

REGULAR PORT COMMISSION MEETING

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

PUBLIC NOTICE OF MEETING

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

Announcement by the Chairman that Port Commission will retire into closed session for consultation with City Attorney on matters in which the duty of the attorney to the Port Commission under the Texas disciplinary rules of professional conduct of the state bar of Texas clearly conflicts with the open meetings act (title 5, chapter 551, section 551.071(2) of the Texas government code).

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

AGENDA

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

COVID-19 MEETING PROCEDURE

Public notice is hereby given that the Port Commission of the City of Port Lavaca, Texas, will hold a meeting TUESDAY, DECEMBER 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/88684712851?pwd=WW9NZnRBWkYwdlU4Tld1RGt1Q3NrZz09

Meeting ID: 886 8471 2851

Passcode: 581858

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 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 NOVEMBER 15, 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
- 4. ACTION ITEMS: RECEIVE STATUS REPORTS
 - a) Renovations to Nautical Landings Marina Breakwater Presenter Jody Weaver
 - b) CDBG-MIT Coastal Resilience Project / Restore Project Presenter Jody Weaver
 - c) Discuss property values and evaluations Presenter Jody Weaver
- 5. ACTION ITEM RECEIVE STATUS REPORTS ON SPECIAL PROJECTS
 - a) Status report regarding TCEQ inspection in June 2022 of Tract 17 and 17Ar Presenter Jody Weaver
 - b) CRG Limited Phase II Environmental Site Assessment of the Harbor of Refuge Tracts 16, 17, and 17Ar Presenter Jody Weaver
- 6. RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT
 - a) City Harbor
 - b) Nautical Landings Building
 - c) Nautical Landings Marina
 - d) Smith Harbor
 - e) Harbor of Refuge

RECEIVE REPORTS AND DISCUSS STATUS OF LEASES

- 7. DISCUSS LEASE OF TRACT 7, 8 AND 11 AT CITY HARBOR.
- 8. DISCUSS LEASE OF TRACT 14 AT HARBOR OF REFUGE.
- 9. DISCUSS LEASE OF TRACT 9 AND 9A, AT CITY HARBOR.

ACTION ITEMS: NEW BUSINESS

10. 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**, **December 20**, **2022**, beginning at 10:00 a.m., was posted at city hall, easily accessible to the public, as of **5 p.m. Thursday**, **December 15**, **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.

COMMUNICATION

SUBJECT: APPROVAL OF MINUTES a) MINUTES OF NOVEMBER 15, 2022 - REGULAR MEETING.

INFORMATION:



REGULAR PORT COMMISSION MEETING

Tuesday, November 15, 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 15th day of November 2022, the Port Commission of the City of Port Lavaca, Texas, convened in regular session at 10:00 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 David Roberts Commissioner / Secretary

Mike McGuire Commissioner
Michael Kovarek Commissioner
Jamie O'Neil Commissioner
Larry Nichols* Commissioner

And with the following Commissioner absent:

Sue Traylor Commissioner

CALL TO ORDER:

Chairman Davila called the meeting to order and presided at 10:00 a.m.

CONSENT AGENDA

1. APPROVAL OF MINUTES

- a) MINUTES OF OCTOBER 18, 2022 REGULAR MEETING.
- b) MINUTES OF NOVEMBER 08, 2022 SPECIAL 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 November 15th, 2022, are hereby

^{*} Commissioner Nichols left at 11:02 am during Agenda #9.

approved.

Seconded by Commissioner Butler.

Motion passed by the following vote:

Voting Aye:

Alex Davila, Mike McGuire, Larry Nichols, Michael Kovarek, Raymond Butler, 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 November 15, 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 November 15, 2022, are hereby approved.

Seconded by Commissioner Butler.

Motion passed by the following vote:

Voting Aye:

Alex Davila, Mike McGuire, Larry Nichols, Michael Kovarek, Raymond Butler, 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 November 15, 2022

Agenda item discussed.

No action was taken.

4. ACTION ITEMS: RECEIVE STATUS REPORTS

- a) Renovations to Nautical Landings Marina Breakwater Presenter Jody Weaver
 - No new updates.
- b) CDBG-MIT Coastal Resilience Project / Restore Project <u>Presenter Jody Weaver</u>
 - Still waiting on the TPWL contract CDBG-MIT Coastal Resiliency
 Attached is a copy of the October 2022 Mott MacDonald Progress Report.
 A copy of this report can be found in the Port Commission Packet dated
 November 15, 2022.

Below is a link to Mott MacDonald's presentation on the Coastal Engineering Analysis performed and the Alternatives being considered which was presented at a meeting on November 4, 2022.

https://cleargov.com/texas/calhoun/city/port-lavaca/projects/7897/living-shoreline-hreakwater--glo-cdba mit-coastal-resiliency-grant

RESTORE

- No new update. Still waiting on the TCEQ contract.
- c) Discuss property values and evaluations <u>Presenter Jody Weaver</u>

Motion made by Commissioner Butler

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

THAT, Chairman Davila, makes recommendation to expand the scope for Valdridge to include all of City Harbor, Nautical Landings Marina, Nautical Landings Marina Building, Smith Harbor, and all the holdings at the Harbor of Refuge including the waste site and gun range.

Seconded by Commissioner McGuire.

Motion passed by the following vote:

Voting Aye:

Alex Davila, Mike McGuire, Larry Nichols, Michael Kovarek, Raymond Butler, and Jamie O'Neil.

Voting Nay: None

5. ACTION ITEM - RECEIVE STATUS REPORTS ON SPECIAL PROJECTS

- a) Status report regarding TCEQ inspection in June 2022 of Tract 17 and 17Ar <u>Presenter Jody Weaver</u>
 - The response to TCEQ regarding the Notice of Violation dated October 21, 2022, is due on November 20.
 - Urban Engineering is working on a Request for a Voluntary Restoration of the areas that have been disturbed and will submit that by the end of this week.

- Encore is moving off of the property beginning November 15 and hopes to be off before Christmas and certainly before the end of the year. Encore has agreed to the terms recommended by Port Commission. Terms: 3-years, \$2500.00 with actual MCI.
- I have confirmation that all 3 of the shoreline protection projects we submitted for the 2023 GLO Coastal Resiliency Master Plan have been approved for inclusion. The call for GLO CEPRA grants will be in March with a due date in June, which can be used to construct shoreline protection along this bank. We are also expecting several million dollars of CDBG-MIT funds that could be used for this shoreline protection as well.

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

• On November 2nd we received a request from TCEQ to submit an "Affected Property Assessment Report". Our consultant John Hogue explains that an APAR is a more detailed evaluation and presentation of the data that has been taken. He expects this will require some additional groundwater monitoring. I have received CRG's proposal for the APAR Report and additional sampling for \$15,210.00. I will authorize this additional work which is due to TCEQ at the end of January.

A copy of the letter from TCEQ dated November 2, 2022; Email from John Hogue of CRG Environmental; CRG proposal for APAR Prep and Sampling can be found in the Port Commission's meeting packet dated November 15, 2022

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

- a) City Harbor
 - City Manager is working on bid proposal for Track 9 & 9A to be put in the paper.
- b) Nautical Landings Building
 - Derrick Smith Director of Development is putting a scope of work together for the electrical upgrade, the cupola and north wall repairs to go out for bids.
- c) Nautical Landings Marina
 - Matt Estes City Attorney awaiting probate.
 - Abandon boat found owner. In process of auctioning boat.
 - Horizon Environmental has been onsite 10 times since last PC meeting.
- d) Smith Harbor
 - Dredge spoils waiting for it to dry out before shaping up piles.
- e) Harbor of Refuge
 - Aerial spraying
 - Matt Glaze with Urban Engineering is working on the voluntary restoration on track 17A.

RECEIVE REPORTS AND DISCUSS STATUS OF LEASES

7. DISCUSS LEASE OF TRACT 7, 8 AND 11 AT CITY HARBOR.

Motion made by Commissioner Nichols

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

THAT, in accordance with recommendation by staff, Port Commission hereby authorizes Wild Reef Seafood to maintain on a month-to-month basis at the current rate until May 1, 2023.

Seconded by Commissioner Kovarek.

Motion passed by the following vote:

Voting Aye:

Alex Davila, Mike McGuire, Larry Nichols, Michael Kovarek, Raymond Butler, and Jamie O'Neil.

Voting Nay: None

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

Interim City Manager Weaver informed Commissioners that Tract 3 is unavailable to lease due to arrested materials being in the building and the liability it would cause if it were to be rented while the materials are still there. We are working with the attorney and all other parties to be compensated for the fact that this property can't be leased as of yet.

Interim City Manager Weaver advised Commissioners that Tract 11 has been leased effective November 15, 2022.

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

Interim City Manager Weaver provided the Commissioners with a copy of the RFP for 9 and 9A. Advertisement will be in the Port Lavaca Wave beginning November 16, 2022. Chairman Davila requested we expand our advertisement to other areas, Galveston and Corpus Christi area.

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

Chairman Alex Davila announced that Port Commission would "Pass" on closed session. No Action necessary and none taken.

