



## REGULAR PORT COMMISSION MEETING

Tuesday, August 19, 2025 at 3:30 PM

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, AUGUST 19, 2025 beginning at 3:30 p.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/84206975209?pwd=ClCq7zb2eTjgIJbeX3Win0Gr2WjOop.1>

*Meeting ID:* 842 0697 5209

*Passcode:* 715422

*One tap mobile*

+13462487799,,84206975209#,,,715422# US (Houston)

+12532158782,,84206975209#,,,715422# US (Tacoma)

*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 - THE PORT COMMISSION WILL CONSIDER/DISCUSS THE FOLLOWING ITEMS AND TAKE ANY ACTION DEEMED NECESSARY.**

1. APPROVAL OF MINUTES
  - A) MINUTES OF JULY 15, 2025 - REGULAR PORT COMMISSION MEETING
2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT FOR JULY 2025.

**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. CITY MANAGER'S REPORT
  - 1.) TPWL Grant - Renovations to the Nautical Landings Marina Breakwater
  - 2.) CDBG - MIT Coastal Resiliency Living Shoreline Project
  - 3.) ReStore (cleanup of old barge(s) in Smith Harbor)
  - 4.) CDBG - MIT Round 2 Application funding: Replace culverts under rail at Corporation Ditch and Voluntary Restoration of Harbor Of Refuge Shoreline
  - 5.) GLO CEPRA Grant - Harbor Of Refuge Shoreline Protection
  - 6.) MBMT Grant Downtown Waterfront Public Access Improvement
  - 7.) TxDOT Truck Route Signs
  - 8.) Parking area on SBA Steel property at the Harbor Of Refuge Boat Ramp

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

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

**ACTION ITEMS: NEW BUSINESS**

6. DISCUSS POTENTIAL CAPITAL IMPROVEMENT PROJECT TO CONSTRUCT BULKHEADING ALONG THE NORTH SIDE OF SMITH HARBOR AND RELOCATE POOR BOY'S BAIT

7. DISCUSS FLEETING AND MOORING POLICY IN PORTS & HARBORS

**ACTION ITEMS: LEASES**

8. RECEIVE 90-DAY ADVANCE LEASE EXTENSION REQUESTS FROM:

- 1) SOMETHING MORE MEDIA with the one-year extension, this lease will expire on September 30, 2026.
- 2) BAY LTD. with the one-year extension, this lease will expire on October 31, 2026.
- 3) PORT LAVACA PLUMBING with the one-year extension, this lease will expire on October 31, 2026.
- 4) SPIRETEK with the one-year extension, this lease will expire on October 31, 2026.

9. DISCUSS NEW LEASE TERMS FOR POOR BOY'S BAIT

10. DISCUSS LEASE OF HARBOR OF REFUGE TRACTS 3 AND 11 BY ENCORE, LLC

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

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

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

## COMMENTS

13. COMMENTS FROM COMMISSIONERS

## ADJOURNMENT

### **CERTIFICATION OF POSTING NOTICE**

This is to certify that the above notice of a regular meeting of The Port Commission of The City of Port Lavaca, scheduled for **Tuesday, August 19, 2025**, beginning at 3:30 p.m., was posted at City Hall, easily accessible to the public, as of **4:30 p.m. Friday, August 15, 2025**.

/s/ Oralia G. Munoz

**Oralia G. Munoz** *Administrative Assistant*

### **ADA NOTICE**

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

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# COMMUNICATION

SUBJECT: APPROVAL OF MINUTES

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## INFORMATION:

A) MINUTES OF JULY 15, 2025 - REGULAR PORT COMMISSION MEETING



## REGULAR PORT COMMISSION MEETING

Tuesday, July 15, 2025, 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 15<sup>th</sup> day of July 2025, the Port Commission of the City of Port Lavaca, Texas, convened in a 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:

Raymond Butler	Commissioner / Chairman
Jerry Smith	Commissioner / Secretary
Sue Traylor	Commissioner
Jamie O'Neil	Commissioner
Larry Nichols	Commissioner
Jim Ward	Commissioner

And with the following Commissioners absent:

None

#### CONSENT AGENDA

##### 1. APPROVAL OF MINUTES

##### A) MINUTES OF JUNE 17, 2025 - REGULAR PORT COMMISSION MEETING

Motion made by Commissioner Traylor

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

THAT, the June 17<sup>th</sup>, 2025, minutes of the Regular Port Commission meeting held on July 15<sup>th</sup>, 2025, are hereby approved.

