 about dredge pipe.
- 5) Aerial spraying- no new updates

**ACTION ITEMS: NEW BUSINESS**

**7. DISCUSS REVISIONS TO THE NAUTICAL LANDINGS MARINA LEASE AGREEMENT - PRESENTER JIM RUDELLAT**

**(1)**  
Motion made by Commissioner McGuire

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

THAT, Chairman Davila, makes recommendation to present to City Council changes to the NAUTICAL LANDINGS MARINA LEASE FOR DOCKING SPACE.

Motion withdrawn by Commissioner McGuire

**(2)**  
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 present to City Council the amended changes to the NAUTICAL LANDINGS MARINA LEASE FOR DOCKING SPACE with the following modifications.

- o Stike out number #6 – No Firearms
- o Allow only 2 guests per lessee.
- o The Live aboard is only temporary, no more than 10 days per month.

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye: Alex Davila, Mike McGuire, Sue Traylor, Robert Knox, Larry Nichols.

Voting Nay: Jamie O’Neil

Motion carries.



**COMMENTS**

**8. COMMENTS FROM THE COMMISSIONERS.**

Agenda item discussed.

No action necessary.

**ADJOURNMENT**

Commissioner McGuire made a motion to adjourn the meeting.

Commissioner O’Neil seconded this motion.

Motion passed by the following vote:

Voting Aye: Alex Davila, Mike McGuire, Sue Traylor, Robert Knox, Larry Nichols, and Janie O’Neil

Voting Nay: None

The meeting was adjourned at 11:33 a.m.

These minutes were approved on December 19, 2023.

ATTEST:

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

\_\_\_\_\_  
Rachel Garza, Admin Assist.

# **COMMUNICATION**

**SUBJECT:** RECEIVE HARBOR MASTER'S DECEMBER 2023 INSPECTION /  
MAINTENANCE REPORT

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**INFORMATION:**

# Port Lavaca Port Commission Monthly Inspection

Month: 19 DECEMBER 2023    Location: Harbor of Refuge

## 1. Road

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 2. Rail spur

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:

**9. Cleats & Keels**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**10. Gates & Locks**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**11. Mulch**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**12. Cement Cap**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**13. Bulkhead**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**14. CLEAN UP**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

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

# Port Lavaca Port Commission Monthly Inspection

Month: 19 DECEMBER 2023    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. CLEAN UP

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 5. Water Lines, Valves, Etc.

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 6. Electrical & Lights

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 7. Pilings, Guides & Rollers

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

**8. Rub Rails & Fenders**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable  
Comments:

**9. Cleats & Keels**

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: 19 DECEMBER 2023 Location: NLB

## 1. Building Maintenance:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

12 June 2023 commenced work 400 amp electrical panel received for new electrical services. 28 JULY 23 AEP connected new electrical service. New siding, fascia, soffit & roof awaiting completion of relocating phone and

Cable boxes. 5 November 2023 Barefoot Construction painted mens

Bathroom south end building and replaced stained ceiling tiles and touched up paint in conference room.

15 November 2023 Barefoot Construction RR Christmas Lights. 28 November 2023 work completed. 12 December 2023 Barefoot Construction repaired

Heater south end building.

## 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:

**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: 19 DECEMBER 2023 Location: NLM / Smith Harbor

## 1. Sunk Boats

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 / Property Tax Distribution
- f) Profit and Loss Cash Flow Report

HELENA CHEMICAL

0.79

Date Received	Reference	Description	BARGE SHORT TONS	RAIL SHORT TONS	REPORTING MONTH	TOTAL FERTILIZER BULK TONS	BARGE ONLY	RAIL ONLY	TOTAL TARIFF AMOUNT PAID @ \$0.79 PER TON
11/1/2023	ACH PMT	HELENA CHEMICAL	4199.908	0	10/2023	4,199.908	\$3,317.93	\$0.00	\$3,317.93
12/13/2023	ACH PMT	HELENA CHEMICAL	11897.681	0	11/2023	9,399.170	\$9,399.17	\$0.00	\$9,399.17
	ACH PMT	HELENA CHEMICAL			12/2023		\$0.00	\$0.00	\$0.00
	ACH PMT	HELENA CHEMICAL			01/2024		\$0.00	\$0.00	\$0.00
	ACH PMT	HELENA CHEMICAL			02/2024		\$0.00	\$0.00	\$0.00
	ACH PMT	HELENA CHEMICAL			03/2024		\$0.00	\$0.00	\$0.00
	ACH PMT	HELENA CHEMICAL			04/2024		\$0.00	\$0.00	\$0.00
	ACH PMT	HELENA CHEMICAL			05/2024		\$0.00	\$0.00	\$0.00
	ACH PMT	HELENA CHEMICAL			06/2024		\$0.00	\$0.00	\$0.00
	ACH PMT	HELENA CHEMICAL			07/2024		\$0.00	\$0.00	\$0.00
	ACH PMT	HELENA CHEMICAL			08/2024		\$0.00	\$0.00	\$0.00
	ACH PMT	HELENA CHEMICAL			09/2024				
<b>TOTAL</b>			<b>16097.589</b>	<b>0</b>			<b>\$12,717.10</b>	<b>\$0.00</b>	<b>\$12,717.10</b>
<b>FY 2023-2024 - TOTAL</b>							<b>\$12,717.10</b>	<b>\$0.00</b>	<b>\$12,717.10</b>

99-1810-00

MONTHLY RAIL FEE

Date Received	REPORTING MONTH	Reference	Description	RAIL	REPORTING MONTH	PAID
9/26/2023	OCT	ACH	MONTHLY RAIL FEE	\$1,000.00	10/2023	PAID
10/26/2023	NOV	ACH	MONTHLY RAIL FEE	\$1,000.00	11/2023	PAID
11/27/2023	DEC	ACH	MONTHLY RAIL FEE	\$1,000.00	12/2023	PAID
	JAN	ACH	MONTHLY RAIL FEE	\$1,000.00	01/2024	
	FEB	ACH	MONTHLY RAIL FEE	\$1,000.00	02/2024	
	MAR	ACH	MONTHLY RAIL FEE	\$1,000.00	03/2024	
	APR	ACH	MONTHLY RAIL FEE	\$1,000.00	04/2024	
	MAY	ACH	MONTHLY RAIL FEE	\$1,000.00	05/2024	
	JUNE	ACH	MONTHLY RAIL FEE	\$1,000.00	06/2024	
	JULY	ACH	MONTHLY RAIL FEE	\$1,000.00	07/2024	
	AUG	ACH	MONTHLY RAIL FEE	\$1,000.00	08/2024	
	SEPT	ACH	MONTHLY RAIL FEE	\$1,000.00	09/2024	



# MONTHLY TARIFF REPORT

DATE: November 30, 2023

REPORTING PERIOD: November 2023  
(MONTH) (YEAR)

COMPANY NAME: Helena Agri-Enterprises, LLC

MAILING ADDRESS: 225 Schilling Blvd., Suite 300  
(P. O. Box Number or Street)

Collierville TN 38017  
(City) (State) (Zip Code)

11,897.681 Tons of Fertilizer DRY OR LIQUID @ 0.79¢ per ton  
Tons BARGE / RAIL (Name of Product)

0 Barrels of Crude Oil CRUDE CONDENSATE @ 0.125¢ per barrel  
Tons (Name of Product)


Subject to the tariff adopted by the City of Port Lavaca Port Commission are hereby reported by the above-named company during the period covered hereby and payment in the amount of \$ 9,399.17 is attached hereto representing tariff due in accordance with the above rate.

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

WITNESS MY HAND this 30th day of November, 2023

Terminal Manager  
(Title)

Trey Franz  
(Printed Name)

  
(Duty Authorized Signature)

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







**KIRBY 28306**

**RECAPITULATION**

*CERTIFICATE OF OFFICIAL QUANTITY BASED ON SHORE TANK FIGURES*

<u>QUANTITY</u>	<u>SHORE FIGURES</u>	<u>BARGE FIGURES</u>	<u>SHORT TONS</u>
Pounds	5,826,712.00	Before	3,050.317
Long Tons	2,601.21	After	0.000
Metric Tons	2,642.955	<b>Difference</b>	3,050.317
<b>Short Tons</b>	<b>2,913.356</b> ✓		

Details of shore figures and barge measurements are attached.

AmSpec MTS Inc.



Larry C. Zeringue, Operations

10/25/2023  
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www.intertek.com

### BARGE DRAFT SURVEY REPORT

Client Name: CHS Our Ref: US621-16469-D  
 Address: St. Paul, MN. DATE: October 17, 2023  
 BARGE NAME: MTC 1588 ✓ Date of Initial survey: October 10, 2023  
 Initial Location: COOPER MILE 134  
 Cargo description: GMOP Date of Final survey: October 17, 2023  
 Final Location: COOPER MILE 134

BARGE DESCRIPTION To/Ex: M/V GENCO PYRENEES  
 Type: Rake Initial Final  
 Covers - Type: FL Weather Conditions: WARM / SUNNARM / SUNNY  
 Water Conditions: MOD CHOP MOD CHOP

Barge dimensions: Depth 14' Length 200' Width 35' 00"

**Measurements**

FREEBOARDS	INITIAL		FINAL		MEANS - inches	
Fwd Port	12' 0 5/8"		5' 6 1/2"		F&A mean	148.209
Mid Port	12' 3 3/4"		5' 4"		Mid mean	148.275
Aft Port	12' 8 5/8"		5' 5"		Mean/means	148.242
Fwd Stbd	12' 0 3/4"		5' 3 3/4"		F&A mean	64.698
Mid Stbd	12' 4 4/5"		5' 2"		Mid mean	63.000
Aft Stbd	12' 9 1/4"		5' 3 1/4"		Mean/means	63.849
Trim In	8.250		-1.000			

**Draft Calculations**

	INITIAL	FINAL	Freeboards (inches)	
Port waterline length			148.258	Lt QTR mean
Stbd waterline length			63.425	Hvy QTR mean
Mean waterline length	183.824	192.881	84.834	Change in Draft
Water Density	0.996	0.996		
Water Correction	0			
			Quarter Mean Draft: 8'-8 19/32"	

**Total Cargo Weights**

<b>1,448.939</b>	Short Tons ✓
<b>1,293.695</b>	Long Tons
<b>1,314.468</b>	Metric Tons
<b>2,897,877</b>	Pounds

Reported by: 