11. RETURN TO OPEN SESSION AND TAKE ANY ACTION NECESSARY ON ITEM DICUSSED IN CLOSED SESSION.

Chairman Alex Davila announced that there would be no action taken.

COMMENTS

12. COMMENTS FROM THE COMMISSIONERS.

No comments.

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ADJOURNMENT
Commissioner McGuire made a motion to adjourn the meeting.
Commissioner Butler seconded this motion.
Motion passed by the following vote:
Voting Aye: Alex Davila, Mike McGuire, Michael Kovarek, Raymond Butler, and Jamie O'Neil.
Voting Nay: None
Meeting adjourned at 11:01 a.m.
These minutes were approved on December 20, 2022.
ATTEST:
Alex Davila, Chairman
Rachel Garza, Admin. Assistant

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COMMUNICATION

SUBJECT: RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

INFORMATION:

Port Lavaca Port Commission Monthly Inspection

Month: 20 DECEMBER 2022 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: 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. Camera

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: PURCHASED & INSTALLED SURVEILLANCE CAMERA

13 DECEMBER 2022.

Harbor Master:	

Port Lavaca Port Commission Monthly Inspection

Month: 20 DECEMBER 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

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13. Bulkhead

Condition: Satisfactory Unsatisfactory Not Applicable

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Harbor Master: _____

Port Lavaca Port Commission Monthly Building Inspection

Month: 20 DECEMBER 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:

ltem	#2.

Harbor Master: _____

Port Lavaca Port Commission Monthly Inspection

Month: 20 DECEMBER 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:

Item	#2

Harbor Master: _____

COMMUNICATION

SUBJECT: RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND

INFORMATION:

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

HELENA CHEMICAL

Date Received	Reference	Description	BARGE	RAIL	REPORTING MONTH	FERTILIZER BULK TONS	TARIFF AMOUNT PAID @ \$0.65 PER TON
11/15/2022	ACH PMT	HELENA CHEMICAL	3624.191	0	10/2022	3,624.191	\$2,355.72
12/2/2022	ACH PMT	HELENA CHEMICAL	11789.2	0	11/2022	11,789.200	\$7,662.98
		HELENA CHEMICAL		••••••	12/2022		PENDING DECEMBER
	HELENA CHEMICAL			01/2023			
		HELENA CHEMICAL			02/2023		
		HELENA CHEMICAL			03/2023		
		HELENA CHEMICAL			04/2023		
		HELENA CHEMICAL			05/2023		
	HELEN	HELENA CHEMICAL			06/2023		
Î	•••••	HELENA CHEMICAL			07/2023		
		HELENA CHEMICAL			08/2023		
		HELENA CHEMICAL			09/2023		

EV 2022 2022 TOTAL	\$10,018.70
FY 2022-2023 - TOTAL	\$10,018.70

Date Received	REPORTING MONTH	Reference	Description	RAIL	REPORTING MONTH	PAID
10/27/2022	ОСТ	ACH	MONTHLY RAIL FEE	\$833.00	10/2022	PAID
11/30/2022	NOV	ACH	MONTHLY RAIL FEE	\$833.00	11/2022	PAID
			MONTHLY RAIL FEE		12/2022	
İ			MONTHLY RAIL FEE		01/2023	
			MONTHLY RAIL FEE		02/2023	
			MONTHLY RAIL FEE		03/2023	
			MONTHLY RAIL FEE		04/2023	
			MONTHLY RAIL FEE		05/2023	
			MONTHLY RAIL FEE		06/2023	
			MONTHLY RAIL FEE		07/2023	
			MONTHLY RAIL FEE		08/2023	
			MONTHLY RAIL FEE	•••••	09/2023	

MONTHLY TARIFF REPORT

DATE:	November 22, 2022					
REPORTING PERIOD:	November		2022			
	(MONTH)	-	(YEAR)			
COMPANY NAME:	HELENA AGRI-ENTERPRISES, LLC					
MAILING ADDRESS:	PO I	PO BOX 419				
		(P. O. Box Number or Street)				
	PORT LAVACA	TX	<u>77979</u>			
	(City)	(State)	(Zip Code)			
1789.2 Tons of Fertili	zer Barge (Name Production (@ 0.65¢ per ton			
0	Rail		@ 0.65¢ per ton			
ubject to the tariff adopted by e above-named company during the amount of \$\$7662.9	ng the period covered hereby	and payment	in			
e above-named company during the amount of \$\\$7662.9\$ (th above rate.) Thereby certify that this report opted by the City of Port Lave	ng the period covered hereby 8 is attached hereto represent t is submitted in compliance	and payment enting tariff do	in ue in accordance quirements of the			
e above-named company duri	ng the period covered hereby 8 is attached hereto represent is submitted in compliance aca Port Commission and the	and payment enting tariff do	in ue in accordance quirements of the			
e above-named company during the amount of \$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\\$\	ng the period covered hereby 8 is attached hereto represent is submitted in compliance aca Port Commission and the	and payment enting tariff do with the receinformation	in ue in accordance quirements of the reported hereby is			

Monthly Tariff 2022

November 2022

BARGES	MATERIAL / REF #	DATE	HELENA / Tons	LIQUID / DRY
SCF 24224	UREA	10/25/2022	1,432.556	DRY
MTC 630	MICROES001	10/27/2022	1,465.942	DRY
KIRBY 28017 / 24704	NiTSOL1	11/10/2022	5,988.899	LIQUID
KIRBY 28017	NITSOL1	11/15/2022	2,901.803	LIQUID
			2	

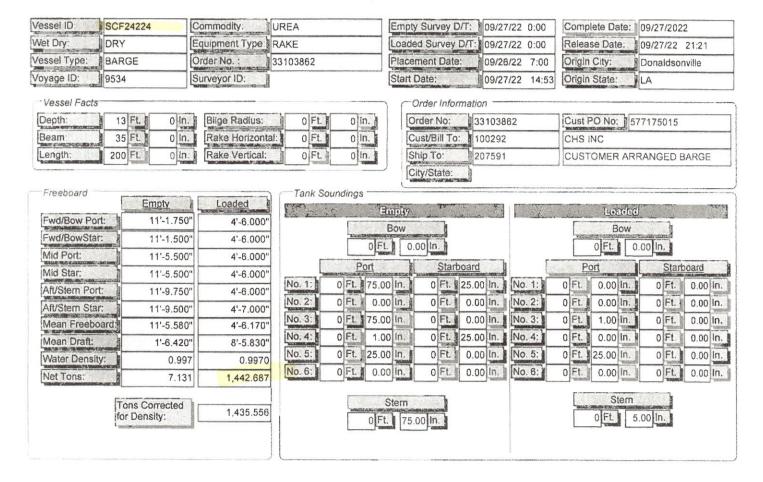
MATERIAL / REF #	C D) P	HELENA / Tons	LIQUID / DRY
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	——————————————————————————————————————	HELENA / Tops	
TOTAL			
			HELENA / Tons

Barge	
11,789.200	
\$7,662.98	_
Rail	
0.000	

BARGE SURVEY

Published: 09/29/22 14:14:21



Barge Survey Published: 09/29/22 14:14:21



October 11-13, 2022 Artco Stevedoring Waggaman, LA Ref. No. 22-7022

DRAFT SURVEY BY DISPLACEMENT

MTC 630

Barge Type : RAKE

Depth = Beam = Spec Grv = Spec Grv =		ft (LI	IGHT Condit			Length of Box = Bilge Radius = Rake Length = Rake Height =			ft ft ft
LIC	GHT FREE	EBC	DARDS			LOADED FRE	EB	OARDS	
Fwd Port =	11	ft	1.000	in	Fwd Port =	= 4	ft	5.750	in
Fwd Stbd =	11	ft	0.000	in	Fwd Stbd :	= 4	ft	4.000	in
Mid Port =	11	ft	6.000	in	Mid Port :	= 4	ft	5.250	in
Mid Stbd =	11	ft	4.250	in	Mid Stbd =	= 4	ft	0.500	in
Aft Port =	11	ft	8.750	in	Aft Port =	= 4	ft	3.500	in
Aft Stbd =	11	ft	8.000	in	Aft Stbd =	= 4	ft	0.250	in

Full Load:

Mean Draft = 8 ft 8.792 in Volume (Cu. Ft.) = 57,396.831

Light Barge:

Mean Draft = 1 ft 7.333 in Volume (Cu. Ft.) = 10,221.807

Cargo Deadweight:

Pounds = 2,931,884

Short Tons = 1,465.942

Metric Tons = 1,329.882

Long Tons = 1,308.877

Marine Technical Surveyors, Inc.

Francy Rejan

Tommy L. Prejean, Operations

RSB009

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

10/13/2022 Page 1



November 8-9, 2022 Helena Port Lavaca, TX Ref. No. 22-7886

Item #3.

KIRBY 28017, KIRBY 24704

RECAPITULATION

CERTIFICATE OF OFFICIAL QUANTITY BASED ON SHORE TANK FIGURES

QUANTITY	SHORE FIGURES	BARGE FIGURES	SHORT TONS
Pounds	11,977,797.00	Before	6,090.048
Long Tons	5,347.23	After	0.000
Metric Tons	5,433.044	Difference	6,090.048
Short Tons	5,988.899		

Details of shore figures and barge measurements are attached.