Seconded by Commissioner Nichols

Motion passed by the following vote:

Voting Aye: Raymond Butler, Jerry Smith, Sue Traylor, Larry Nichols, Jamie O'Neil and Jim Ward

Voting Nay: None

Motion carries.

**2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT FOR JUNE 2025**

Motion made by Commissioner Smith

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

THAT, the Harbor Master's June 2025 Inspection Reports of the Port Commission Regular meeting held on July 15<sup>th</sup>, 2025, are hereby approved.

Seconded by Commissioner O'Neil

Motion passed by the following vote:

Voting Aye: Raymond Butler, Jerry Smith, Sue Traylor, Larry Nichols, Jamie O'Neil and Jim Ward

Voting Nay: None

Motion carries.

**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 Meeting packet dated July 15<sup>th</sup>, 2025.

Agenda item discussed.

No action taken.

#### 4. CITY MANAGER'S REPORT

- The following is a memo, in its entirety, from Jody Weaver Interim City Manager:

##### 1.) **TPWL Grant - Renovations to the Nautical Landings Marina Breakwater**

Derrick Construction started work on July 9<sup>th</sup>.



##### 2.) **CDBG-MIT Coastal Resilience Living Shoreline Project**

I spoke with Kassandra Burnias, our newly assigned GLO grant manager, on Wednesday and she assured me that I would have the GLO letter by today that can then send to Congressman Cloud, and Senators Cornyn and Cruz for their assistance in putting a fire under USACE to wrap up the review of our permit application. As of this writing, I still have not received the letter.

##### 3.) **ReStore (cleanup of old barge(s) in Smith Harbor)**

We are STILL waiting on TCEQ to provide guidance on the response to a Request for Information (RFI) issued by the USACE regarding our application to construct.

##### 4.) **CDBG-MIT Round 2 Application for use of funds for Replacement of culverts under rail at Corporation Ditch and Voluntary Restoration of Refuge Shoreline**

The last we were told by GLO a month ago is that we should receive the GLO contract by the end of June. To date, we still have not received this contract and have reached out to Kassandra Burnias for an update. I've also reached out to Shannon Longoria, our GLO Regional Outreach Coordinator, to see if she can help facilitate a response.

**5.) GLO CEPRA Grant (Harbor of Refuge Shoreline Protection)**

No new activity.

**6.) Funding Project to Install Rip-Rap at Harbor of Refuge (Tract 11)**

Regarding the Boards' thoughts about possibly funding a project to install rip-rap along the eastern shoreline of the peninsula at the Harbor of Refuge (Tract 11) – I apologize there has been no movement on this still. I will put this on my list to revisit with Coast & Harbors Engineering soon.

**7.) MBMT Grant Downtown Waterfront Public Access Improvement**

The Bid Schedule is as follows:

Advertisement 1: July 16

Advertisement 2: July 23

Pre-Bid Conference: July 31

Bids Due: August 7

?? Special meeting of Port Commission on August 12 to recommend an award

Council can award at a Special Meeting on August 18 (otherwise the award won't be until September 8).

**8.) TxDOT Truck Route signs**

Wayne Shaffer has been able to locate an approved vendor and purchase the sign posts (\$10,000). We have not been told an ETA yet.

**9.) Parking area on SBA Steel property at the Harbor of Refuge Boat Ramp**

I have prepared a proposed easement document and have sent it to Anne Marie for comment before sending it to SBA Steel.

**10.) TxDOT Maritime Division**

Oralia has reached out to Emily Schmidbauer to the TxDOT Maritime Division. Oralia will be the TxDOT's contact as they start their 90<sup>th</sup> Legislative Session Mission Plan later this summer.

**5. RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT****a) City Harbor**

1. 7 July 2025 awaiting Miller Seafood to sign new lease.