Survey conducted in accordance with "TFI Inland Barge Survey Procedure" v 1.0

Intertek Agri Services  
New Orleans, LA - Agricultural/Bulk Division

Observations / Remarks \_\_\_\_\_

**New Orleans Bulk Terminal, LLC**  
NEW ORLEANS, LA

**Dump Pit Instructions**

Leadman Initials: \_\_\_\_\_

Customer: Mosaic

Barge # **MTC 404B B**

Gate Check: \_\_\_\_\_

Product: **MESZ 10**

Draft: 8'6"  
MAX>DRAFT 9'  
Cars 16

Oper # \_\_\_\_\_

Date	TO DUMP (Rail Car)	Actual (Tonnage)	Time		Rail Cars
			Start	Finish	
	1 AOKX131357	50.954		9/27/23 10:52	
	2 CSXT259788	100.000			
	3 CSXT260886	100.150			
	4 CSXT260897	99.400			
	5 CSXT250600	100.350			
	6 IFRX084013	100.000			
	7 CSXT259589	99.600			
	8 CSXT250136	100.400			
	9 CSXT260245	100.100			
	10 CSXT260915	97.950			
	11 CSXT260432	97.550			
	12 CSXT260769	99.000			
	13 CSXT255166	98.200			
	14 CSXT259723	98.650			
	15 CSXT255412	99.000			
	16 AOKX009341	100.7		10/12/23 13:45	
	17 [REDACTED]	1542.00 ✓			

Comments:

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**KIRBY 24704, KIRBY 28306**

**RECAPITULATION**

*CERTIFICATE OF OFFICIAL QUANTITY BASED ON SHORE TANK FIGURES*

<u>QUANTITY</u>	<u>SHORE FIGURES</u>	<u>BARGE FIGURES</u>	<u>SHORT TONS</u>
Pounds	11,986,771.00	Before	6,189.979
Long Tons	5,351.24	After	0.000
Metric Tons	5,437.114	<b>Difference</b>	6,189.979
<b>Short Tons</b>	<b>5,993.386</b> ✓		

**Details of shore figures and barge measurements are attached.**

AmSpec MTS Inc.



Larry C. Zeringue, Operations

11/17/2023

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**EQUALIZER / GULF MARK**

TARIFF REPORT FY 2023-2024

TARIFF A Item #3.  
**PAID @ \$0.125 PER BARREL**

Date Received	Reference	Description	CRUDE OIL	/	REPORTING MONTH	BARRELS OF CRUDE OIL	PAID @ \$0.125 PER BARREL
11/29/2023	1201384	EQUALIZER, INC.	OIL	/	10/2023	65,049.370	\$8,131.17
		EQUALIZER, INC.	OIL	/	11/2023		Pending Report & PMT
		EQUALIZER, INC.	OIL	/	12/2023		
		EQUALIZER, INC.	OIL	/	01/2024		
		EQUALIZER, INC.	OIL	/	02/2024		
		EQUALIZER, INC.	OIL	/	03/2024		
		EQUALIZER, INC.	OIL	/	04/2024		
		EQUALIZER, INC.	OIL	/	05/2024		
		EQUALIZER, INC.	OIL	/	06/2024		
		EQUALIZER, INC.	OIL	/	07/2024		
		EQUALIZER, INC.	OIL	/	08/2024		
		EQUALIZER, INC.	OIL	/	09/2024		

FY 2023-2024 - TOTAL \$8,131.17

**DAILY DOCK RENTAL**

Date Received	REPORTING MONTH	Reference	Description	Public Dock	REPORTING MONTH	PAID
11/28/2023	OCTOBER	1201258	MONTHLY DOCK FEE	\$500.00	10/2023	Paid
	NOVEMBER		MONTHLY DOCK FEE		11/2023	
	DECEMBER		MONTHLY DOCK FEE		12/2023	
	JANUARY		MONTHLY DOCK FEE		01/2024	
	FEBRUARY		MONTHLY DOCK FEE		02/2024	
	MARCH		MONTHLY DOCK FEE		03/2024	
	APRIL		MONTHLY DOCK FEE		04/2024	
	MAY		MONTHLY DOCK FEE		05/2024	
	JUNE		MONTHLY DOCK FEE		06/2024	
	JULY		MONTHLY DOCK FEE		07/2024	
	AUGUST		MONTHLY DOCK FEE		08/2024	
	SEPTEMBER		MONTHLY DOCK FEE		09/2024	



### MONTHLY TARIFF REPORT

DATE: 10/31/2023

REPORTING PERIOD: OCTOBER 2023  
(MONTH) (YEAR)

COMPANY NAME: EQUALIZER INC

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

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

-----  
         Tons of Fertilizer DRY OR LIQUID @ 0.79¢ per ton  
                                  BARGE / RAIL (Name of Product)

65,049.37 Barrels of Crude Oil CRUDE CONDENSATE @ 0.125¢ per barrel  
  (Name of Product)

-----

Subject to the tariff adopted by the City of Port Lavaca Port Commission are hereby reported by the above-named company during the period covered hereby and payment in the amount of \$ 8,131.17 is attached hereto representing tariff due in accordance with the above rate.

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

WITNESS MY HAND this 31 day of OCTOBER, 2023.

         COMPTROLLER  
(Title)

MARY MILLER  
(Printed Name)

Mary Miller  
(Duly Authorized Signature)

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

From : Camin Cargo Control  
To : GulfMark Energy Inc.

Item #3.

Attn : Paul Migala / GulfMark Energy Inc.  
Shelly Smith / GulfMark Energy Inc.

paulm@gulfmarkenergy.com  
shellys@gulfmarkenergy.com

**Load RECAP - Original**

Product : CRUDE OIL  
Vessel : MM - 31B & 33  
Location : Gulfmark - Port Lavaca, TX  
Tank(s) - 2 | 1  
Date : 21-OCT-2023  
File NA° : PVI-13058  
Ref. NA° : ER231001

**QUANTITIES - CRUDE OIL**

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

TCV, Barrels @ 60 °F 31,316.01  
Free Water 0.00  
GSV

Barrels @ 60 °F 31,316.01  
Gallons @ 60 °F 1,315,272.42

Long Tons - Air 4,455.178  
Metric Tons - Air 4,526.670  
Short Tons - Air 4,989.799  
Kilograms - Air 4,526,670.0  
Pounds - Air 9,979,599.0

API Gravity @ 60 °F (C) 23.8

**NSV**

Barrels @ 60 °F 31,296.97  
Gallons @ 60 °F 1,314,472.74

Long Tons - Air 4,452.469  
Metric Tons - Air 4,523.918  
Short Tons - Air 4,986.766  
Kilograms - Air 4,523,918.0  
Pounds - Air 9,973,531.0

S&W % 0.061\*\*  
S&W Vol. 19.04

S&W Source  
\*\* Quality based on individual open and close of shore tank.

**Total Vessel Quantities**

Vessel : MM - 31B | MM - 33  
TCV, Bbls @ 60 °F 31,584.51  
Free Water 0.00  
GSV

3,129.69 (70)

2 dock 100

From : Camin Cargo Control  
To : GulfMark Energy Inc.

Item #3.

Attn : Paul Migala / GulfMark Energy Inc.  
Shelly Smith / GulfMark Energy Inc.

paulm@gulfmarkenergy.com  
shellys@gulfmarkenergy.com

**Load RECAP - Original**

Product : CRUDE OIL  
Vessel : MM - 66 & MM - 68  
Location : Gulfmark -Port Lavaca, TX  
Tank(s) - 2 | 1  
Date : 02-NOV-2023  
File NA° : PVI-13066  
Ref, NA° : ER231002

**QUANTITIES - CRUDE OIL**

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

TCV, Barrels @ 60 °F 33,771.73  
Free Water 0.00  
GSV

Barrels @ 60 °F 33,771.73  
Gallons @ 60 °F 1,418,412.66

Long Tons - Air 4,798.354  
Metric Tons - Air 4,875.353  
Short Tons - Air 5,374.156  
Kilograms - Air 4,875,353.0  
Pounds - Air 10,748,313.0

API Gravity @ 60 °F (T) 24.0

**NSV**

Barrels @ 60 °F 33,375.24  
Gallons @ 60 °F 1,417,600.80

Long Tons - Air 4,795.607  
Metric Tons - Air 4,872.562  
Short Tons - Air 5,371.080  
Kilograms - Air 4,872,562.0  
Pounds - Air 10,742,161.0

S&W % 0.057\*\*  
S&W Vol. 19.33

S&W Source  
\*\* Quality based on individual open and close of shore tank.

**Total Vessel Quantities**

Vessel : MM - 66 | MM - 68

TCV, Bbls @ 60 °F 34,119.56  
Free Water 9.00  
GSV

33,375.24

ACTIVE AGING REPORT

12/13/2023

Item #3.

ACCOUNT NO#----	NAME ----	LAST PAY	CURRENT--	+1 MONTHS	+2 MO	+3 MO	+4 MONTHS	- BALANCE--
99-1415-00		12/1/2023						0
99-1583-06		12/12/2023	11,100.00CR					11,100.00CR
99-1733-02		11/30/2023	178.46CR					178.46CR
99-1734-00		12/4/2023						0
99-1745-01		12/1/2023						0
99-1746-01		12/1/2023						0
99-1783-00		12/6/2023						0
99-1800-01		12/1/2023						0
99-1801-01		11/27/2023	300					300
99-1810-00		11/27/2023	0.82CR					0.82CR
99-1883-00		12/1/2023	438.09					438.09
99-1893-00		12/1/2023						0
99-1909-01		12/4/2023	522.62CR					522.62CR
99-1913-02		12/11/2023						0
99-1923-06		12/1/2023						0
99-1930-01		11/22/2023						0
99-1931-07		12/12/2023	129.01CR					129.01CR
99-1932-06		12/12/2023	129.01CR					129.01CR
99-1933-03		11/27/2023						0
99-1963-04		12/1/2023						0
99-1973-06		12/6/2023						0
99-1983-09		12/8/2023						0
99-1993-04		12/8/2023						0
99-2003-04		12/1/2023	0.28CR					0.28CR
99-2013-09	1	8/3/2022	264.6	264.6	264.6	264.6	3,228.12	4,286.52
99-2015-15		11/14/2023						0
99-2043-07		12/1/2023						0
99-2053-11		12/1/2023						0
99-2063-10		12/1/2023	0.1					0.1
99-2103-07		12/1/2023						0
99-2153-04		12/1/2023						0
99-2163-03		12/1/2023						0
99-2193-07		11/28/2023						0
99-2213-04		12/1/2023						0
99-2233-07		12/8/2023						0
99-2243-12		12/12/2023	1,449.00CR					1,449.00CR
99-2253-07		11/17/2023	228.9					228.9
99-2273-08		11/1/2023	176.40CR					176.40CR
99-2313-14		12/1/2023						0
99-2421-07		12/1/2023						0
99-2433-04	2	6/1/2023					1,099.20	1,099.20
99-2443-05		12/1/2023						0
99-2453-09	3	6/1/2023					1,351.50	1,351.50
99-2481-05		12/1/2023						0
99-2543-09		12/1/2023						0
99-2573-06		12/12/2023	52.50CR					52.50CR