Marine Technical Surveyors, Inc.

Larry C. Zeringue, Operations



November 13-14, 2022 Helena Port Lavaca, TX Ref. No. 22-7888

Item #3.

KIRBY 28017

RECAPITULATION

CERTIFICATE OF OFFICIAL QUANTITY BASED ON SHORE TANK FIGURES

QUANTITY	SHORE FIGURES	BARGE FIGURES	SHORT TONS
Pounds	5,803,605.00	Before	2,957.072
Long Tons	2,590.90	After	0.000
Metric Tons	2,632.474	Difference	2,957.072
Short Tons	2,901.803		

Details of shore figures and barge measurements are attached.

Marine Technical Surveyors, Inc.

Larry C. Zeringue, Operations

Date Received

Reference

Description

CRUDE OIL

TARIFF REPORT FY 2022-2023

REPORTING MONTH

BARRELS CRUDE

TARIFF AMOUN

Page 32

OIL	SOF
PER BARREL	PAID @ \$0.10

09/2023		OIL	EQUALIZER, INC.	1	
 08/2023	_	OIL	EQUALIZER, INC.		
 07/2023		OIL	EQUALIZER, INC.		
06/2023	_	OIL	EQUALIZER, INC.		
 05/2023	_	OIL	EQUALIZER, INC.		
04/2023	_	OIL	EQUALIZER, INC.		
03/2023	_	OIL	EQUALIZER, INC.		
02/2023	/	OIL	EQUALIZER, INC.		
01/2023	_	OIL	EQUALIZER, INC.		
12/2022	_	OIL	EQUALIZER, INC.		
11/2022	/	OIL	EQUALIZER, INC.		
10/2022	/	OIL	EQUALIZER, INC.	1159283	11/29/2022

FY 2022-2023 - TOTAL

\$3,242.43

))	AUGUST	JULY	JUNE	MAY	APRIL	MARCH	FEBRUARY	JANUARY	DECEMBER	NOVEMBER	11/29/2022 OCTOBER
											1159264
MONTHLY RAIL FEE	MONTHLY RAIL FEE	MONTHLY RAIL FEE	MONTHLY RAIL FEE	MONTHLY RAIL FEE	MONTHLY RAIL FEE	MONTHLY RAIL FEE	MONTHLY RAIL FEE	MONTHLY RAIL FEE	MONTHLY RAIL FEE	MONTHLY RAIL FEE	MONTHLY RAIL FEE
											\$400.00
09/2023	08/2023	07/2023	06/2023	05/2023	04/2023	03/2023	02/2023	01/2023	12/2022	11/2022	10/2022
											PAID

Date Received

REPORTING

MONTH

Reference

Description

Public Dock

REPORTING MONTH

PAID

CITY OF PORT LAVACA PORT COMMISSION

MONTHLY TARIFF REPORT

	DATE:			10/31/2022			
REPORTIN	G PERIOD:	OCTOBER			2022		
			(MONTH)		(YEAR)		
COMPANY	NAME:		EQ	JALIZER INC	2		
MAILING A	ADDRESS:	-	PO BOX 154579 (P. O. Box Number or Street)				
			WACO	TX	76715		
			(City)	(State			
	Tons of Fertiliz	er	BAF (Name F		@ 0.65¢ per ton		
32,424.33	Barrels of Crude Oil		CRUD (Name F		@ 0.010¢ per barrel		
Sacks of Oysters				····	@ 0.10¢ per sack		
the above-name the amount of with above rate I hereby certify adopted by the correct and con WITNESS	ed company during \$ 3,242.43 y that this report City of Port Lavadaplete. MY HAND this	g the period is attach is submitte	d covered here ned hereto repr ed in complian	eby and payme resenting tariff nee with the rethe information of the information of the MARY MIL	due in accordance requirements of the tariff n reported hereby is true, $\frac{R}{L} = \frac{2022}{L}.$		
	(Title)		Ma	(Printed Name) (Printed Name) (Printed Name) (Printed Name)	lles		
Port Commission's Mai	n Office Phone Number:	(361) 552-9793 1	Ext. 242rgarz:	@portlavaca.org	Fax No.: (361) 552-6062		
Port Commission's Mai	n Mailing Address:	City of Port Lav	aca Port Commission	202 N. Virginia St	Port Lavaca, TX 77979		

' From : Camin Cargo Control : GulfMark Energy Inc. To

Attn

Paul Migala / GulfMark Energy Inc.

Shelly Smith / GulfMark Energy Inc.

paulm@gulfmarkenergy.com shellys@gulfmarkenergy.com

Load RECAP - Original

Product

: CRUDE OIL

Vessel

: ATC - 3482 & 3583

Location

: Gulfmark -Port Lavaca, TX

Tank(s) - 2 | 1

Date

: 13-OCT-2022 : PVI-12805

File NAº Ref. NAº

: ER221001-A

QUANTITIES - CRUDE OIL

Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F Free Water

20,455.69

GSV

0.00

Barrels @ 60 °F

20,455.69

Gallons @ 60 °F

859,138.98

Long Tons - Air

2,900.781

Metric Tons - Air

2,947.330

Short Tons - Air Kilograms - Air

3,248.875

2,947,330.0

Pounds - Air

6,497,749.0

API Gravity @ 60 °F (T)

24.3

NSV

Barrels @ 60 °F

20,449.23

Gallons @ 60 °F

858,867.66

Long Tons - Air

2,899.865

Metric Tons - Air

2,946.399

Short Tons - Air

3,247.849

Kilograms - Air

Pounds - Air

2,946,399.0 6,495,697.0

S&W %

0.032**

S&W Vol.

6.46

S&W Source

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

Total Vessel Quantities

Vessel: ATC - 3482

TCV, Bbls @ 60 °F

20,402.80

Free Water

0.00

GSV

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From : *Camin Cargo Control : GulfMark Energy Inc.

Attn

Paul Migala / GulfMark Energy Inc.

Shelly Smith / GulfMark Energy Inc.

paulm@gulfmarkenergy.com shellys@gulfmarkenergy.com

Load RECAP - Original

Product

: CRUDE OIL

Vessel

: FMT - 3060

Location

: Gulfmark -Port Lavaca, TX

Tank(s) - 2 | 1

Date

: 08-OCT-2022 : PVI-12808

File NAº Ref. NAº

: VG221001-B

QUANTITIES - CRUDE OIL

Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F

11,983.97

Free Water

0.00

GSV

Barrels @ 60 °F

11,983.97 Gallons @ 60 °F

503,326.74

Long Tons - Air Metric Tons - Air

1,698.332 1,725.585 1,902.131

Short Tons - Air Kilograms - Air Pounds - Air

1,725,585.0

3,804,263.0

API Gravity @ 60 °F (T)

24.4

NSV

1000				
Barre	c	0	CO	OF
Dalle	э	LCU	UU	- [

11,975.10

Gallons @ 60 °F

502,954.20

Long Tons - Air

1,697.075

Metric Tons - Air Short Tons - Air

1,724.307

Kilograms - Air

1,900.723

Pounds - Air

1,724,307.0 3,801,447.0

S&W %

0.074**

S&W Vol.

8.87

S&W Source

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

Total Vessel Quantities

Vessel: FMT - 3060

TCV, Bbls @ 60 °F

11,983.32

Free Water **GSV**

0.00

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-101258 ACE HARDWARE	I-170027	504 51000526.01	GENERAL S	AFETY: KEYS	61577	\$28.81
			VENDOR TO	TALS		\$28.81
01-102565 CARD SERVICE CENTER	I-0305/102022	504 51000523.03	CLEANING	& JANITORIAL: CLEANING SUPPLIES	312	\$58.60
			VENDOR TO	TALS		\$58.60
01-102555 DIAMOND K SERVICES,INC.	I-5915	504 51000533.14	CONTRACT	ED SERVICES: TRACK EVALUATIONS	61589	\$350.00
			VENDOR TO	TALS		\$350.00
01-104071 ENTERPRISE FLEET	I-FBN4596269	504 51000544.55	R & M- VEH	HICLE: PORT COMMISSION	61591	\$6.00
			VENDOR TO	TALS		\$6.00
01-102645 GEXA ENERGY, LP	I-33297571-4	504 51000536.01		Y: ELECTRICITY SERVICES OCTOBER 2022	61597	\$2,283.23
			AC/BAY LIN	TO THE REPORT OF THE PROPERTY		\$160.38
			AND THE RESIDENCE OF THE PARTY	LIMITED & AC/DAYROOM &HARBOR MASTER		\$114.78
			SPIRETECH	E VOUES O COMPTUNIS MODE		\$138.21
				D JONES & SOMETHING MORE		
				YROOM, HARBOR MASTER /EDWARD JONES		\$206.34
				NG, G4S, & CONF. ROOM		\$214.80
			enables of their street street, but the	A BUILDING FLOOD LIGHT		\$52.80
			NL BOAT S			\$903.66
			HARBOR O	CONTROL OF THE PROPERTY OF THE		\$0.00
			HARBOR O	F REFUGE FLOOD LIGHT		\$492.26
			CITY HARB	OR		\$0.00
			VENDOR TO	TALS		\$2,283.23