**b) Nautical Landings Building**

1. Working on a scope to replace six big windows south end front building, identify availability windstorm regulations. Report has been sent to G&W Engineering for review.

**c) Nautical Landings Marina**

1. Horizon Environmental has been onsite 11 times since the last PC meeting.
2. Water usage June 10 – July 10 **535 gallons** received minimum bill \$42.80.
3. 8 July 2025 Derrick Construction arrived on site for breakwater project.
4. 2 July 2025 Move derelict boat out of NLM.

**d) Smith Harbor**

1. 31 July 2025 Pre bid meeting harbor improvements.

**e) Harbor of Refuge**

1. 7 August 2024 LCI delivering material from Alamo Heights road project.

**f) To Do List – Raymond Butler****ACTION ITEMS: NEW BUSINESS****6. DISCUSS DRAFT TARIFF CIRCULAR NO. 1**

- A copy of the Tariff Circular was given to the Port Commission members, and the Circular can be found in the meeting packet dated July 15<sup>th</sup>, 2025.

Motion made by Commissioner Nichols

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

THAT, Chairman Butler makes a recommendation to accept the Tariff Circular No. 1-A as was discussed this morning as stated on July 15, 2025.

Seconded by Commissioner Traylor

Motion passed by the following vote:

Voting Aye: Raymond Butler, Jerry Smith, Sue Traylor, Larry Nichols, Jamie O'Neil and Jim Ward

Voting Nay: None

Motion carries.

**7. REVIEW AND DISCUSS CURRENT MEETING TIME AND DATE FOR  
REGULAR PORT COMMISSION MEETINGS**

Motion made by Commissioner Smith.

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

THAT, Chairman Butler makes a recommendation to leave the same day of the month  
for the Port Commission meetings but change the time to 3:30 p.m. on that day that is the 3<sup>rd</sup>  
Tuesday of the month.

Seconded by Commissioner O'Neil.

Motion passed by the following vote:

Voting Aye: Raymond Butler, Jerry Smith, Sue Traylor, Larry Nichols, Jamie O'Neil and Jim  
Ward

Voting Nay: None

**ACTION ITEMS: LEASES**

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

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

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

**COMMENTS**

**10. COMMENTS FROM COMMISSIONERS**

Agenda item discussed.

No action taken.

## ADJOURNMENT

Commissioner Ward made a motion to adjourn the meeting.

Commissioner Nichols seconded the motion.

Motion passed by the following vote:

Voting Aye: Raymond Butler, Jerry Smith, Sue Traylor, Larry Nichols, Jamie O'Neil and Jim Ward

Voting Nay: None

The meeting was adjourned at 11:37 a.m.

These minutes were approved on August 19, 2025.

ATTEST:

\_\_\_\_\_  
Raymon Butler, Chairman

\_\_\_\_\_  
Oralia G. Munoz, Admin. Assist.



# COMMUNICATION

SUBJECT: RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT  
FOR JULY 2025.

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## INFORMATION:

# Port Lavaca Port Commission Monthly Inspection

Month: JULY 2025    Location: City Harbor  
19 AUGUST 2025

## 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 & Kevels**Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**10. Fire Extinguishers**Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

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

Comments:

**12. Cement Slab**Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**13. Bulkhead**Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

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

# Port Lavaca Port Commission Monthly Inspection

Month: JULY 2025    Location: NLM / Smith Harbor

19 AUGUST 2025

## 1. Fire extinguisher

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 July 2025 Derrick Construction arrived on site for NLM breakwater project.

#### 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: 23 JULY 2025 Barefoot Construction replaced Lock at B Dock gate.

#### 11. Dredging

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

#### 12. Road

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

#### 13. Bulkhead

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: 31 July 2025 pre bid opening meeting Smith Harbor improvements. 7 AUGUST 2025 Shirley & Sons Construction low bid.

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

# Port Lavaca Port Commission Monthly Building Inspection

Month: JULY 2025    Location: NLB

19 AUGUST 2025

## 1. Building Maintenance:

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 2. Decking:

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments: 7 July 2025 Barefoot Construction commenced replacing bad deck boards on the deck. 30 JULY 2025 completed replacing deck boards window trim back building big windows stained & painted all new deck boards and window trim. Power washed back of building. Repaired step at the stairs going up the deck north end repaired Dayroom door dragging.