=====  
 \*\*\* BOOK # :C TOTAL ACCC      46      12506.41CR      264.6      264.6      264.6      5678.82 6033.79CR

- 1 99-2013-09 / Per post office - Letter is scheduled to be returned to the city of Dec 26, 2023
- 2 99-2433-04 - Turned over to collections
- 3 99-2453-09 - Turned over to collections



VENDOR NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT	
01-10040 ANNOUNCEMENTS PLUS TOO	I-4884	504 51000521.01	OFFICE : NAME PLATE		64292	\$18.00	
<b>VENDOR TOTALS</b>						<b>\$18.00</b>	
01-103058 BAREFOOT, MARK E.	I-002059	504 51000542.25	R & M- BUILDING : REPAIR TO MEN'S RESTROOM - NL		64358	\$3,885.00	
01-103058 BAREFOOT, MARK E.	I-002062	504 51000562.03	CE- BUILDING : STRUCTURE / ELECTRIC REPAIR		64358	\$2,485.00	
<b>VENDOR TOTALS</b>						<b>\$6,370.00</b>	
01-102565 CARD SERVICE CENTER	I-0305-102023	504 51000521.01	OFFICE : AMAZON - PHONE CASE		518	\$49.85	
<b>VENDOR TOTALS</b>						<b>\$49.85</b>	
01-104071 ENTERPRISE FM TRUST	I-FBN4870390	504 51000551.11	VEHICLE LEASE : MAINTENANCE MANAGEMENT		64375	\$998.66	
<b>VENDOR TOTALS</b>						<b>\$998.66</b>	
01-102882 FRONTIER SOUTHWEST INC.	I-18830907065/112023	504 51000536.02	TELEPHONE : PHONE CHARGES NOVEMBER 2023		64380	\$142.18	
<b>VENDOR TOTALS</b>						<b>\$142.18</b>	
01-102490 U.S. BANK NATIONAL ASSOCIATION	I-10/2023	504 51000525.01	FUEL : FUEL OCTOBER 2023		64242	\$54.25	
<b>VENDOR TOTALS</b>						<b>\$54.25</b>	
01-102645 GEXA ENERGY, LP	I-33773822-4	504 51000536.01	ELECTRICITY : ELECTRICITY SERVICES OCTOBER 2023		64243	\$2,717.85	
						AC/BAY LIMITED	\$0.00
						LIGHT/BAY LIMITED & AC/DAYROOM & HARBOR MASTER	\$0.00
						SPIRETECH	\$178.38
						AC/EDWARD JONES & SOMETHING MORE	
						LIGHTS/DAYROOM, HARBOR MASTER	
						SUB PANEL/EDWARD JONES	\$244.09
						PL PLUMBING, G4S, & CONF. ROOM	\$348.79
						NL MARINA BUILDING FLOOD LIGHT	\$57.28

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
				NL BOAT SLIPS		\$753.70
				HARBOR OF REFUGE		\$0.00
				HARBOR OF REFUGE FLOOD LIGHT		\$541.96
				CITY HARBOR		\$0.00
				106 S COMMERCE ST UNIT MAIN		\$593.65
				<b>VENDOR TOTALS</b>		<b>\$2,717.85</b>
01-100700 MCGREW, TERRI	I-412766	504 51000523.03	CLEANING & JANITORIAL : CLEANING SERVICES - AUGUST		64309	\$600.00
01-100700 MCGREW, TERRI	I-412767	504 51000523.03	CLEANING & JANITORIAL : CLEANING SERVICES - SEPTEMBER		64309	\$300.00
01-100700 MCGREW, TERRI	I-412768	504 51000523.03	CLEANING & JANITORIAL : CLEANING SERVICES - OCTOBER		64262	\$620.00
			<b>VENDOR TOTALS</b>			<b>\$1,520.00</b>
01-100335 PORT LAVACA, CITY OF	I-10/2023	504 51000536.03	WATER : WATER / SEWER OCTOBER 2023		64272	\$2,188.11
			<b>VENDOR TOTALS</b>			<b>\$2,188.11</b>
01-102309 REPUBLIC SERVICES #847	I-0847-001295150	504 51000533.14	CONTRACTED SERVICES : CONTAINER - PORT COMMISSION		64275	\$378.88
01-102309 REPUBLIC SERVICES #847	I-0847-001300283	504 51000533.14	CONTRACTED SERVICES : CONTAINER - PORT COMMISSION		64276	\$432.44
			<b>VENDOR TOTALS</b>			<b>\$811.32</b>
01-102621 UNIFIRST CORPORATION	I-2680038831	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		64285	\$180.60
01-102621 UNIFIRST CORPORATION	I-2680039520	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		64285	\$51.24
01-102621 UNIFIRST CORPORATION	I-2680040238	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		64285	\$51.24
01-102621 UNIFIRST CORPORATION	I-2680040954	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		64425	\$70.28
01-102621 UNIFIRST CORPORATION	I-2680041640	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		64425	\$51.24
			<b>VENDOR TOTALS</b>			<b>\$404.60</b>

**REPORT GRAND TOTAL: \$15,274.82**

CITY OF PORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: NOVEMBER 30TH, 2023

Item #3.

504-PORT & HARBORS FUND  
 FINANCIAL SUMMARY

22-23 23-24

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>								
USER & SERVICE CHARGES	705,843	672,689	33,154	68,219.59	131,463.77	0.00	541,225.23	19.54
FINES & FORFEITURES	12,000	500	11,500	0.00	0.00	0.00	500.00	0.00
OTHER REVENUE	6,666	35,600 (	28,934)	1,256.92	3,383.81	0.00	32,216.19	9.51
GRANT AND CONTRIBUTION R	1,000,000	1,200,000 (	200,000)	0.00	0.00	0.00	1,200,000.00	0.00
INTERGOVERNMENTAL REVENUE	13,992	12,215	1,777	0.00	0.00	0.00	12,215.00	0.00
<b>TOTAL REVENUES</b>	<b>1,738,501</b>	<b>1,921,004 (</b>	<b>182,503)</b>	<b>69,476.51</b>	<b>134,847.58</b>	<b>0.00</b>	<b>1,786,156.42</b>	<b>7.02</b>
<u>EXPENDITURE SUMMARY</u>								
TECHNOLOGY SERVICES	1,500	1,422	78	118.44	118.44	0.00	1,303.56	8.33
CITY HARBOR	17,000	7,000	10,000	2,583.94	2,583.94	0.00	4,416.06	36.91
HARBOR OF REFUGE	125,000	330,000 (	205,000)	0.00	2,000.00	31,753.57	296,246.43	10.23
SMITH HARBOR	51,000	11,000	40,000	0.00	0.00	1,716.93	9,283.07	15.61
NAUTICAL LANDINGS MARINA	15,000	30,000 (	15,000)	0.00	0.00	0.00	30,000.00	0.00
OPERATIONS	1,856,044	1,804,066	51,978	25,530.79	47,598.73	0.00	1,756,467.27	2.64
NON DEPARTMENTAL	0	0	0	59.86	59.86	0.00 (	59.86)	0.00
<b>TOTAL EXPENDITURES</b>	<b>2,065,544</b>	<b>2,183,488 (</b>	<b>117,944)</b>	<b>28,293.03</b>	<b>52,360.97</b>	<b>33,470.50</b>	<b>2,097,656.53</b>	<b>3.93</b>
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>( 327,043)</b>	<b>( 262,484)</b>	<b>( 64,559)</b>	<b>41,183.48</b>	<b>82,486.61 (</b>	<b>33,470.50)</b>	<b>( 311,500.11)</b>	<b>18.67-</b>

CITY OF PORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: NOVEMBER 30TH, 2023

Item #3.

504-PORT & HARBORS FUND  
 REVENUES

	22-23 ORIGINAL BUDGET	23-24 AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<b>USER &amp; SERVICE CHARGES</b>								
436.01	CITY HARBOR-DOCK LEASE	115,000	115,000	0	4,063.19	11,826.38	0.00	103,173.62 10.28
436.09	HOR - DAILY DOCK RENTA	5,000	7,200 (	2,200)	11,450.00	24,250.00	0.00 (	17,050.00) 336.81
436.10	HOR - RENTAL	18,043	4,000	14,043	0.00	0.00	0.00	4,000.00 0.00
436.11	HOR - DOCK LEASES	280,000	250,932	29,068	25,259.53	46,819.06	0.00	204,112.94 18.66
436.12	TARIFFS	110,000	110,000	0	11,449.10	18,517.66	0.00	91,482.34 16.83
436.20	N L DOCK RENT- TRANSIE	500	500	0	0.00	0.00	0.00	500.00 0.00
436.21	N L-DOCK LEASE	80,000	85,000 (	5,000)	7,177.80	12,719.70	0.00	72,280.30 14.96
436.22	N L -BLDG LEASE	73,600	80,077 (	6,477)	7,144.97	13,980.97	0.00	66,096.03 17.46
436.23	N L - BLDG RENTAL	4,500	0	4,500	0.00	0.00	0.00	0.00 0.00
436.24	SMITH HARBOR RENT	19,200	19,980 (	780)	1,675.00	3,350.00	0.00	16,630.00 16.77
	TOTAL USER & SERVICE CHARGES	705,843	672,689	33,154	68,219.59	131,463.77	0.00	541,225.23 19.54
<b>FINES &amp; FORFEITURES</b>								
442.01	LATE PAYMENT PENALTIES	12,000	500	11,500	0.00	0.00	0.00	500.00 0.00
	TOTAL FINES & FORFEITURES	12,000	500	11,500	0.00	0.00	0.00	500.00 0.00
<b>OTHER REVENUE</b>								
451.01	INTEREST INCOME	6,066	35,000 (	28,934)	1,256.92	3,185.81	0.00	31,814.19 9.10
455.01	OTHER FINANCING SOURCE	0	0	0	0.00	0.00	0.00	0.00 0.00
459.10	2018 C. O. PROCEEDS	0	0	0	0.00	0.00	0.00	0.00 0.00
459.11	AUCTION PROCEEDS	0	0	0	0.00	0.00	0.00	0.00 0.00
459.12	TML REIMBURSEMENTS	0	0	0	0.00	0.00	0.00	0.00 0.00
459.71	WASHER-DRYER INCOME	600	600	0	0.00	198.00	0.00	402.00 33.00
459.90	MISCELLANEOUS	0	0	0	0.00	0.00	0.00	0.00 0.00
459.92	EQUITY BALANCE FORWARD	0	0	0	0.00	0.00	0.00	0.00 0.00
	TOTAL OTHER REVENUE	6,666	35,600 (	28,934)	1,256.92	3,383.81	0.00	32,216.19 9.51
<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	1,000,000	1,200,000 (	200,000)	0.00	0.00	0.00	1,200,000.00 0.00
	TOTAL GRANT AND CONTRIBUTION R	1,000,000	1,200,000 (	200,000)	0.00	0.00	0.00	1,200,000.00 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
493.88	XFER IN- 206 FARF FUND	13,992	12,215	1,777	0.00	0.00	0.00	12,215.00 0.00
	TOTAL INTERGOVERNMENTAL REVENUE	13,992	12,215	1,777	0.00	0.00	0.00	12,215.00 0.00
<b>TOTAL REVENUES</b>		<b>1,738,501</b>	<b>1,921,004 (</b>	<b>182,503)</b>	<b>69,476.51</b>	<b>134,847.58</b>	<b>0.00</b>	<b>1,786,156.42 7.02</b>

CITY OF PORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: NOVEMBER 30TH, 2023

Item #3.