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK#	AMOUNT
01-100700 MCGREW, TERRI	I-412756	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	61610	\$600.00
			VENDOR TOTALS		\$600.00
01-100335 PORT LAVACA, CITY OF	1-10/2022	504 51000536.03	WATER: WATER / SEWER OCTOBER 2022	61523	\$410.92
			VENDOR TOTALS		\$410.92
01-100373 QUILL CORPORATION 01-100373 QUILL CORPORATION	I-27243942 I-27680759	504 51000521.01 504 51000521.01	OFFICE: NOTEBOOK OFFICE: OFFICE SUPPLIES	61642 61642	\$29.16 \$38.76
			VENDOR TOTALS		\$67.92
01-102309 REPUBLIC SERVICES #847	I-0847-001239309	504 51000533.14	CONTRACTED SERVICES: CONTAINER - PORT COMMISSION	61529	\$261.31
••••			VENDOR TOTALS		\$261.31
01-100411 TESTENGEER INC	I-14044	504 51000561.02	CE- LAND & IMPROVEMENTS: CONTRACT # 20113-996	61622	\$1,590.00
01-100411 TESTENGEER INC	1-14044	304 31000301.02		OIOZZ	
			VENDOR TOTALS		\$1,590.00
01-102621 UNIFIRST CORPORATION	I-2680000186	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	61543	\$54.48
01-102621 UNIFIRST CORPORATION	I-2680000918	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	61543	\$126.49
01-102621 UNIFIRST CORPORATION	I-2680001571	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	61626	\$130.45
01-102621 UNIFIRST CORPORATION	I-2680002436	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	61626	\$54.48
			VENDOR TOTALS		\$365.90
01-102014 VERIZON WIRELESS	I- 9 920738547	504 51000536.02	TELEPHONE: CELL PHONE CHARGES	61636	\$40.22
			VENDOR TOTALS		\$40.22

REPORT GRAND TOTAL:	\$6,062.91

REVENUE AND EXPENDITURES REPORT (UNAUDITED)
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504-PORT & HARBORS FUND FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
REVENUE SUMMARY								
USER & SERVICE CHARGES FINES & FORFEITURES OTHER REVENUE GRANT AND CONTRIBUTION R INTERGOVERNMENTAL REVENUE	607,500 0 650 14,000,000	705,843 12,000 6,666 1,000,000 13,992	(12,000)	54,744.44 0.00 1,641.60 0.00 0.00	103,423.98 4,584.21 3,288.58 0.00 0.00	0.00 0.00 0.00 0.00 0.00	602,419.02 7,415.79 3,377.42 1,000,000.00 13,992.00	14.65 38.20 49.33 0.00 0.00
TOTAL REVENUES	14,608,150	1,738,501	12,869,649	56,386.04	111,296.77	0.00	1,627,204.23	6.40
EXPENDITURE SUMMARY								
TECHNOLOGY SERVICES CITY HARBOR HARBOR OF REFUGE SMITH HARBOR NAUTICAL LANDINGS MARINA OPERATIONS NON DEPARTMENTAL	1,500 27,000 36,000 51,000 15,000 14,730,507	1,500 17,000 125,000 51,000 15,000 1,856,044	10,000 (89,000) 0 0 12,874,463	0.00 0.00 8,523.00 0.00 0.00 19,006.90 0.00	118.44 0.00 18,523.00 0.00 0.00 37,607.61 0.00	0.00 0.00 19,983.71 3,386.09 0.00 11,408.34 0.00	1,381.56 17,000.00 86,493.29 47,613.91 15,000.00 1,807,028.05 0.00	7.90 0.00 30.81 6.64 0.00 2.64 0.00
TOTAL EXPENDITURES	14,861,007	2,065,544	12,795,463	27,529.90	56,249.05	34,778.14	1,974,516.81	4.41
REVENUES OVER/(UNDER) EXPENDITURES	(252,857)(327,043)	74,186	28,856.14	55,047.72 (34,778.14) (347,312.58)	6.20-

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504-PORT & HARBORS FUND REVENUES

		ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>USER & SERVICE</u> 436.01	CHARGES CITY HARBOR-DOCK LEASE	100,000	115,000	(15,000)	6,963.79	14,084.75	0.00	100,915.25	12.25
436.01	HOR - DAILY DOCK RENTA	100,000	5,000	(5,000)	400.00	1,000.00	0.00	4,000.00	20.00
436.10	HOR - RENTAL	41,000	18,043	22,957	1,432.02	2,864.04	0.00	15,178.96	15.87
436.11	HOR - DOCK LEASES	215,000	280,000	(65,000)	24,831.38	49,041.94	0.00	230,958.06	17.51
436.12	TARIFFS	100,000	110,000	(10,000)	5,598.15	5,598.15	0.00	104,401.85	5.09
436.20	N L DOCK RENT- TRANSIE	500	500	0	0.00	80.00	0.00	420.00	16.00
436.21	N L-DOCK LEASE	80,000	80,000	Ŏ	7,374.80	14,195.20	0.00	65,804.80	17.74
436.22	N L -BLDG LEASE	70,000	73,600	(3,600)	6,479.30	13,144.90	0.00	60,455.10	17.86
436.23	N L - BLDG RENTAL	1,000	4,500	(3,500)	0.00	150.00	0.00	4,350.00	3.33
436.24	SMITH HARBOR RENT	_,,,,	19,200	(19,200)	1,665.00	3,265.00	0.00	15,935.00	17.01
TOTAL USER &	SERVICE CHARGES	607,500	705,843	(98,343)	54,744.44	103,423.98	0.00	602,419.02	14.65
FINES & FORFEI	TURES								
442.01	LATE PAYMENT PENALTIES	0	12,000	(12,000)	0.00	4,584.21	0.00	7,415.79	38.20
TOTAL FINES	& FORFEITURES	0	12,000	(12,000)	0.00	4,584.21	0.00	7,415.79	38.20
OTHER REVENUE									
451.01	INTEREST INCOME	500	6,066	• •	1,641.60	3,288.58	0.00	2,777.42	54.21
455.01	OTHER FINANCING SOURCE	0	0	0	0.00	0.00	0.00	0.00	0.00
459.10	2018 C. O. PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.11	AUCTION PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.12	TML REIMBURSEMENTS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.71	WASHER-DRYER INCOME	150	600	(450)	0.00	0.00	0.00	600.00	0.00
459.90	MISCELLANEOUS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.92	EQUITY BALANCE FORWARD	650	6 666	(6,016)	0.00 1,641.60	<u>0.00</u> 3,288.58	0.00	0.00 3,377.42	0.00
TOTAL OTHER	REVENUE	650	6,666	(6,016)	1,641.60	3,200.30	0.00	3,377.42	49.33
GRANT AND CONT	RIBUTION R CAPITAL CONTRIBUTIONS	0	0	0	0.00	0.00	0.00	0.00	0.00
481.00	GENERAL LAND OFFICE RE	0	0	0	0.00	0.00	0.00	0.00	0.00
481.01 482.01	CAPITAL CONTRIBUTIONS	0	0	0	0.00	0.00	0.00	0.00	0.00
482.01		14,000,000	1,000,000	•	0.00	0.00	0.00	1,000,000.00	0.00
		14,000,000	1,000,000	13,000,000 13,000,000	0.00	0.00	0.00	1,000,000.00	0.00
INTERGOVERNMEN	TAT. DEVENITE								
493.00.1	XFER IN- FUND 001	0	0	0	0.00	0.00	0.00	0.00	0.00
493.88	XFER IN 2006 FARF FUND	0	13,992	(<u>13,992</u>)	0.00	0.00	0.00	13,992.00	0.00
	OVERNMENTAL REVENUE	0	13,992	(13,992)	0.00	0.00	0.00	13,992.00	0.00
TOTAL REVENUES		14,608,150	1,738,501	12,869,649	56,386.04	111,296.77	0.00	1,627,204.23	6.40

CITY OF PORT LAVACA

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504-PORT & HARBORS FUND TECHNOLOGY SERVICES DEPARTMENTAL EXPENDITURES

DEPARIMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
SERVICES 50070536.504 CABLE & INTERNET TOTAL SERVICES	1,500 1,500	1,500 1,500	<u>0</u>	0.00 0.00	<u>118.44</u> 118.44	0.00	1,381.56 1,381.56	7.90 7.90
TOTAL TECHNOLOGY SERVICES	1,500	1,500	0	0.00	118.44	0.00	1,381.56	7.90

CITY OF PORT LAVACA

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504-PORT & HARBORS FUND CITY HARBOR

DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
SERVICES								
50800533.20 CONTRACTED SERV-CITY H	25,000	15,000	10,000	0.00	0.00	0.00	15,000.00	0.00
TOTAL SERVICES	25,000	15,000	10,000	0.00	0.00	0.00	15,000.00	0.00
MAINTENANCE								
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_	<u> </u>		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	17,000	10,000	0.00	0.00	0.00	17,000.00	0.00
_								