## 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: 30 JULY 2025 replaced non-working string lights & Vent fan in the woman's bathroom south end.

**7. HVAC**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**8. Roof:**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comment:

**9. Parking:**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments: 30 JULY 2025 Barefoot Construction cleaned south end of the parking lot behind building & trimmed all the palm trees.

**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: JULY 2025    Location: Harbor of Refuge  
19 AUGUST 2025

## 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 & Kevels**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**10. Gates & Locks**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**11. Mulch**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments: **27 August 2024 LCI starTed delivering material from the Alamo Heights rod project.**

**12. Cement Cap**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**13. Bulkhead**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

## 14. CLEAN UP

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

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

# COMMUNICATION

SUBJECT: RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND

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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

TARIFF AMOUNT PAID @ \$0.125 PER BARREL				TARIFF AMOUNT PAID @ \$0.125 PER BARREL		TOTAL TARIFF AMOUNT PAID PREV YEAR		% DIFF FROM PREV YEAR	
Date Received	Reference	Description	CRUDE OIL	REPORTING MONTH	BARRELS OF CRUDE OIL				
12/5/2024	1243738	EQUALIZER, INC.	OIL	10/2024	36,408.360		\$4,551.05	\$8,131.17	-44.03%
12/30/2024	1246490	EQUALIZER, INC.	OIL	11/2024	49,901.570		\$6,237.70	\$10,238.16	-39.07%
1/24/2025	1249514	EQUALIZER, INC.	OIL	12/2024	47,915.980		\$5,989.50	\$10,054.49	-40.43%
2/24/2025	1252969	EQUALIZER, INC.	OIL	01/2025	46,741.120		\$5,842.64	\$8,575.51	-31.87%
3/27/2025	1256744	EQUALIZER, INC.	OIL	02/2025	46,595.410		\$5,824.43	\$7,182.71	-18.91%
4/17/2025	1259501	EQUALIZER, INC.	OIL	03/2025	43,218.160		\$5,402.27	\$6,845.77	-21.09%
5/27/2025	1263456	EQUALIZER, INC.	OIL	04/2025	36,626.290		\$4,578.29	\$3,090.26	48.15%
6/30/2025	1267291	EQUALIZER, INC.	OIL	05/2025	35,641.480		\$4,455.19	\$6,092.40	-26.87%
7/25/2025	1270544	EQUALIZER, INC.	OIL	06/2025	33,121.300		\$4,140.16	\$5,254.16	-21.20%
		EQUALIZER, INC.	OIL	07/2025				\$6,224.27	-100.00%
		EQUALIZER, INC.	OIL	08/2025				\$5,792.09	-100.00%
		EQUALIZER, INC.	OIL	09/2025				\$6,183.76	-100.00%
FY 2024-2025 - TOTAL							\$47,021.23	\$83,664.75	-43.80%

DAILY DOCK RENTAL

Date Received	REPORTING MONTH	Reference	Description	Public Dock	REPORTING MONTH	PAID
12/5/2024	OCTOBER	1243740	MONTHLY DOCK FEE	\$500.00	10/2024	paid
12/20/2024	NOVEMBER	1245947	MONTHLY DOCK FEE	\$500.00	11/2024	paid
1/24/2025	DECEMBER	1249516	MONTHLY DOCK FEE	\$500.00	12/2024	paid
2/20/2025	JANUARY	1252834	MONTHLY DOCK FEE	\$500.00	01/2025	paid
3/27/2025	FEBRUARY	1256743	MONTHLY DOCK FEE	\$500.00	02/2025	paid
4/17/2025	MARCH	1259471	MONTHLY DOCK FEE	\$500.00	03/2025	paid
5/27/2025	APRIL	1263429	MONTHLY DOCK FEE	\$500.00	04/2025	paid
6/30/2025	MAY	1267290	MONTHLY DOCK FEE	\$500.00	05/2025	paid
7/25/2025	JUNE	1270514	MONTHLY DOCK FEE	\$700.00	06/2025	paid
	JULY		MONTHLY DOCK FEE		07/2025	
	AUGUST		MONTHLY DOCK FEE		08/2025	
	SEPTEMBER		MONTHLY DOCK FEE		09/2025	