504-PORT & HARBORS FUND  
 TECHNOLOGY SERVICES  
 DEPARTMENTAL EXPENDITURES

22-23

23-24

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SERVICES</u>								
50070536.504 CABLE & INTERNET	1,500	1,422	78	118.44	118.44	0.00	1,303.56	8.33
TOTAL SERVICES	1,500	1,422	78	118.44	118.44	0.00	1,303.56	8.33
TOTAL TECHNOLOGY SERVICES	1,500	1,422	78	118.44	118.44	0.00	1,303.56	8.33

CITY OF PORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: NOVEMBER 30TH, 2023

Item #3.

504-PORT & HARBORS FUND  
 CITY HARBOR  
 DEPARTMENTAL EXPENDITURES

		22-23 ORIGINAL BUDGET	23-24 AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<b>SERVICES</b>									
50800533.20	CONTRACTED SERV-CITY H	15,000	5,000	10,000	2,583.94	2,583.94	0.00	2,416.06	51.68
	TOTAL SERVICES	15,000	5,000	10,000	2,583.94	2,583.94	0.00	2,416.06	51.68
<b>MAINTENANCE</b>									
50800542.21	R & M- INFRAS- 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
<b>TOTAL CITY HARBOR</b>									
		17,000	7,000	10,000	2,583.94	2,583.94	0.00	4,416.06	36.91

CITY OF PORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
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504-PORT & HARBORS FUND  
 HARBOR OF REFUGE  
 DEPARTMENTAL EXPENDITURES

	22-23 ORIGINAL BUDGET	23-24 AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SERVICES</u>								
50820533.20 CONTRACTED SERV- HOR	25,000	230,000	( 205,000)	0.00	2,000.00	10,753.57	217,246.43	5.55
TOTAL SERVICES	25,000	230,000	( 205,000)	0.00	2,000.00	10,753.57	217,246.43	5.55
<u>MAINTENANCE</u>								
50820542.21 R & M- INFRASTRUCTURE	100,000	100,000	0	0.00	0.00	21,000.00	79,000.00	21.00
TOTAL MAINTENANCE	100,000	100,000	0	0.00	0.00	21,000.00	79,000.00	21.00
<b>TOTAL HARBOR OF REFUGE</b>	<b>125,000</b>	<b>330,000</b>	<b>( 205,000)</b>	<b>0.00</b>	<b>2,000.00</b>	<b>31,753.57</b>	<b>296,246.43</b>	<b>10.23</b>

CITY OF PORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: NOVEMBER 30TH, 2023

Item #3.

504-PORT & HARBORS FUND  
 SMITH HARBOR  
 DEPARTMENTAL EXPENDITURES

	22-23 ORIGINAL BUDGET	23-24 AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SERVICES</u>								
50840533.20 CONTRACTED SERV- SMITH	50,000	10,000	40,000	0.00	0.00	1,716.93	8,283.07	17.17
TOTAL SERVICES	50,000	10,000	40,000	0.00	0.00	1,716.93	8,283.07	17.17
<u>MAINTENANCE</u>								
50840542.21 R & M- INFRAS- 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
<b>TOTAL SMITH HARBOR</b>	<b>51,000</b>	<b>11,000</b>	<b>40,000</b>	<b>0.00</b>	<b>0.00</b>	<b>1,716.93</b>	<b>9,283.07</b>	<b>15.61</b>



CITY OF PORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: NOVEMBER 30TH, 2023

Item #3.

504-PORT & HARBORS FUND  
 NAUTICAL LANDINGS MARINA  
 DEPARTMENTAL EXPENDITURES

22-23  
 ORIGINAL  
 BUDGET

23-24  
 AMENDED  
 BUDGET

		ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<b>SERVICES</b>									
50860533.20	CONTRACTED SERV- NL MA	10,000	25,000	( 15,000)	0.00	0.00	0.00	25,000.00	0.00
	TOTAL SERVICES	10,000	25,000	( 15,000)	0.00	0.00	0.00	25,000.00	0.00
<b>MAINTENANCE</b>									
50860542.03	R & M- BUILDING- NL MA	2,000	2,000	0	0.00	0.00	0.00	2,000.00	0.00
50860542.21	R & M- INFRAS- NL MAR	3,000	3,000	0	0.00	0.00	0.00	3,000.00	0.00
50860542.25	R & M- BUILD (NAUTICAL	0	0	0	0.00	0.00	0.00	0.00	0.00
50860543.26	R & M- INFRAS- NL MARI	0	0	0	0.00	0.00	0.00	0.00	0.00
50860543.27	R & M- IMPROV OTB- NL	0	0	0	0.00	0.00	0.00	0.00	0.00
	TOTAL MAINTENANCE	5,000	5,000	0	0.00	0.00	0.00	5,000.00	0.00
<b>TOTAL NAUTICAL LANDINGS MARINA</b>									
		15,000	30,000	( 15,000)	0.00	0.00	0.00	30,000.00	0.00

CITY OF PORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
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504-PORT & HARBORS FUND  
 OPERATIONS  
 DEPARTMENTAL EXPENDITURES

22-23

23-24

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<b>PERSONNEL SERVICES</b>								
51000511.01 SALARIES & WAGES	75,966	79,875	( 3,909)	6,080.80	11,890.87	0.00	67,984.13	14.89
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	4,515	4,514	1	444.59	884.59	0.00	3,629.41	19.60
51000512.10 EMPLOYER-T.M.R.S.	4,460	4,460	0	355.73	707.95	0.00	3,752.05	15.87
51000512.20 GROUP H/D INS PREMIUMS	10,946	10,946	0	1,026.43	2,052.90	0.00	8,893.10	18.75
51000512.30 WORKER'S COMPENSATION	1,800	1,800	0	0.00	1,762.60	0.00	37.40	97.92
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	98,187	102,095	( 3,908)	7,907.55	17,298.91	0.00	84,796.09	16.94
<b>MATERIALS &amp; SUPPLIES</b>								
51000521.01 OFFICE	1,200	1,000	200	49.85	53.63	0.00	946.37	5.36
51000523.03 CLEANING & JANITORIAL	10,500	11,000	( 500)	1,024.60	1,318.59	0.00	9,681.41	11.99
51000524.19 COVID-19 EXPENDITURES	0	0	0	0.00	0.00	0.00	0.00	0.00
51000525.01 FUEL	5,000	1,000	4,000	54.25	54.25	0.00	945.75	5.43
51000526.01 GENERAL SAFETY & TOOLS	300	300	0	0.00	0.00	0.00	300.00	0.00
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	0.00	0.00	2,000.00	0.00
TOTAL MATERIALS & SUPPLIES	19,000	15,300	3,700	1,128.70	1,426.47	0.00	13,873.53	9.32
<b>SERVICES</b>								
51000531.01 TRAVEL & TRAINING	500	500	0	0.00	0.00	0.00	500.00	0.00
51000531.04 DUES, SUBSCR., & PUBLI	5,700	5,500	200	0.00	0.00	0.00	5,500.00	0.00
51000532.01 AUDIT FEES	3,500	6,000	( 2,500)	0.00	0.00	0.00	6,000.00	0.00
51000532.06 HEALTH & FITNESS	0	0	0	0.00	0.00	0.00	0.00	0.00
51000532.07 LEGAL- REGULAR	15,000	5,000	10,000	0.00	0.00	0.00	5,000.00	0.00
51000533.14 CONTRACTED SERVICES	24,000	24,000	0	811.32	3,099.32	0.00	20,900.68	12.91
51000535.01 GENERAL LIABILITY INSU	2,819	3,287	( 468)	0.00	4,528.57	0.00	( 1,241.57)	137.77
51000535.10 WINDSTORM INS	21,681	20,000	1,681	0.00	0.00	0.00	20,000.00	0.00
51000535.11 FLOOD INS	1,700	1,800	( 100)	0.00	0.00	0.00	1,800.00	0.00
51000536.01 ELECTRICITY	26,955	31,627	( 4,672)	2,717.85	2,717.85	0.00	28,909.15	8.59
51000536.02 TELEPHONE	2,000	2,100	( 100)	142.18	305.68	0.00	1,794.32	14.56
51000536.03 WATER	3,300	6,200	( 2,900)	2,188.11	2,188.11	0.00	4,011.89	35.29
51000536.07 CABLE & INTERNET	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES	107,155	106,014	1,141	5,859.46	12,839.53	0.00	93,174.47	12.11
<b>MAINTENANCE</b>								
51000541.02 LANDSCAPING	15,000	5,000	10,000	0.00	0.00	0.00	5,000.00	0.00
51000542.03 R & M- BUILDING	0	0	0	0.00	0.00	0.00	0.00	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	80,000	( 69,000)	3,885.00	4,020.00	0.00	75,980.00	5.03
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	0	0	0	0.00	0.00	0.00	0.00	0.00
51000544.50 R & M- FURNITURE & EQU	6,000	4,000	2,000	0.00	0.00	0.00	4,000.00	0.00
51000544.55 R & M- VEHICLES & TRAI	500	500	0	0.00	40.83	0.00	459.17	8.17

CITY OF PORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: NOVEMBER 30TH, 2023

Item #3.