CITY OF PORT LAVACA

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504-PORT & HARBORS FUND HARBOR OF REFUGE DEPARTMENTAL EXPENDITURES

DITAKIMINIA BATANDITOKAO	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SERVICES</u> 50820533.20 CONTRACTED SERV- HOR TOTAL SERVICES	25,000 25,000	25,000 25,000	0	8,523.00 8,523.00	<u>18,523.00</u> 18,523.00	<u>19,983.71</u> 19,983.71	(<u>13,506.71</u>) (<u>13,506.71</u>)	154.03 154.03
MAINTENANCE 50820542.21 R & M- INFRASTRUCTURE TOTAL MAINTENANCE	11,000 11,000	100,000 100,000		0.00	0.00	0.00	100,000.00 100,000.00	0.00
TOTAL HARBOR OF REFUGE	36,000	125,000	(89,000)	8,523.00	18,523.00	19,983.71	86,493.29	30.81

CITY OF PORT LAVACA

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504-PORT & HARBORS FUND SMITH HARBOR DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
SERVICES 50840533.20 CONTRACTED SERV- SMITH_ TOTAL SERVICES	50,000 50,000	<u>50,000</u> 50,000	0	0.00	0.00	3,386.09 3,386.09	46,613.91 46,613.91	6.77 6.77
<u>MAINTENANCE</u> 50840542.21 R & M- INFRAS- SMITH H_ TOTAL MAINTENANCE	1,000 1,000	1,000 1,000	<u>0</u>	0.00	0.00	0.00	1,000.00 1,000.00	0.00
TOTAL SMITH HARBOR	51,000	51,000	0	0.00	0.00	3,386.09	47,613.91	6.64

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504-PORT & HARBORS FUND NAUTICAL LANDINGS MARINA DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SERVICES</u> 50860533.20 CONTRACTED SERV- NL MA TOTAL SERVICES	10,000	10,000 10,000	0	0.00	0.00	0.00	10,000.00 10,000.00	0.00
MAINTENANCE 50860542.03 R & M- BUILDING- NL MA 50860542.21 R & M- INSFRAS- NL MAR 50860542.25 R & M- BUILD (NAUTICAI 50860543.26 R & M- INFRAS- NL MARI 50860543.27 R & M- IMPROV OTB- NL	1,000 1,000	2,000 3,000 0	• •	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	2,000.00 3,000.00 0.00 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
TOTAL NAUTICAL LANDINGS MARINA	15,000	15,000	0	0.00	0.00	0.00	15,000.00	0.00

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504-PORT & HARBORS FUND OPERATIONS DEPARTMENTAL EXPENDITURES

YEAR TO DATE ORIGINAL **AMENDED** BUDGET CURRENT TOTAL BUDEGT 용 OF BUDGET BUDGET ADJUSTMENT PERIOD ACTUAL **ENCUMBRANCE** BALANCE BUDGET PERSONNEL SERVICES 74,703 51000511.01 SALARIES & WAGES 75,966 (1,263) 5,847.68 11,685.36 0.00 64,280.64 15.38 0.00 SALARIES & WAGES-TEMP 0.00 0.00 51000511.06 0 0 0.00 0.00 0 0.00 0.00 0.00 SALARIES & WAGES-OVERT 0 0 0.00 0.00 51000511.07 4,514 4,515 (3,661.78 EMPLOYER-SOCIAL SECURI 1) 427.00 853.22 0.00 18.90 51000512.05 51000512.10 EMPLOYER-T.M.R.S. 4,460 4,460 0 357.30 713.98 0.00 3,746.02 16.01 51000512.20 GROUP H/D INS PREMIUMS 10,946 10,946 0 953.18 1,906.42 0.00 9,039.58 17.42 1,800 0.00 51000512.30 WORKER'S COMPENSATION 1,800 0 0.00 1,260.04 539.96 70.00 51000512.31 0 0 0 0.00 0.00 0.00 0.00 0.00 UNEMPLOYMENT INSURANCE 0.00 500.00 51000512.40 SAFETY PAY 500 500 0.00 0.00 0.00 96,923 98,187 (1,264) 7,585.16 16,419.02 81,767.98 TOTAL PERSONNEL SERVICES 16.72 0.00 MATERIALS & SUPPLIES 51000521.01 OFFICE 1,200 1,200 0 0.00 10.64 0.00 1,189.36 0.89 51000523.03 3,500 10,500 (7,000) 1,024.50 1,226.91 0.00 9,273.09 11.68 CLEANING & JANITORIAL COVID-19 EXPENDITURES 51000524.19 0 0 0 0.00 0.00 0.00 0.00 0.00 FUEL 1,000 5,000 (4,000) 0.00 0.00 5,000.00 0.00 51000525.01 0.00 51000526.01 GENERAL SAFETY & TOOLS 300 300 0 28.81 28.81 0.00 271.19 9.60 NON-CAPITALIZED ASSETS n n 0 0.00 0.00 0.00 0.00 0.00 51000528.03 51000529.11 LIGHTING & DECORATION 2,000 2,000 0.00 0.00 0.00 2,000.00 0.00 11,000)1,053.31 1,266.36 17,733.64 TOTAL MATERIALS & SUPPLIES 8,000 19,000 (0.00 6.67 SERVICES 51000531.01 TRAVEL & TRAINING 500 500 0 0.00 0.00 0.00 500.00 0.00 5,0001 DUES, SUBSCR., & PUBLI 700 5,700 (0.00 0.00 5,700.00 0.00 51000531.04 0.00 51000532.01 AUDIT FEES 3,000 3,500 (500) 0.00 0.00 0.00 3,500.00 0.00 **HEALTH & FITNESS** 0.00 0.00 0.00 0.00 51000532.06 0 0 0 0.00 10,000) 15,000.00 51000532.07 LEGAL- REGULAR 5,000 15,000 (0.00 0.00 0.00 0.00 51000533.14 CONTRACTED SERVICES 24,000 24,000 0 611.31 872.62 0.00 23,127.38 3.64 GENERAL LIABILITY INSU 4,292 2,819 1,473 0.00 3,547.76 0.00 (728.76) 125.85 51000535.01 3,000 21,681 18,681) 0.00 0.00 0.00 21,681.00 0.00 51000535.10 WINDSTORM INS 1,500 1,700 (0.00 0.00 1,700.00 51000535.11 FLOOD INS 200) 0.00 0.00 51000536.01 ELECTRICITY 25,000 26,955 (1,955)2,283.23 2,283.23 0.00 24,671.77 8.47 2,000 TELEPHONE 2,000 0 40.22 352.20 0.00 1,647.80 17.61 51000536.02 51000536.03 WATER 3,300 3,300 0 410.92 410.92 0.00 2,889.08 12.45 51000536.07 0 CABLE & INTERNET 0 0 0.00 0.00 0.00 0.00 0.00 72,292 107,155 (TOTAL SERVICES 34,863) 3,345.68 7,466.73 99,688.27 6.97 0.00 MAINTENANCE 15,000 15,000 0.00 0.00 0.00 15,000.00 0.00 51000541.02 LANDSCAPING 0 0 0.00 0.00 0.00 0.00 51000542.03 R & M- BUILDING 0 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 0.00 0.00 0.00 11,000.00 0.00 51000543.04 R & M IMPROVEMENT OTB 2,500 2,500 0 0.00 0.00 0.00 2,500.00 0.00 R & M- IMPROVEMENTS (0.00 0.00 0.00 51000543.06 0 0 0 0.00 0.00 51000543.22 R & M- BUILD (CITY HAR 1,000 0 1,000 0.00 0.00 0.00 0.00 0.00 51000544.50 R & M- FURNITURE & EQU 6,000 6,000 0 0.00 0.00 0.00 6,000.00 0.00 51000544.55 R & M- VEHICLES & TRAI 500 0 488.00 2.40 500 6.00 12.00 0.00

504-PORT & HARBORS FUND

OPERATIONS

CITY OF PORT LAVACA

REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2022

PRELIMINARY

Item #3.

PAGE:

DEPARTMENTAL EX	PENDITURES								
		ORIGINAL BUDGET	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 MAINTEN	ANCE	36,200	35,200	1,000	6.00	12.00	0.00	35,188.00	0.03
SUNDRY									
51000551.11	VEHICLE LEASES	0	13,992	(13,992)	0.00	0.00	0.00	13,992.00	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 1	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	42,371	65,121	(22,750)	5,426.75	10,853.50	0.00	54,267.50	16.67
51000553.02	XFER OUT- FD 310- '08	123,395	124,813	(1,418)	0.00	0.00	0.00	124,813.00	0.00
51000553.05	XFER OUT- FD 322 - 201	134,326	130,576	3,750	0.00	0.00	0.00	130,576.00	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		300,092	334,502	(34,410)	5,426.75	10,853.50	0.00	323,648.50	3.24
CAPITAL EXPENDI	TURES								
51000561.02	CE- LAND & IMPROVEMENT	. 0	0	0	1,590.00	1,590.00	0.00	(1,590.00)	0.00
51000562.03	CE- BUILDING & IMPROV	7 0	95,000	(95,000)	0.00	0.00	6,360.00	88,640.00	6.69
51000563.05	CE- INFRASTRUCTURE	14,217,000	1,167,000	13,050,000	0.00	0.00	5,048.34	1,161,951.66	0.43
TOTAL CAPITAL	EXPENDITURES	14,217,000	1,262,000	12,955,000	1,590.00	1,590.00	11,408.34	1,249,001.66	1.03
TOTAL OPERATION	is	14,730,507	1,856,044	12,874,463	19,006.90	37,607.61	11,408.34	1,807,028.05	2.64
1									

REVENUE AND EXPENDITURES REPORT (UNAUDITED) AS OF: NOVEMBER 30TH, 2022

PRELIMINARY

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504-PORT & HARBORS FUND NON DEPARTMENTAL

DEPARTMENTAL	EXPENDITURES

		ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
PERSONNEL SERVIO	CES								_
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	0.00	0.00	0.00	0.00	0.00
59800512.10	EMPLOYER- TMRS	0	0	0	0.00	0.00	0.00	0.00	0.00
59800512.40 TOTAL PERSONNI	SAFETY PAY	0	0	0	0.00	0.00	0.00 0.00	0.00	0.00
TOTAL PERSONNI	EL SERVICES	U	U	U	0.00	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	0.00
TOTAL SUNDRY		0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL NON DEPART	IMENTAL	0	0	0	0.00	0.00	0.00	0.00	0.00
, , , , , , , , , , , , , , , , , , ,	:	=======================================		=======		=======================================		========	======
	DEG.	14 061 007	2 06E E44	10 705 462	27 520 00	F.C. 240, 0F	24 770 14	1 074 E16 01	0.00
TOTAL EXPENDITUR	KES .	14,861,007	2,065,544	12,795,463	27,529.90	56,249.05	34,778.14	1,974,516.81	0.00
REVENUES OVER/(UNDER) EXPENDITURES (252,857) (327,043)	74,186	28,856.14	55,047.72 (34,778.14) (347,312.58)	6.20-

*** END OF REPORT ***

.2-16-2022 04:49 PM

SSETS

CITY OF PORT LAVACA PAGE:

14,575.43) 4.375.02)

66,921.22

BALANCE SHEET - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

104-PORT & HARBORS FUND

ACCOUNT#

TITLE

111.21 CLAIM ON CONS CASH 112,11,6001 INVESTMENTS-LOGIC ALLOWANCE FOR UNCOLLECT (113.22 113,24 UNAPPLIED CREDITS 113,27 PTC ACCTS RECEIVABLE (UB 116.01.0001 PREPAID INSURANCE LAND 151.01.1000 152,01,1000 BUILDINGS 152.02.2000

22,993.23 1,919,338.57 1,313,990.38 ACCUM DEPRECIATION-BUIL(820,911.24) IMPROVEMENTS OTHER THAN 2,050,980.24 153.01.1000 ACCUM DEPR-IMPR OTHER T(1,665,930.54) 153.02.2000 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)

8,889,986.62

106,806.40+ 509,972.71+

go of about production of the second of the

002

= 616,779 • 11*+

TOTAL ASSETS

8,889,986.62

LIABILITIES

207.21 CUSTOMER DEPOSIT 150.00) 211,10 AP PENDING (DUE TO CONS 1,869.08 211.67 SOCIAL SECURITY-PAYABLE 36,98 TMRS- PAYABLE 24.17 211.71 211.99 YMCA 4.35) 4,885.92 212.30 ACCRUED VACATION BOND PREMIUM (SERIES '18 89,660.89 213.01 214,01,0701 DUE TO PAYROLL FUND 422.24 BONDS PAYABLE-CURRENT 175,000.00 216.20.3006 BONDS PAYABLE NON-CURREN 1,925,000.00 221.20

2,196,744.93

TOTAL LIABILITIES

2,196,744.93

FUND EQUITY/BALANCE

320.07

ENCUMBRANCES

168,066.73)

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BALANCE SHEET - UNAUDITED

AS OF: NOVEMBER 30TH, 2022

04-PORT & HARBORS FUND

ACCOUNT#	TITLE		
320,08	RESERVE FOR ENCUMBRANCES	168,066.73	
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		6,676,490.08
	TOTAL REVENUES	111,296.77	
	TOTAL EXPENSES	56,249.05	
	UNPOSTED PRIOR YEAR	38.296.11)	

TOTAL LIABILITIES & FUND EQUITY/BALANCE

EXCESS REVENUES OVER EXPENDITURES

8,889,986.62

16,751.61

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Item #3.

Port Commission Snapshot

	S	September		October	ľ	November	FYTD	
City Harbor								
Revenue	\$	6,963.79	\$	7,120.96	\$	6,963.79	\$	14,084.75
Expenses	\$	1,880.32	\$	2,267.88	\$	1,659.94	\$	3,927.82
Gain / (Loss)	\$	5,083.47	\$	4,853.08	\$	5,303.85	\$	10,156.93
Harbor of Refuge								
Revenue	\$	34,885.93	\$	30,826.79	\$	32,261.55	\$	63,088.34
Expenses	\$	8,988.44	\$	20,660.50	\$	16,788.14	\$	37,448.64
Gain / (Loss)	\$	25,897.49	\$	10,166.29	\$	15,473.41	\$	25,639.70
Nautical Landings								
Revenue	\$	13,325.60	\$	13,716.00	\$	13,854.10	\$	27,570.10
Expenses	\$	7,664.00	\$	5,268.06	\$	7,109.24	\$	12,377.30
Gain / (Loss)	\$	5,661.60	\$	8,447.94	\$	6,744.86	\$	15,192.80
Smith Harbor								
Revenue	\$	1,600.00	\$	1,600.00	\$	1,665.00	\$	3,265.00
Expenses	\$	392.48	\$	522.71	\$	382.59	\$	905.29
Gain / (Loss)	\$	1,207.52	\$	1,077.29	\$	1,282.41	\$	2,359.71
Total Gain / (Loss)	\$	37,850.07	\$	24,544.60	\$	28,804.54	\$	53,349.14

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

Cash Profit and Loss Statement

	S	eptember		October	Ŋ	lovember		FYTD
City Harbor								
Dock Lease	\$	6,963.79	\$	7,120.96	\$	6,963.79	\$	14,084.75
Oyster Tarrifs	\$	-	\$	-	\$	· -	\$, -
Late Payment Penalties	•		•				\$	-
Total City Harbor	\$	6,963.79	\$	7,120.96	\$	6,963.79	\$	14,084.75
Harbor of Refuge Tarrifs								
Oil	\$	4,965.80	\$	-	\$	3,242.43	\$	3,242.43
Fertilizer	\$	5,811.24	\$	-	\$	2,355.72	\$	2,355.72
Oyster	\$	-	\$	-	\$	- -	\$, -
Rentals	•		·		·		\$	_
Daily Dock Rental	\$	600.00	\$	600.00	\$	400.00	\$	1,000.00
Dock Rentals	\$	1,432.02	\$	1,432.02	\$	1,432.02	\$	2,864.04
Dock Leases	\$	24,368.07	\$	24,210.56	\$	24,831.38	\$	49,041.94
Late Payment Penalties	\$	(2,291.20)	\$	4,584.21	\$	-	\$	4,584.21
Total Harbor of Refuge	\$	34,885.93	\$	30,826.79	\$	32,261.55	\$	63,088.34
Nautical Landings								
Dock Rent	\$	_	\$	80.00	\$	_	\$	80.00
Dock Lease	\$	7,055.60	\$	6,820.40	\$	7,374.80	\$	14,195.20
Building Lease	\$	6,270.00	\$	6,665.60	\$	6,479.30	\$	13,144.90
Building Rentals	\$, -	\$	150.00	\$, -	\$	150.00
Washer-Dryer	\$	-	; \$	•	\$	-	\$	-
Miscellaneous	\$	-	\$	-	\$	-	\$	-
Late Payment Penalties	\$	-	\$	_	\$	_	, \$	_
Auction Proceeds	\$	-	\$	-	\$	-	\$	-
Total Nautical Landings	\$	13,325.60	\$	13,716.00	\$	13,854.10	\$	27,570.10
Smith Harbor								
Rent	\$	1,600.00	\$	1,600.00	\$	1,665.00	\$	3,265.00
Late Payment Penalties	Ψ.	1,000.00	~	1,000.00	~	2,005.00	\$	5,205.00
Eute Faymone Females							Ψ	
Total Smith Harbor	\$	1,600.00	_\$	1,600.00	\$	1,665.00	_\$	3,265.00
Interest Income	\$	1,029.52	\$	1,646.98	\$	1,641.60	\$	3,288.58
Total Income	\$	57,804.84	\$	54,910.73	\$	56,386.04	\$	111,296.77