504-PORT & HARBORS FUND  
 OPERATIONS  
 DEPARTMENTAL EXPENDITURES

	22-23 ORIGINAL BUDGET	23-24 AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT 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	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	35,200	92,200	( 57,000)	3,885.00	4,060.83	0.00	88,139.17	4.40
<b>SUNDRY</b>								
51000551.11 VEHICLE LEASES	13,992	12,215	1,777	0.00	957.83	0.00	11,257.17	7.84
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- ADMI	65,121	51,181	13,940	4,265.08	8,530.16	0.00	42,650.84	16.67
51000553.02 XFER OUT- FD 310- '08	124,813	125,785	( 972)	0.00	0.00	0.00	125,785.00	0.00
51000553.05 XFER OUT- FD 322 - 201	130,576	132,276	( 1,700)	0.00	0.00	0.00	132,276.00	0.00
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	334,502	321,457	13,045	4,265.08	9,487.99	0.00	311,969.01	2.95
<b>CAPITAL EXPENDITURES</b>								
51000561.02 CE- LAND & IMPROVEMENT	0	0	0	0.00	0.00	0.00	0.00	0.00
51000562.03 CE- BUILDING & IMPROV	95,000	0	95,000	2,485.00	2,485.00	0.00	( 2,485.00)	0.00
51000563.05 CE- INFRASTRUCTURE	1,167,000	1,167,000	0	0.00	0.00	0.00	1,167,000.00	0.00
TOTAL CAPITAL EXPENDITURES	1,262,000	1,167,000	95,000	2,485.00	2,485.00	0.00	1,164,515.00	0.21
<b>TOTAL OPERATIONS</b>	<b>1,856,044</b>	<b>1,804,066</b>	<b>51,978</b>	<b>25,530.79</b>	<b>47,598.73</b>	<b>0.00</b>	<b>1,756,467.27</b>	<b>2.64</b>

CITY OF PORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: NOVEMBER 30TH, 2023

Item #3.

504-PORT & HARBORS FUND  
 NON DEPARTMENTAL  
 DEPARTMENTAL EXPENDITURES

22-23

23-24

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<b>PERSONNEL SERVICES</b>								
59800512.03 GROUP H/D INS CLAIMS	0	0	0	0.00	0.00	0.00	0.00	0.00
59800512.05 EMPLOYER- SOCIAL SECUR	0	0	0	33.92	33.92	0.00 (	33.92)	0.00
59800512.10 EMPLOYER- TMRS	0	0	0	25.94	25.94	0.00 (	25.94)	0.00
59800512.40 SAFETY PAY	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES	0	0	0	59.86	59.86	0.00 (	59.86)	0.00
<b>SUNDRY</b>								
59800551.203 GROUP H/D INS CLAIMS	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUNDRY	0	0	0	0.00	0.00	0.00	0.00	0.00
<b>TOTAL NON DEPARTMENTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>59.86</b>	<b>59.86</b>	<b>0.00 (</b>	<b>59.86)</b>	<b>0.00</b>

TOTAL EXPENDITURES	2,065,544	2,183,488 (	117,944)	28,293.03	52,360.97	33,470.50	2,097,656.53	0.00
REVENUES OVER/(UNDER) EXPENDITURES	( 327,043)	( 262,484)	( 64,559)	41,183.48	82,486.61 (	33,470.50)	( 311,500.11)	18.67-

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

504-PORT & HARBORS FUND

ACCOUNT# TITLE

ASSETS

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111.21	CLAIM ON CONS CASH	334,986.95	
112.11.6001	INVESTMENTS-LOGIC	276,311.29	
113.22	ALLOWANCE FOR UNCOLLECT(	14,575.43)	
113.24	UNAPPLIED CREDITS (	4,375.02)	334,986.95+
113.27	PTC ACCTS RECEIVABLE (UB	62,986.39	
113.27.1004	ACCTS REC-HARBOR OF REFU	1,160,520.00	276,311.29+
116.01.0001	PREPAID INSURANCE	30,333.94	002
151.01.1000	LAND	1,919,338.57	
152.01.1000	BUILDINGS	1,313,990.38	611,298.24*
152.02.2000	ACCUM DEPRECIATION-BUIL(	853,854.24)	
153.01.1000	IMPROVEMENTS OTHER THAN	2,050,980.24	
153.02.2000	ACCUM DEPR-IMPR OTHER T(	1,709,300.60)	
154.01.1000	MACHINERY & EQUIPMENT	43,140.00	
154.02.2000	ACCUM DEPR-MACHINERY & (	29,844.16)	
155.01.1000	CONSTRUCTION IN PROGRESS	57,151.00	
156.01.1000	INFRASTRUCTURE	7,996,420.23	
156.02.2000	ACCUM DEPREC.- INFRASTR(	2,832,083.21)	
		9,802,126.33	

TOTAL ASSETS

9,802,126.33

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LIABILITIES

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207.21	CUSTOMER DEPOSIT (	50.00)	
211.10	AP PENDING (DUE TO CONS	2,003.61	
211.99	YMCA (	4.35)	
212.30	ACCRUED VACATION	5,055.84	
213.01	BOND PREMIUM (SERIES '18	82,933.89	
215.90.1004	DEFERRED REV-HARBOR OF R	1,160,520.00	
216.20.3006	BONDS PAYABLE-CURRENT	180,000.00	
217.11	NL MARINA DEPOSITS	495.60	
221.20	BONDS PAYABLE NON-CURREN	1,745,000.00	
		3,175,954.59	

TOTAL LIABILITIES

3,175,954.59

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FUND EQUITY/BALANCE

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320.07	ENCUMBRANCES (	196,767.23)	
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BALANCE SHEET - UNAUDITED

AS OF: NOVEMBER 30TH, 2023

Item #3.

504-PORT & HARBORS FUND

ACCOUNT#	TITLE		
320.08	RESERVE FOR ENCUMBRANCES	196,767.23	
320.09	PRIOR YEAR ENCUMBRANCE	156,670.66	
320.10	PRIOR YEAR RESERV/ENC (	156,670.66)	
320.60	FUND BALANCE COMMITTED	90,552.00	
320.65	NET INVEST. IN CAPITAL A	3,393,536.00	
320.98	FUND BALANCE UNRESV	3,077,918.43	
	TOTAL FUND EQUITY/BALANCE		<u>6,562,006.43</u>
	TOTAL REVENUES	134,847.58	
	TOTAL EXPENSES	52,360.97	
	UNPOSTED PRIOR YEAR	( 18,321.30)	
	EXCESS REVENUES OVER EXPENDITURES		<u>64,165.31</u>
	TOTAL LIABILITIES & FUND EQUITY/BALANCE		<u>9,802,126.33</u> =====

BALANCE SHEET - UNAUDITED

AS OF: NOVEMBER 30TH, 2023

Item #3.

210-PORT COMMISSION PROJECTS

ACCOUNT# TITLE

ASSETS

104.02.0004	DUE FROM OTHER GOVERNMENT	120,000.00	
111.21	CLAIM ON CONS CASH (	42,700.00)	
113.29.1000	ACCOUNTS RECEIVABLE- MIS	2,500.00	
155.01.1000	CONSTRUCTION IN PROGRESS	40,200.00	
			120,000.00

TOTAL ASSETS 120,000.00

LIABILITIES

		0.00
TOTAL LIABILITIES		0.00

FUND EQUITY/BALANCE

320.07	ENCUMBRANCES (	1,124,330.36)	
320.08	RESERVE FOR ENCUMBRANCES	1,124,330.36	
	TOTAL FUND EQUITY/BALANCE		0.00

TOTAL REVENUES	0.00
TOTAL EXPENSES	0.00
UNPOSTED PRIOR YEAR	120,000.00

EXCESS REVENUES OVER EXPENDITURES 120,000.00

TOTAL LIABILITIES & FUND EQUITY/BALANCE 120,000.00

BALANCE SHEET - UNAUDITED

AS OF: NOVEMBER 30TH, 2023

Item #3.

310-08 PC DEBT SERVICE

ACCOUNT# TITLE

ASSETS

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111.21	CLAIM ON CONS CASH	88,987.19	
		<u>88,987.19</u>	88,987.19

TOTAL ASSETS			<u>88,987.19</u>
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LIABILITIES

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212.60	ACCRUED BOND INTEREST	3,824.00	
		<u>3,824.00</u>	3,824.00

TOTAL LIABILITIES			<u>3,824.00</u>
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FUND EQUITY/BALANCE

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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	60,201.63	
	TOTAL FUND EQUITY/BALANCE	<u>83,125.34</u>	83,125.34

TOTAL REVENUES	180.26	
TOTAL EXPENSES	0.00	
UNPOSTED PRIOR YEAR	<u>1,857.59</u>	

EXCESS REVENUES OVER EXPENDITURES	<u>2,037.85</u>	
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TOTAL LIABILITIES & FUND EQUITY/BALANCE			<u>88,987.19</u>
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BALANCE SHEET - UNAUDITED  
AS OF: NOVEMBER 30TH, 2023

Item #3.

322-SERIES 2018 DEBT SERVICE

ACCOUNT# TITLE

ASSETS

111.21	CLAIM ON CONS CASH	( 132.54)	
			( 132.54)
			<u>( 132.54)</u>
	TOTAL ASSETS		<u>( 132.54)</u>

LIABILITIES

212.60	ACCRUED INTEREST PAYABLE	7,068.00	
			7,068.00
	TOTAL LIABILITIES		<u>7,068.00</u>

FUND EQUITY/BALANCE

320.98	FUND BALANCE	( 6,803.14)	
	TOTAL FUND EQUITY/BALANCE		( 6,803.14)

TOTAL REVENUES	0.00
TOTAL EXPENSES	400.00
UNPOSTED PRIOR YEAR	2.60

EXCESS REVENUES OVER EXPENDITURES ( 397.40)

TOTAL LIABILITIES & FUND EQUITY/BALANCE ( 132.54)

# Port Commission Snapshot

	September	October	November	FYTD	
<b>City Harbor</b>					
Revenue	\$ 4,063.19	\$ 7,763.19	\$ 4,063.19	\$ 11,826.38	
Expenses	\$ 2,445.67	\$ 4,441.23	\$ 4,153.53	\$ 8,594.75	
<b>Gain / (Loss)</b>	<u>\$ 1,617.52</u>	<u>\$ 3,321.96</u>	<u>\$ (90.34)</u>	<u>\$ 3,231.63</u>	
<b>Harbor of Refuge</b>					
Revenue	\$ 35,179.05	\$ 41,428.09	\$ 48,158.63	\$ 89,586.72	
Expenses	\$ 28,774.40	\$ 11,475.33	\$ 7,920.03	\$ 19,395.36	
<b>Gain / (Loss)</b>	<u>\$ 6,404.65</u>	<u>\$ 29,952.76</u>	<u>\$ 40,238.60</u>	<u>\$ 70,191.36</u>	
<b>Nautical Landings</b>					
Revenue	\$ 14,642.84	\$ 12,575.90	\$ 14,322.77	\$ 26,898.67	
Expenses	\$ 17,571.74	\$ 7,588.73	\$ 13,372.71	\$ 20,961.43	
<b>Gain / (Loss)</b>	<u>\$ (2,928.90)</u>	<u>\$ 4,987.17</u>	<u>\$ 950.06</u>	<u>\$ 5,937.24</u>	
<b>Smith Harbor</b>					
Revenue	\$ 1,675.00	\$ 1,675.00	\$ 1,675.00	\$ 3,350.00	
Expenses	\$ 563.68	\$ 562.66	\$ 361.76	\$ 924.42	
<b>Gain / (Loss)</b>	<u>\$ 1,111.32</u>	<u>\$ 1,112.34</u>	<u>\$ 1,313.24</u>	<u>\$ 2,425.58</u>	
<b>Total Gain / (Loss)</b>	<u>\$ 8,106.15</u>	<u>\$ 39,374.24</u>	<u>\$ 42,411.56</u>	<u>\$ 81,785.80</u>	\$ 134,847.58