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

Cash Profit and Loss Statement

	S	eptember	nber October		J	November	FYTD	
City Harbor						•		
Overhead Allocation	\$	1,880.32	\$	2,267.88	\$	1,659.94	\$	3,927.82
R&M Building	\$	-	\$	-	\$	-	\$	-
Contracted Services	\$	-	\$	-	\$	-	\$	-
Total City Harbor	\$	1,880.32	\$	2,267.88	\$	1,659.94	\$	3,927.82
Harbor of Refuge		,						
Overhead Allocation	\$	8,526.08	\$	10,660.50	\$	7,802.78	\$	18,463.28
Electricity	\$	462.36	\$	-	\$	462.36	\$	462.36
R&M Infrastructure	\$	-	\$	-	\$	-	\$	-
Contracted Services	\$	-	\$	10,000.00	\$	8,523.00	\$	18,523.00
Total Harbor of Refuge	\$	8,988.44	\$	20,660.50	\$	16,788.14	\$	37,448.64
Nautical Landings								
Overhead Allocation	\$	3,154.89	\$	4,373.92	\$	3,201.42	\$	7,575.34
Cable & Internet	\$	118.44	\$	118.44	\$	-	\$	118.44
R&M Building	\$	-	\$	-	\$	-	\$	-
R&M Infrastructure	\$	-	\$	-	\$	-	\$	-
R&M Furniture & Equip	\$	-	\$	-	\$	-	\$	-
Cleaning & Janitorial	\$	1,599.46	\$	202.41	\$	1,024.50	\$	1,226.91
Lighting & Decoration	\$	-	\$	-	\$	-	\$	-
Contracted Services	\$	311.31	\$	261.31	\$	611.31	\$	872.62
Windstorm Insurance	\$	-	\$	-	\$	-	\$	-
Flood Insurance	\$	-	\$	-	\$	-	\$	_
Electricity	\$	1,919.67	\$	-	\$	1,820.87	\$	1,820.87
Telephone	\$	144.70	\$	311.98	\$	40.22	\$	352.20
Water	\$	415.53	\$	-	\$	410.92	\$	410.92
Landscaping	\$	-	\$	-	\$	-	\$	-
R&M Improvement OTB	\$	-	\$	-	\$	-	\$	-
Total Nautical Landings	\$	7,664.00	\$	5,268.06	\$	7,109.24	\$	12,377.30
Smith Harbor								
Overhead Allocation	\$	392.48	\$	522.71	\$	382.59	\$	905.29
Contracted Services	\$	-	\$	-	\$	-	\$	-
Total Smith Harbor	\$	392.48	\$	522.71	\$	382.59	\$	905.29
Total Expenses	\$	18,925.25	\$	28,719.15	\$	25,939.90	\$	54,659.05
Operating Cash Flow	\$	92,371.52	\$	(28,719.15)	\$	(25,939.90)	\$	56,637.72

Cash, Encumbrances, Budgeted CIP, & Bond Payments

Item #3.

Ending Cash A	Assets	-		As o	of 09/30/2022	As o	f 10/31/2022	As o	f 11/30/2022
Ending Cas	sh			\$	76,105.15	\$	83,399.80	\$	106,806.40
Inventmer	Inventments Logic					\$ \$	\$ 508,331.11 \$ (162,700.00)	\$ \$	509,972.71 (162,700.00) *1
Fund 210 Port Projects					(162,700.00)				
Debt Servi	ice Funds (310	0 & 322)		\$	86,832.18	\$	87,214.20	\$	87,129.21
Total Ending (Cash Assets			\$	507,226.56	\$	516,245.11	\$	541,208.32
Current Encu	mbrances			Or	dered	Rec	eived	Out	standing
<u>PO#</u>	Task Order	<u>Contractor</u>	Project Description						
01-10530	#22	Victoria Engineering	Harbor of Refuge Restoration	\$	25,000.00	\$	6,235.60	\$	18,764.40
01-10805		⊔A Engineering	Planning Services - Waterfront	\$	50,000.00	\$	46,613.91	\$	3,386.09
01-10833		Testengeer Inc.	Electrical Engineering NL Building	\$	6,360.00	\$	-	\$	6,360.00
						Tot	al	\$	28,510.49
Budgeted Cap	oital Improve	ment Projects	.						
1 Texas I	Parks & Wildl	ife Match						\$	167,000.00
						Tot	al	\$	167,000.00
Remaining Bo	ond Payments	5							
1 FY 22/	23 Remaining	g Bond Payments						\$	255,389.00
						Tot	al	\$	255,389.00

^{*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 are still pending reimbursement of \$120,000 for the EDA Grant which will significintly 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 Landings Marina Breakwater - <u>Presenter Jody Weaver</u>b) CDBG-MIT Coastal Resilience Project / Restore Project - <u>Presenter Jody Weaver</u>c) Discuss property values and evaluations - <u>Presenter Jody Weaver</u>

1-1 a

PORT COMMISSION MEETING: December 20, 2022

DATE:

12.15.2022

TO:

PORT COMMISSION

CC:

JIM RUDELLAT, HARBOR MASTER

FROM:

JODY WEAVER, INTERIM CITY MANAGER

SUBJECT:

<u>TPWL - Breakwater Renovations</u>

In early December, we received and executed the TPWL contract and then uploaded it to the grants portal. Matt with Urban Engineering is reaching out to TPWL to find out whether we need to resubmit the plans and specs once the contract is fully executed by TPWL, or what the next steps are.





Monthly Progress Report

Reporting Period: November 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	12/05/2022

Project Milestones

Milestone Description	Date				
	(Actual=A)	Notes			

	(110100
Task 1: Project Kickoff		
Project Kickoff Meeting	6/8/2022 (A)	
Memorandum of Project Understanding	6/21/2022 (A)	
Task 2: Data Collection and Analysis		
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	11/9/20225	Not Started; wait for template design
Collect new cultural resources data	11/9/20225	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	In progress
Task 3: Coastal Analysis, Alts Development, Alt Eval		
Coastal Engineering Analysis	11/4/2022 (A)	Via presentation 11/4/2022
Alternatives Development	10/12/2022	In progress
Meeting on Alternatives Development	11/4/2022 (A)	Completed in person on 11/4/2022
Alternatives Evaluation	12/21/2022	Likely delayed to new year mid January
Meeting on Alternatives Evaluation	12/21/2022	Likely delayed to new year mid January
Tech Memo on CEA and Alts Analysis	1/13/2023	
Task 4: Preliminary Design		
Prelim design: 30% plans, cost, report	1/25/2023	
Task 5: Regulatory Compliance		
Prepare application and permit plans	2/8/2023	
USACE Regulatory Permitting		
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
TXGLO Coastal Lease		
Submit coastal lease application to GLO	3/22/2023	
Task 6: Engineering Design		
Submit 70% Design	3/22/2023	
Submit 95% Design	5/31/2023	
Develop for proposal package	11/23/2023	
Task 7: Construction Proposal Solicitation Assistance		
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	100%	
Task 2: Data Collection and Analysis	78% Mott / 11% by sub	Only bathy survey has been conducted to date.
Task 3: Coastal Analysis, Alts Development, Alts Eval	60%	Work ongoing
Task 4: Preliminary Design	1%	Initiate coordination on geotechnical investigation
Task 5: Regulatory Compliance	1%	Initiation coordination on habitat and CR surveys
Task 6: Final Design	0%	
Task 7: Bidding Phase Services	0%	
Task 8: Engineering Services during Construction	0%	
Task 9: Project Management	8%	
Overall	17%	

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 submitted
- Ongoing: USACE coordination on historical dredging data of Port Lavaca Channel and other information on Matagorda Channel deepening. USACE slow to respond. Note this is not impacting project schedule
- Other new data collection geotechnical, habitat surveys, cultural resources surveys waiting development of draft project template to direct location of that data collection

Activity Summary

Task 3: Coastal Analysis, Alts Development, Alts Evaluation

- Coastal data processing and analysis is complete
- 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 is set up for existing conditions; runs complete for existing conditions and base conditions.
 - Local wave model is set up for existing conditions; runs for existing conditions complete.
 - Modeling of flushing of harbor for existing and base alternative complete.
- Alternatives development
 - Completed development of alternatives for evaluation. Layout nearly complete; need confirmation on width of channel from city marina out to Port Lavaca Channel
 - Initiated modeling of proposed alternatives; all are ongoing:
 - Wave transmission through artificial reefs
 - Typical wave conditions
 - Storm wave conditions
 - Flushing of alternatives
- Reporting
 - o Conducted meeting on CEA and alternatives development with the City and KSBR on 11/4/2022
 - Initiated drafting of CEA and Alternatives Development memo. Memo development ongoing

Task 4: Preliminary Design

Initiated planning on geotechnical investigation

Task 5: Regulatory Compliance

· Initiated planning on habitat survey layout and scoping with sub

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

- Conduct evaluation of project alternatives
- Prepare presentation on results of alternatives evaluation
- Provide recommendations on preferred alternative; will need City to provide their opinion to finalize selection of preferred alternative. Will meet with City to present results and make selection
- Develop scope for habitat, cultural resources, and geotechnical investigations (pending agreement on project footprint)
- Continue to coordinate with USACE for available data

Outstanding Items

- USACE has not responded to coordination requests. Mott will continue outreach. Note this is not slowing project progress
- Get confirmation on width of existing navigation channel from City Marina to Port Lavaca Channel to enable definition of location of project footprint.