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

# Cash Profit and Loss Statement

	September	October	November	FYTD
<b>City Harbor</b>				
Dock Lease	\$ 4,063.19	\$ 7,763.19	\$ 4,063.19	\$ 11,826.38
Oyster Tarrifs	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
<b>Total City Harbor</b>	<b>\$ 4,063.19</b>	<b>\$ 7,763.19</b>	<b>\$ 4,063.19</b>	<b>\$ 11,826.38</b>
<b>Harbor of Refuge</b>				
<b>Tarrifs</b>				
Oil	\$ 4,086.72	\$ 7,068.56	\$ 8,131.17	\$ 15,199.73
Fertilizer	\$ 9,781.32	\$ -	\$ 3,317.93	\$ 3,317.93
Oyster	\$ -	\$ -	\$ -	\$ -
<b>Rentals</b>				
Daily Dock Rental	\$ 400.00	\$ 12,800.00	\$ 11,450.00	\$ 24,250.00
Dock Rentals	\$ -	\$ -	\$ -	\$ -
Dock Leases	\$ 20,911.01	\$ 21,559.53	\$ 25,259.53	\$ 46,819.06
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
<b>Total Harbor of Refuge</b>	<b>\$ 35,179.05</b>	<b>\$ 41,428.09</b>	<b>\$ 48,158.63</b>	<b>\$ 89,586.72</b>
<b>Nautical Landings</b>				
Dock Rent	\$ -	\$ -	\$ -	\$ -
Dock Lease	\$ 6,923.30	\$ 5,541.90	\$ 7,177.80	\$ 12,719.70
Building Lease	\$ 6,719.54	\$ 6,836.00	\$ 7,144.97	\$ 13,980.97
Building Rentals	\$ -	\$ -	\$ -	\$ -
Washer-Dryer	\$ -	\$ 198.00	\$ -	\$ 198.00
Miscellaneous	\$ 1,000.00	\$ -	\$ -	\$ -
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
Auction Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Nautical Landings</b>	<b>\$ 14,642.84</b>	<b>\$ 12,575.90</b>	<b>\$ 14,322.77</b>	<b>\$ 26,898.67</b>
<b>Smith Harbor</b>				
Rent	\$ 1,675.00	\$ 1,675.00	\$ 1,675.00	\$ 3,350.00
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
<b>Total Smith Harbor</b>	<b>\$ 1,675.00</b>	<b>\$ 1,675.00</b>	<b>\$ 1,675.00</b>	<b>\$ 3,350.00</b>
<b>Interest Income</b>	<b>\$ 1,901.56</b>	<b>\$ 1,928.89</b>	<b>\$ 1,256.92</b>	<b>\$ 3,185.81</b>
<b>Total Income</b>	<b>\$ 57,461.64</b>	<b>\$ 65,371.07</b>	<b>\$ 69,476.51</b>	<b>\$ 134,847.58</b>

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

# Cash Profit and Loss Statement

Item #3.

	September	October	November	FYTD
<b>City Harbor</b>				
Overhead Allocation	\$ 2,445.67	\$ 2,441.23	\$ 1,569.59	\$ 4,010.81
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -
R&M Building	\$ -	\$ 2,000.00	\$ -	\$ 2,000.00
Contracted Services	\$ -	\$ -	\$ 2,583.94	\$ 2,583.94
<b>Total City Harbor</b>	<b>\$ 2,445.67</b>	<b>\$ 4,441.23</b>	<b>\$ 4,153.53</b>	<b>\$ 8,594.75</b>
<b>Harbor of Refuge</b>				
Overhead Allocation	\$ 11,496.24	\$ 11,475.33	\$ 7,378.07	\$ 18,853.40
Electricity	\$ 2,233.16	\$ -	\$ 541.96	\$ 541.96
R&M Infrastructure	\$ 15,045.00	\$ -	\$ -	\$ -
Contracted Services	\$ -	\$ -	\$ -	\$ -
<b>Total Harbor of Refuge</b>	<b>\$ 28,774.40</b>	<b>\$ 11,475.33</b>	<b>\$ 7,920.03</b>	<b>\$ 19,395.36</b>
<b>Nautical Landings</b>				
Overhead Allocation	\$ 4,716.82	\$ 4,708.24	\$ 3,027.17	\$ 7,735.40
Cable & Internet	\$ 124.69	\$ -	\$ 118.44	\$ 118.44
R&M Building	\$ 202.15	\$ 135.00	\$ 3,885.00	\$ 4,020.00
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -
R&M Furniture & Equip	\$ 3,429.00	\$ -	\$ -	\$ -
Cleaning & Janitorial	\$ 1,231.70	\$ 293.99	\$ 1,024.60	\$ 1,318.59
Lighting & Decoration	\$ -	\$ -	\$ -	\$ -
Contracted Services	\$ 1,713.76	\$ 2,288.00	\$ 811.32	\$ 3,099.32
Windstorm Insurance	\$ -	\$ -	\$ -	\$ -
Flood Insurance	\$ -	\$ -	\$ -	\$ -
Electricity	\$ 3,701.68	\$ -	\$ 2,175.89	\$ 2,175.89
Telephone	\$ 218.95	\$ 163.50	\$ 142.18	\$ 305.68
Water	\$ 2,232.99	\$ -	\$ 2,188.11	\$ 2,188.11
Landscaping	\$ -	\$ -	\$ -	\$ -
R&M Improvement OTB	\$ -	\$ -	\$ -	\$ -
<b>Total Nautical Landings</b>	<b>\$ 17,571.74</b>	<b>\$ 7,588.73</b>	<b>\$ 13,372.71</b>	<b>\$ 20,961.43</b>
<b>Smith Harbor</b>				
Overhead Allocation	\$ 563.68	\$ 562.66	\$ 361.76	\$ 924.42
Contracted Services	\$ -	\$ -	\$ -	\$ -
<b>Total Smith Harbor</b>	<b>\$ 563.68</b>	<b>\$ 562.66</b>	<b>\$ 361.76</b>	<b>\$ 924.42</b>
<b>Total Expenses</b>	<b>\$ 49,355.49</b>	<b>\$ 24,067.94</b>	<b>\$ 25,808.03</b>	<b>\$ 49,875.97</b>
<b>Operating Cash Flow</b>	<b>\$ 8,106.15</b>	<b>\$ 41,303.13</b>	<b>\$ 43,668.48</b>	<b>\$ 84,971.61</b>
CE- Land & Improvements	\$ -	\$ -	\$ -	\$ -
CE - Buildings	\$ 29,639.83	\$ -	\$ 2,485.00	\$ 2,485.00
CE - Infrastructure	\$ -	\$ -	\$ -	\$ -
Dredging	\$ -	\$ -	\$ -	\$ -
Transfer Out Fund 310	\$ 99,893.52	\$ -	\$ -	\$ -
Transfer Out Fund 322	\$ 24,629.32	\$ -	\$ -	\$ -
<b>Net Cash Flow</b>	<b>\$ (146,056.52)</b>	<b>\$ 41,303.13</b>	<b>\$ 41,183.48</b>	<b>\$ 82,486.61</b>
				\$ 52,360.97

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

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# Cash, Encumbrances, Budgeted CIP, & Bond Payments

Item #3.

Ending Cash Assets	As of 09/30/2023	As of 10/31/2023	As of 11/30/2023
Ending Cash	\$ 273,263.49	\$ 311,154.93	\$ 334,986.95
Inventments Logic	\$ 273,765.70	\$ 275,054.37	\$ 276,311.29
Fund 210 Port Projects	\$ (42,700.00)	\$ (42,700.00)	\$ (42,700.00) *1
Debt Service Funds (310 & 322)	\$ 89,074.39	\$ 88,939.47	\$ 88,854.65
<b>Total Ending Cash Assets</b>	<b>\$ 593,403.58</b>	<b>\$ 632,448.77</b>	<b>\$ 657,452.89</b>

Current Encumbrances				Ordered	Received	Outstanding
<u>PO#</u>	<u>Task Order</u>	<u>Contractor</u>	<u>Project Description</u>			
23-00039	#22	Victoria Engineering	Harbor of Refuge Restoration	\$ 25,000.00	\$ 14,246.43	\$ 10,753.57
23-00097	#32	Victoria Engineering	Culvert Replacement	\$ 35,000.00	\$ 21,000.00	\$ 14,000.00
23-00034		Victoria Engineering	Breakwater Engineering	\$ 40,000.00	\$ 10,000.00	\$ 30,000.00
				<b>Total</b>		<b>\$ 54,753.57</b>

Budgeted Capital Improvement Projects			
1	Texas Parks & Wildlife Match		\$ 167,000.00
			<b>Total</b>
			<b>\$ 167,000.00</b>

Remaining Bond Payments			
1	FY 23/24 Remaining Bond Payments		\$ 257,561.00
			<b>Total</b>
			<b>\$ 257,561.00</b>

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

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

# PORT COMMISSION MONTHLY OVERHEAD

Personnel Services	\$	7,967.41
Office	\$	49.85
Travel & Training		
Fuel	\$	54.25
General safety and tools		
Non -Capitalized Assets		
Dues & Subscriptions		
Audit Fees		
Health & Fitness		
Legal - Regular		
General Liability Ins.		
R & M Vehicles		
Vehicle Leases	\$	-
Administrative costs	\$	4,265.08
<b>Total</b>	<b>\$</b>	<b><u>12,336.59</u></b>

	% allocation	Allocation amount
City Harbor	12.72%	\$ 1,569.59
Harbor of Refuge	59.81%	\$ 7,378.07
Nautical Landings	24.54%	\$ 3,027.17
Smith Harbor	2.93%	\$ 361.76
	<b>100.00%</b>	<b>\$ 12,336.59</b>

# COMMUNICATION

SUBJECT: RECEIVE STATUS REPORTS

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## INFORMATION:

- a) Renovations to Nautical Landings Marina Breakwater - Presenter Jody Weaver
- b) CDBG-MIT Coastal Resilience Project - Presenter Jody Weaver
- c) Restore Project - Presenter Jody Weaver
- d) Culvert Replacement Project #P-2024-019 - Presenter Jody Weaver

N.L.M. Breakwater #4a

Jody Weaver

**From:** Matt Glaze <mglaze@urbanvictoria.com>  
**Sent:** Thursday, December 14, 2023 8:13 AM  
**To:** Jody Weaver  
**Cc:** Jim Rudellat; Rachel Garza  
**Subject:** Re: TPWL Recreational Grant Port Lavaca TX F-321-B-1,

I sent it to them.

These don't seem bad, but they're kind of picky.

Matt A. Glaze, P.E.  
 Urban Engineering  
 2004 N. Commerce Street  
 Victoria, Texas 77901  
 Ph: (361) 578-9836

On Wed, Dec 13, 2023 at 10:48 PM Jody Weaver <[jweaver@portlavaca.org](mailto:jweaver@portlavaca.org)> wrote:

Matt / can you get with your biologist as needed to answer these questions?

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**From:** Robin Kolton <[Robin.Kolton@tpwd.texas.gov](mailto:Robin.Kolton@tpwd.texas.gov)>  
**Sent:** Wednesday, December 13, 2023 8:41 PM  
**To:** Jody Weaver <[jweaver@portlavaca.org](mailto:jweaver@portlavaca.org)>  
**Cc:** Dana Lagarde <[Dana.Lagarde@tpwd.texas.gov](mailto:Dana.Lagarde@tpwd.texas.gov)>  
**Subject:** RE: TPWL Recreational Grant Port Lavaca TX F-321-B-1,

Jody,

I apologize for the delay. I checked with FWS, and the below is there questions. We are getting so close to getting the final approval. Please send me the updates and I will submit them to FWS.

1. How will the pilings be driven and what is their diameter. If you don't have this info at this time, let me know that too.
2. Determination of Effects:
  - a. Why is the manatee unlikely to be found with the project site?
  - b. I would agree that some sea turtles may be affected by the project, so a may affect, not likely to adversely affect call may be warranted, but that call may not be necessary for each turtle species. Again, a discussion for each turtle regarding it's habitat preferences like you did for each of the other species is needed to determine what call to make for each. If we do end up with a may affect not likely call we will have to get concurrence from NOAA.
  - c. In section B. the BMPs provided are good for the FWS species, but NOAA Fisheries' BMPs for sea turtles may also be needed, depending on the diameter of the pilings and how they are driven.



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**CITY OF PORT LAVACA**

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**PORT COMMISSION MEETING: DECEMBER 19, 2023****DATE:** 12.15.2023**TO:** PORT COMMISSION BOARD MEMBERS CC: JIM RUDELLAT, HARBOR MASTER**FROM:** JODY WEAVER, INTERIM CITY MANAGER**SUBJECT: CDBG-MIT Coastal Resiliency Project**

---

After some informal meetings with TPWL, it appears we can realistically consider placing the breakwater as originally proposed, but there will be a requirement for reef relocation (which can be performed by Mott McDonald's subcontractor Triton and can be done immediately before construction). There will be a requirement for mitigation; M/M doesn't anticipate having to construct any additional features. However, we will be required to prepare a mitigation plan and there will be monitoring required for some period of time. These items may extend schedule of permitting, but (hopefully) not extensively. Note that these conclusions are based on feedback from only one agency, but the one who is likely to have the largest concern with impacts to the oysters. There will be other concerns from other agencies. For example, there is a pending listing of the Green Sea Turtle as Endangered, and NMFS and USACE are very cautious around the topic and are requiring consultation with NMFS on the topic for many projects where we would never have seen that in the past. That will require preparation of an Environmental and Biological Assessment, which is more than we would typically anticipate for this project in this location. That will all get clarity as we move into JEM meeting and permitting, coming early next year.

NOTE: If we take the path to place the breakwater in the originally proposed breakwater location to better protect Fisher Harbor, we will need to relocate the reef which will require a mitigation and monitoring plan, and will require a commitment to monitor oysters in the project area for a minimum of 5 years after construction. This is outside the current grant budget estimate. Mott McDonald is getting me a cost estimate to be prepared for the anticipated monitoring and reporting efforts. This monitoring and other items associated with the mitigation are outside the scope of the original grant and will require additional funding.

Our primary objective is to satisfy GLO's goals and objectives which led them to award the grant for this project in the first place. I've asked Joshua to discuss this with Joshua Oyer of GLO. If the additional protection of Fisher Harbor is something that is important enough to GLO to advocate for the relocation of the oysters, then I would think they would provide some additional funding. If this is not a key objective for them and the City would need to pay the additional cost, then we need to carefully take that into consideration. Once we have a bit more information about this, we can set up a meeting with M/M's sub Triton for more details.

Next step is finalizing our permit plans and permit documents (underway now), and presenting at a JEM meeting. Then, if JEM does not raise unexpected issues, submitting the permit application, likely in late January.

**From:** Samantha Litchke <Samantha.Litchke@tceq.texas.gov>  
**Sent:** Tuesday, December 12, 2023 12:25 PM  
**To:** Jody Weaver  
**Cc:** RestoreGrants; Port Lavaca - Mitigation  
**Subject:** Re: B1-MIP1-Mitigation-Lavaca Clean up-42179\_Contract TIN Number

Thank you for the quick response. This will be handled on our end. I only needed to confirm the correct number with you.

**From:** Jody Weaver <jweaver@portlavaca.org>  
**Sent:** Tuesday, December 12, 2023 12:10:09 PM  
**To:** Samantha Litchke <Samantha.Litchke@tceq.texas.gov>  
**Cc:** RestoreGrants <RestoreGrants@tceq.texas.gov>; Port Lavaca - Mitigation <c65fef50.tceq.state.tx.us@amer.teams.ms>  
**Subject:** RE: B1-MIP1-Mitigation-Lavaca Clean up-42179\_Contract TIN Number

74-6001927 is correct. How shall I correct this?

**From:** Samantha Litchke <Samantha.Litchke@tceq.texas.gov>  
**Sent:** Tuesday, December 12, 2023 11:37 AM  
**To:** Jody Weaver <jweaver@portlavaca.org>  
**Cc:** RestoreGrants <RestoreGrants@tceq.texas.gov>; Port Lavaca - Mitigation <c65fef50.tceq.state.tx.us@amer.teams.ms>  
**Subject:** B1-MIP1-Mitigation-Lavaca Clean up-42179\_Contract TIN Number

Good morning Jody,

The contract is at its last stop before final signature and execution. Before signature can you please verify the correct TIN for me? The contract file that you signed I believe the TIN is incorrect (see image below). I have on the original application for the project the TIN is 74-6001927. Once this is resolved and I have clarified the correct TIN it will be moved on to sign.

**Texas Commission on Environmental Quality  
 Subgrant Reimbursement Contract ("Contract")**

**CONTRACT SIGNATURE PAGE**

Contract Name:	City of Port Lavaca Shoreline Clean-up
Contract Number:	582-23-42179
Performing Party:	City of Port Lavaca
Performing Party Identification Number:	3-455455455
Maximum Authorized Reimbursement:	\$500,000.00 (Not to Exceed Amount)

I am checking in on this contract daily so please feel free to check in with me at any time. Once the project is underway I will have a larger hand in day to day matters and am looking forward to working with you and being as proficient as possible.

Thank you!

*Samantha Litchke*

Grant Specialist  
 General Law Division/RESTORE Team  
 Texas Commission on Environmental Quality  
[samantha.litchke@tceq.texas.gov](mailto:samantha.litchke@tceq.texas.gov)  
 (512) 239-0686

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**CITY OF PORT LAVACA**

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**PORT COMMISSION MEETING:**      DECEMBER 19, 2023      **AGENDA ITEM** 4d

**DATE:**                              12.14.2023

**TO:**                                  PORT COMMISSION    CC: JIM RUDELLAT, HARBOR MASTER

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

**SUBJECT:**                          **HARBOR OF REFUGE RAILROAD CULVERT REPLACEMENT**

---

As reported at the last Port Commission meeting, the City Council has awarded the culvert replacement project to Lester CONTINGENT upon Helena agreeing to pay all cost in excess of the \$300,000 that Council has budgeted for the project.

To date, an agreement with Helena has not been reached with Helena. Lester has agreed to hold the price as long as their suppliers do which should be at least through January.

On a parallel track, we have made application to utilize CDBG-MIT funds to construct this repair. If approved, we will engage Mott McDonald to prepare design and contract documents to bid the project out hopefully sometime in 2024.

# COMMUNICATION

SUBJECT: RECEIVE STATUS REPORTS ON SPECIAL PROJECTS

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## INFORMATION:

- a) Status report regarding Voluntary Restoration Project II at the Harbor of Refuge (CDBG-MIT Round 2 application) - Presenter Jody Weaver
- b) Status report regarding GLO CEPR grant applications - Presenter Jody Weaver

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**CITY OF PORT LAVACA**

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**PORT COMMISSION MEETING:**      DECEMBER 19, 2023      **AGENDA ITEM** 5a

**DATE:**                                    12.15.2023

**TO:**                                        PORT COMMISSION    CC: JIM RUDELLAT, HARBOR MASTER

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

**SUBJECT:**                                **Voluntary Restoration Project II – Harbor of Refuge**

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As preciously reported, we have applied to use funds from our CDBG-MIT Round 2 allocation to fund this project.

There is no new information to report. We don't expect to hear anything back until probably March 2024.

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**CITY OF PORT LAVACA**

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**PORT COMMISSION MEETING:**      DECEMBER 19, 2023      **AGENDA ITEM** 5b  
**DATE:**                                      12.15.2023  
**TO:**    PORT COMMISSION    CC: JIM RUDELLAT, HARBOR MASTER  
**FROM:**                                      JODY WEAVER, INTERIM CITY MANAGER  
**SUBJECT:**                                  **GLO CEPRA GRANT Projects**

---

As you recall, we may application earlier this year for CEPRA grant funding for Engineering for the shoreline protection projects at the Harbor of Refuge (west side of the channel at edge of former landfill, the east side of the peninsula, and the shoreline south of the north/south channel.

We learned recently that we have been awarded this grant. CEPRA funding is \$412,800 and our match is \$275,200, \$200,000 of which we are getting from the Matagorda Bay Mitigation Trust.

We also been awarded a grant for an engineering study of the Lighthouse Beach area as well. \$75,000 from CEPRA and \$50,000 match.

See the attached email from GLO.

## Jody Weaver

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**From:** Rita Setser <rita.setser@glo.texas.gov>  
**Sent:** Monday, December 11, 2023 8:16 AM  
**To:** Jody Weaver  
**Subject:** RE: City of Port Lavaca Harbor of Refuge and Port Lavaca Lighthouse Beach phase 1 projects

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Jody,

Good morning.

I didn't know I would be the first one to officially notify you that your projects were selected for CEPRA priority funding, but I'm happy to share the good news. I'll try and see if there was an issue with the email notifications that were sent on our end.