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

PORT COMMISSION MEETING: DECEMBER 20, 2022

DATE: 12/15/2022

TO: PORT COMMISSION

CC: JIM RUDELLAT, HARBOR MASTER

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: Status report on Valdridge

I have sent the following information to Mr. Jander with Valdridge

• Surveys of Smith Harbor and Cottage Cove

- Poor Boy Lease document
- Wild Reef Seafood Lease document
- Excel file of Ports Revenue Accounts since 2017-2018
- Prestige Lease agreements at the HOR
- Equalizer lease agreement at the HOR
- Helena Lease agreement at HOR
- Cable One Lease agreement at the HOR
- Encore Tract 11 Lease agreement
- Phase 1 ESA Harbor of Refuge Landfill
- Modified Phase I ESA Tracts 16, 17, 17A HOR
- Miller Seafood Lease document
- SCR Lease document of Tracts 9/9A City Harbor
- Spreadsheet of rent amounts of leases at the Nautical Landings Office building
- Phase 1 ESA for Smith Harbor
- Latest COE soundings at the HOR
- Newspaper article showing City purchased NL Office building in 1991 for \$175,000
- Corporate Stock Purchase sales agreement for Smith Harbor and two lots on Commerce
- Smith Harbor cross section post dredging
- Maps showing tracts of HOR and City Harbor
- Boundary of the old landfill

He has let us know he has all he needs for now and will let me know if he finds he's missing anything. The total cost is \$25,000.

COMMUNICATION

SUBJECT: ACTION ITEM - RECEIVE STATUS REPORTS ON SPECIAL PROJECTS

INFORMATION:

a) Status report regarding TCEQ inspection in June 2022 of Tract 17 and 17Ar - <u>Presenter Jody Weaver</u>b) CRG Limited Phase II Environmental Site Assessment of the Harbor of Refuge Tracts 16, 17, and 17Ar - <u>Presenter Jody Weaver</u>

5 a

PORT COMMISSION MEETING: DECEMBER 20, 2022

DATE: 12/15/2022

TO: PORT COMMISSION

CC: JIM RUDELLAT, HARBOR MASTER

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: TCEQ Inspection of Tracts 17 and 17Ar

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

• The response to TCEQ regarding the Notice of Violation dated October 21, 2022 was due on November 20 and was submitted on November 19. The full response can be viewed at https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:b90483dc-e9fc-3b1d-8502-dfd59ed67032

- The submittal includes a proposed voluntary plan to restore the disturbed final cover and a request for a one (1) year extension in order to complete the work.
- Due to muddy conditions and other weather delays, we were not able to fully complete the required cleanup along the shoreline and deliver the collected debris to the landfill. The submittal respectfully requested an extension until December 31, 2022 to complete these tasks. This cleanup work was completed last week and we are arranging to have the debris taken to the Victoria landfill prior to December 31.
- We were missing a copy of the Bill of Lading for the drums which were removed and
 disposed of by Clean Co Systems in June. Clean Co was having trouble locating the
 document due to a death in the company, but were sure they would have it in another week,
 so we respectfully requested an extension to November 30 to provide this documentation.
 We were successful in submitting this on November 28.
- Encore has been working to get Tract 11 prepared so they can move everything from Tract 17 to Tract 11. Tract 11 has been mowed and this week White Trash Services came and removed piles of debris that they had dumped there not realizing that approval from the previous tenant was not adequate i.e. they needed approval from the City which we did not give.
- It is clear that it is going to take longer than Encore originally estimated to relocate to Tract 11 but they are working steadily to do that and committed to be completely off by March 31, 2023.

56

PORT COMMISSION MEETING: DECEMBER 20, 2022

DATE:

12/15/2022

TO:

PORT COMMISSION

CC:

JIM RUDELLAT, HARBOR MASTER

FROM:

JODY WEAVER, INTERIM CITY MANAGER

SUBJECT:

Phase II ESA – Tract 16, 17 and 17A

Phase II Environmental Site Assessment at Harbor of Refuge:

On November 2nd we received a request from TCEQ to submit an "Affected Property Assessment Report". Our consultant John Hogue with CRG Environmental reports that the APAR is coming along. He's coming to town next week to do another round of groundwater and collect the surface water samples.

COMMUNICATION

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

INFORMATION:

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

AGENDA 6

City Harbor

- a) Ran adds for bids to lease track 9 & 9A.
- b) The Galveston County Daily News on 11/23/2022 & 11/30/2022.
- c) Corpus Christi Caller Times on 11/22/2022 & 11/29/2022.

Nautical Landings Building

a) Derrick Smith Director of Development has advertised scope of work for electrical upgrade cupola and north wall repair in the local paper, bids are due December 22, 2022.

Nautical Landings Marina

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

Smith Harbor

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

Harbor of Refuge

- a) Aerial spraying
- b) Matt Glaze with Urban Engineering completed engineering for voluntary restoration on track 17A & shoreline was turned in to TECQ for approval.
- c) Public Works has been cleaning MSW on track 17A and the affected shoreline.
- d) LCI has been hauling fill material & stockpiling.
- e) 9 December 2022 invoiced John Bludworth Shipyard \$7,800 for 39 days fleeting dredge.
- f) 9 December 2022 invoiced Marshal Witmar Specialty Diving of LA \$7400.00 for 37 days fleeting two pushboats, dredge & work barge.

The Baily News.

P.O. Box 1838 Texas City, TX 77592 (409) 683-5200

STATE OF TEXAS COUNTY OF GALVESTON

Jawanna Dunn, being duly sworn, says:

That she is an agent of THE GALVESTON COUNTY DAILY NEWS, a daily newspaper of general circulation, printed and published, a copy of which is attached hereto, was published in the said newspaper on the following dates: 11/23/22, 11/30/22

That said newspaper was regularly issued and circulated on those dates.

Signed:

Jawanna Dunn

Subscribed to and sworn to me this 2nd day of December, 2022

Donna Rhoades

Notary Public, State of Texas, Galveston County, TX My commission expires: May 11, 2024

Acct #74900

Ad #1063680

City of Port Lavaca Rachel Garza 202 North Virginia Port Lavaca, TX 77979



Affidavit of Publication

REQUEST FOR PROPOSALS FOR GROUND LEASE CITY HARBOR TRACT 9 and 9A (0.68 ACRES; 576 LF of dock)

The City of Port Lavaca is pleased to announce a Ground Lease opportunity at the City Harbor and is seeking proposals from interested entities (Tenant) to lease this tract comprised of Tract 9 and 9A for one year with the possibility to extend one additional year.

The minimum acceptable rent is \$3,800/ month for year one, with an increase pursuant to the municipal cost index for the second year if granted. The complete proposal package is available for download from the City's website at www.portlavaca.org. To receive a hard copy or arrange for a site visit, contact Harbor Master Jim Rudellat at 361-920-0607 or jrudellat@portlavaca.org.

Proposals must be received by the City of Port Lavaca, Attn: City Manager 202 N. Virginia Street, Port Lavaca, Texas 77979 no later than 4:00 pm on Thursday, December 8, 2022 to be considered.

The City of Port Lavaca reserves the right to negotiate with any and all respondents that submit proposals.

The CITY OF PORT LAVACA is an Affirmative Action/Equal Opportunity Employer. Minority Business Enterprises. Small Business Enterprises, Women Business Enterprises and labor surplus area firms are encouraged to submit proposals.

Published: November 23, 30, 2022



Certificate of Publication

CITY OF PORT LAVACA 202 N VIRGINIA ST

PORT LAVACA, TX 77979-3431

STATE OF WISCONSIN)

COUNTY OF BROWN)

I, being first duly sworn, upon oath depose and say that I am a legal clerk and employee of the publisher, namely, the Corpus Christi Caller-Times, a daily newspaper published at Corpus Christi in said City and State, generally circulated in Aransas, Bee, Brooks, Duval, Jim Hogg, Jim Wells, Kleberg, Live Oak, Nueces, Refugio, and San Patricio, Counties, and that the publication of which the annexed is a true copy, was inserted in the Corpus Christi Caller-Times in the following issue(s) dated:

11/22/2022, 11/29/2022

On this November 29, 2022, I certify that the attached document is a true and exact copy made by the publisher:

Legal Notice Clerk

Notary Public, State of Wisconsin, County of Brown

Notary Expires

REQUEST FOR PROPOS-ALS FOR GROUND

CITY HARBOR TRACT 9 and 9A (0.68 ACRES; 576 LF of dock)

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submit proposals.

VICKY FELTY Notary Public State of Wisconsin

Publication Cost: \$538.50 Ad No: 0005495267 Customer No: 2294453

PO #: Proposals - On Ground Leases

of Affidavits 1

This is not an invoice

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COMMUNICATION

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

INFORMATION:

#9

PORT COMMISSION MEETING: DECEMBER 20, 2022

DATE:

12/15/2022

TO:

PORT COMMISSION

CC:

JIM RUDELLAT, HARBOR MASTER

FROM:

JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: Lease of Tract 9 and 9A

Proposals were due on December 8 and we received no proposals. We had advertised in the Port Lavaca Wave and the Corpus Christi Caller Times and the Galveston Daily News.

Jim reached out to Prestige Oysters, but they were not interested.