Thank you for confirming the match amounts. I'm still available to meet from 11:30 to 5:30 on Tuesday. I may have another meeting book on Thursday, but right now I should be free from 12:30 to 3 and 4 to 5. It is a busy time of year! If we can't meet this week, that isn't a problem. We can pick things back up early in the new year. I'm taking the next two weeks off and the GLO comes back to work on January 3<sup>rd</sup>. I'm pretty open January 3<sup>rd</sup>-5<sup>th</sup>. There is no urgency to meet this week, I just wanted to touch base if we can manage it.

Thanks,  
 Rita

**From:** Jody Weaver <jweaver@portlavaca.org>  
**Sent:** Friday, December 8, 2023 6:05 PM  
**To:** Rita Setser <rita.setser@glo.texas.gov>  
**Subject:** [EXTERNAL] Re: City of Port Lavaca Harbor of Refuge and Port Lavaca Lighthouse Beach phase 1 projects

Thank you Rita!

I do not see that I received an earlier notification, but perhaps it hit my junk inbox. Anyway, I am very excited and yes can confirm the match for both projects. Let me check my schedule Monday and I'll email you.

Jody Weaver  
 Interim city manager  
 City of Port Lavaca  
 361-827-3601

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**From:** Rita Setser <rita.setser@glo.texas.gov>  
**Sent:** Friday, December 8, 2023 4:01 PM  
**To:** Jody Weaver <jweaver@portlavaca.org>  
**Subject:** City of Port Lavaca Harbor of Refuge and Port Lavaca Lighthouse Beach phase 1 projects

Ms. Weaver,

I'm writing to follow up about recent notifications you received regarding funding from the Texas General Land Office's Coastal Erosion Planning & Response Act (CEPRA) program for the City of Port Lavaca Harbor of Refuge and Port Lavaca Lighthouse Beach phase 1 projects. I have been assigned to work on your projects and would like to relay and confirm some information.

The total budget for the City of Port Lavaca Harbor of Refuge phase 1 project is \$688,000, with a CEPRA funding award of \$412,800 and a partner match contribution of \$275,200.

The total budget for the Port Lavaca Lighthouse Beach phase 1 project is \$125,000, with a CEPRA funding award of \$75,000 and a partner match contribution of \$50,000.

Can you confirm the availability of the match commitment amounts for both projects?

I will be tied up in meetings most of the day on Monday, but am open on Tuesday from 11:30 to 5:30 and on Thursday from 12:30 to 3, and 4 to 5. Please let me know your availability in those windows so we can meet to discuss the projects and next steps, including further defining project scopes and selecting a professional services provider (PSP) contracted to work with the GLO. Hopefully we can work together to get work order contracts drafted early in the new year.

I look forward to working with you,  
Rita

Rita Setser  
CEPRA Project Manager  
Coastal Resources  
Texas General Land Office  
Commissioner Dawn Buckingham, M.D.  
512-463-5029  
[rita.setser@glo.texas.gov](mailto:rita.setser@glo.texas.gov)

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CAUTION: This email originated from OUTSIDE of the Texas General Land Office. Links or attachments may be dangerous. Please be careful clicking on any links or opening any attachments.



# COMMUNICATION

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

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## INFORMATION:

- a) City Harbor
- b) Nautical Landings Building
- c) Nautical Landings Marina
- d) Smith Harbor
- e) Harbor of Refuge

### A) City Harbor

- 1) 28 February 2024 Prestige Oysters will need a new lease. They are also interested in track 9 & 9A.
- 2) Federation (Matagorda Bay Cooperative)

### B) Nautical Landings Building

- 1) 5 December 2023 Barefoot Construction commenced work.

### C) Nautical Landings Marina

- 1) Abandon boat.
- 2) Horizon Environmental has been onsite 14 times since the last PC meeting.

### D) Smith Harbor

- 1) Jody Weaver submitted application to Matagorda Bay Mitigation Trust 16 October 2023.

### E) Harbor of Refuge

- 1) 8 December 2023 CEPRA Grant was approved.
- 2) LCI has been hauling fill material & stockpiling.
- 3) Encore Dredging cleaning moving equipment to track 11.
- 4) 11 December 2023 City Council voted to wait for grant funds for RR drain culvert replacement.
- 5) Spoke to Hendry Schorr with Manson Dredging sent demand letter 11 October 2023 about dredge pipe.
- 6) Aerial spraying

### F) To Do List - Raymond Butler

# **COMMUNICATION**

**SUBJECT:** DISCUSS NEW LEASE AGREEMENT FOR ALLIED UNIVERSAL -  
PRESENTER JODY WEAVER

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**INFORMATION:**

**NAUTICAL LANDINGS OFFICE BUILDING LEASES: DECEMBER 1 2023**

<b>Suite 1D</b>	<b>PL Plumbing</b>	<b>268 sf</b>		
Rent:	\$ 0.83 /sf	\$	222.22	
Trash Service		\$	30.00	
Janitorial:		\$	110.00	
<b>Subtotal rent</b>		\$	362.22	
Water/Sewer		\$	25.00	
Elect:	\$ 0.44 /sf	\$	118.10	
<b>TOTAL</b>	<b>\$ 1.89 /sf</b>	<b>\$</b>	<b>505.32</b>	

<b>Suite 1E/F</b>	<b>ALLIED</b>	<b>320 sf</b>			
<i>Proposed New Rent as of 3/1/2024</i>					
Rent:	\$ 1.164 /sf	\$	372.56	\$ 400.00	\$ 1.25 /sf
Trash service		\$	30.00	\$ 30.00	
Janitorial:		\$	110.00	\$ 110.00	
<b>Subtotal rent</b>		\$	512.56	\$ 540.00	
Water/Sewer		\$	25.00	\$ 30.00	
Elect:	\$ 0.369 /sf	\$	118.10	\$ 140.00	\$ 0.44 /sf
<b>TOTAL</b>	<b>\$ 2.049 /sf</b>	<b>\$</b>	<b>655.66</b>	<b>\$ 710.00</b>	<b>\$ 2.22 /sf</b>

<b>Suite 2</b>	<b>Spiretek</b>	<b>1440 sf</b>		
Rent:	\$ 1.250 /sf	\$	1,800.00	
Trash Service:		\$	30.00	
Restrooms /breakroom Janitorial:		\$	110.00	
<b>Subtotal Rent:</b>		\$	1,940.00	
Water/sewer:		\$	30.00	
Elect:	\$ 0.167 /sf	\$	240.00	
<b>TOTAL</b>	<b>\$ 1.53</b>	<b>\$</b>	<b>2,210.00</b>	
<i>* increase on Oct 1 per MCI</i>				

<b>Suite 3</b>	<b>Edward Jones</b>	<b>1055 sf</b>		
Rent:	\$ 1.076 /sf	\$	1,135.68	
Elect:	\$ 0.129 /sf	\$	135.82	
Water:		\$	27.42	
<b>TOTAL</b>	<b>\$ 1.23</b>	<b>\$</b>	<b>1,298.92</b>	
<i>4% annual increase for Yr 2 thru 5</i>				

<b>Suite 4</b>	<b>SMM</b>	<b>622 sf</b>		
Rent:	\$ 0.939 /sf	\$	583.86	
Elect:	\$ 0.130 /sf	\$	81.13	
Water:		\$	28.14	
<b>TOTAL</b>	<b>\$ 1.11</b>	<b>\$</b>	<b>693.13</b>	

<b>Suite 5</b>	<b>Bay Ltd</b>	<b>1160 sf</b>		
Rent:	\$ 1.169 /sf	\$	1,356.56	
Elect:	\$ 0.164 /sf	\$	190.00	
Water:		\$	20.00	
<b>TOTAL</b>	<b>\$ 1.35 /sf</b>	<b>\$</b>	<b>1,566.56</b>	

Avg Elect. North end:	\$790	\$ 646.95	\$ (143.30)	** This can be estimate for Day Rm
Avg Elect. South end:	\$276	\$ 258.10	\$ (17.90)	** conference room/kitchen/batrooms
	\$1,066	\$ 905.05		

Avg water/sewer North end:	\$70	\$ 75.56	\$ 5.26
Avg water/sewer South end:	\$76	\$ 80.00	\$ 4.00
	\$146	\$ 155.56	\$ 9.26

Janitorial south end \$330/month

# **COMMUNICATION**

**SUBJECT:** DISCUSS NEW LEASE AGREEMENT FOR PRESTIGE OYSTERS INC -  
CITY HARBOR TRACT 10 - PRESENTER JODY WEAVER

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## **INFORMATION:**

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**CITY OF PORT LAVACA**

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**PORT COMMISSION MEETING: DECEMBER 19, 2023**

**DATE:** 12.13.2023  
**TO:** PORT COMMISSION BOARD MEMBERS CC: JIM RUDELLAT, HARBOR MASTER  
**FROM:** JODY WEAVER, INTERIM CITY MANAGER  
**SUBJECT:** CONSIDER RENTAL RATES AND TERMS FOR NEW LEASE FOR TRACT 10 - CH

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Information for consideration:

According to the Valbridge Appraisal Report, we should expect an annual rental rate of \$20,000 for Tract 10 of City Harbor, being 480 LF of dock. There has been a 1.43% increase in the MCI since the report was issued in May, which brings this amount to \$20,287, or \$3.52/LF/Mo. of dock.

Currently Prestige leases only 330 ft of the total 480 LF for \$1,213.66/Mo or \$3.68/LF/Mo, for an annual rate of \$14,563.92.

- If the new lease will be for the entire 475.8 linear feet of tract 10, then the proposal is \$1690.50/Mo or \$20,286.00 annually (\$3.553/LF).
- If we are agreeable to again leasing only 330 liner feet of Tract 10, then I would propose a target annual revenue of at least \$15,000 since it may be difficult to find a lessor for just the last 150 ft. For 330 ft this would equate to \$1,250/Mo or \$3.787/LF/Mo.
- The lease will include language to apply an MCI increase on October 1 of each year of the lease term.
- Term length: The current lease was for 2 years with a single 3-year option.

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**CITY OF PORT LAVACA**

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**PORT COMMISSION MEETING:** DECEMBER 19, 2023    **AGENDA ITEM #** \_\_\_\_\_

**DATE:** 12/13/2023

**TO:** PORT COMMISSION

**CC:** JIM RUDELLAT, HARBOR MASTER

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

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

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Information for consideration

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

According to the Valbridge Appraisal Report, we should expect an annual rental rate of \$1.03/SF for Tract 9 and 9A, or an annual rental rate of \$30,000.

Tract 9 is 21,000 sf (\$21,630 annual rate) = \$1,802.50/Mo (*429.4 LF dock equates to \$4.20/LF*)

Tract 9A is 8230 sf (\$8,477 annual rate) = \$706.42/Mo

Combined = \$2,508.92/Mo = \$30,107 annual rate.