**MONTHLY TARIFF REPORT****DATE:** 6/30/2025**REPORTING PERIOD:** JUNE 2025  
(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)

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<u>Tons</u>	Tons of Fertilizer BARGE / RAIL	<u>DRY OR LIQUID</u> (Name of Product)	@ 0.79¢ per ton
<u>33,121.30</u> Tons	Barrels of Crude Oil	<u>CRUDE CONDSENSATE</u> (Name of Product)	@ 0.125¢ per barrel

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Subject to the tariff adopted by the City of Port Lavaca Port Commission are hereby reported by the above-named company during the period covered hereby and payment in the amount of \$ 4,140.16 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 30 day of JUNE, 2025.COMPTROLLER  
(Title)MARY MILLER  
(Printed Name)Mary Miller  
(Only Authorized Signature)Port Commission's Main Office Phone Number:  
Port Commission's Main Mailing Address:

(361) 552-9793 Ext. 221

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

BARGE: Magnolia Marine - MM 150, Magnolia Marine - MM 152  
 Product/Cargo: Crude / Crude Oil  
 Port/Location: Port Lavaca, TX Gulfmark Energy  
 AmSpec File#: 162-25-00175  
 Client Ref#: ER250601, MM 150 - MM 152  
 Date: 07/02/25

Item #3.

AmSpec®

2 BARGES  
 @ 250  
 Certificate of Quantity

+ 1-TUG

The undersigned herewith declares that the quantities are as follows:

	TCV (Total Calculated Volume)	GSV (Gross Standard Volume)	NSV (Net Standard Volume)
Barrels @ 60°F	33,192.56	33,192.56	33,121.30
US Gallons @ 60°F	1,394,087.52	1,394,087.52	1,391,094.60
Imperial Gallons @ 60°F	1,160,820.69	1,160,820.69	1,158,328.56
Pounds	10,611,817	10,611,817	10,589,035
Long Tons	4,737.418	4,737.418	4,727.248
Short Tons	5,305.909	5,305.909	5,294.517
Kilograms	4,813,439	4,813,439	4,803,105
Metric Tons (AIR)	4,813.439	4,813.439	4,803.105
Metric Tons (VAC)	4,819.046	4,819.046	4,808.700
Cubic Meters @ 15°C	5,275.033	5,275.033	5,263.708
Cubic Meters @ 20°C	5,294.561	5,294.561	5,283.195
Cubic Meters @ 60°F	5,277.195	5,277.195	5,265.866
Litres @ 15°C	5,275,033	5,275,033	5,263,708
Litres @ 20°C	5,294,561	5,294,561	5,283,195
Litres @ 60°F	5,277,195	5,277,195	5,265,866

Quantity Based On: Shore Figure

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

Comments:

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

Joshua Pargas  
 AmSpec: Joshua Pargas

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

AmSpec, LLC

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



0.79

Date Received	Reference	Description	BARGE SHORT TONS	RAIL SHORT TONS	REPORTING MONTH	TOTAL FERTILIZER BULK TONS	BARGE ONLY	RAIL ONLY	TOTAL TARIFF AMOUNT PAID @ \$0.79 PER TON	TOTAL TARIFF AMOUNT PAID PREV YEAR	% DIFF FROM PREV YEAR
10/24/2024	ACH PMT	HELENA CHEMICAL	9444.178	0	10/2024	9,444.178	\$7,460.90	\$0.00	\$7,460.90	\$3,317.93	124.87%
11/29/2024	ACH PMT	HELENA CHEMICAL	4518.05	0	11/2024	4,518.050	\$3,569.26	\$0.00	\$3,569.26	\$9,399.17	-62.03%
1/22/2025	ACH PMT	HELENA CHEMICAL	14037.423	0	12/2024	14037.423	\$11,089.56	\$0.00	\$11,089.56	\$7,691.95	44.17%
1/31/2025	ACH PMT	HELENA CHEMICAL	4971.778	0	01/2025	4971.778	\$3,927.70	\$0.00	\$3,927.70	\$2,668.29	47.20%
3/5/2025	ACH PMT	HELENA CHEMICAL	7612.1	0	02/2025	7612.1	\$6,013.56	\$0.00	\$6,013.56	\$5,043.55	19.23%
4/3/2025	ACH PMT	HELENA CHEMICAL	14969.427	0	03/2025	14969.427	\$11,825.85	\$0.00	\$11,825.85	\$5,728.32	106.45%
5/23/2025	ACH PMT	HELENA CHEMICAL	12186.625	0	04/2025	12186.625	\$9,627.43	\$0.00	\$9,627.43	\$13,167.05	-26.88%
6/6/2025	ACH PMT	HELENA CHEMICAL	3252.062	0	05/2025	3,252.062	\$2,569.13	\$0.00	\$2,569.13	\$4,782.94	-46.29%
6/27/2025	ACH PMT	HELENA CHEMICAL	7881.511	0	06/2025	7,881.511	\$6,226.39	\$0.00	\$6,226.39	\$9,738.06	-36.06%
7/28/2025	ACH PMT	HELENA CHEMICAL	3185	0	07/2025	3,185.000	\$2,516.15	\$0.00	\$2,516.15	\$2,391.85	5.20%
	ACH PMT	HELENA CHEMICAL		0	08/2025			\$0.00		\$9,589.51	-100.00%
	ACH PMT	HELENA CHEMICAL		0	09/2025					\$1,250.04	-100.00%
TOTAL			82058.154	0			\$64,825.93	\$0.00	\$64,825.93	\$74,768.66	-13.30%
						FY 2024-2025 - TOTAL					

Receivalbes - 5008  
MONTHLY RAIL FEE

Date Received	REPORTING MONTH	Reference	Description	RAIL	REPORTING MONTH	PAID
10/28/20024	OCT	ACH	MONTHLY RAIL FEE	\$1,000.00	10/2024	PAID
11/26/2024	NOV	ACH	MONTHLY RAIL FEE	\$1,000.00	11/2024	PAID
11/26/2024	DEC	ACH	MONTHLY RAIL FEE	\$1,000.00	12/2024	PAID
1/6/2025	JAN	ACH	MONTHLY RAIL FEE	\$1,000.00	01/2025	PAID
1/29/2025	FEB	ACH	MONTHLY RAIL FEE	\$1,000.00	02/2025	PAID
3/3/2025	MAR	ACH	MONTHLY RAIL FEE	\$1,000.00	03/2025	PAID
4/3/2025	APR	ACH	MONTHLY RAIL FEE	\$1,000.00	04/2025	PAID
4/30/2025	MAY	ACH	MONTHLY RAIL FEE	\$1,000.00	05/2025	PAID
5/27/2025	JUNE	ACH	MONTHLY RAIL FEE	\$1,000.00	06/2025	PAID
6/27/2025	JULY	ACH	MONTHLY RAIL FEE	\$1,000.00	07/2025	PAID
	AUG	ACH	MONTHLY RAIL FEE		08/2025	
	SEPT	ACH	MONTHLY RAIL FEE		09/2025	

\$10,000.00

**MONTHLY TARIFF REPORT****DATE:**July 23, 2025**REPORTING PERIOD:**July

(MONTH)

2025

(YEAR)

**COMPANY NAME:**Helena Agri-Enterprises, LLC**MAILING ADDRESS:**225 Schilling Blvd., Suite 300

(P. O. Box Number or Street)

Collierville

(City)

TN

(State)

38017

(Zip Code)

3,185.000

Tons

Tons of Fertilizer  
BARGE / RAILDRY OR LIQUID

(Name of Product)

@ 0.79¢ per ton

0

Tons

Barrels of Crude Oil

CRUDE CONDENSATE

(Name of Product)

@ 0.125¢ per barrel

Subject to the tariff adopted by the City of Port Lavaca Port Commission are hereby reported by the above-named company during the period covered hereby and payment in the amount of \$ 2,516.15 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 23rd day of July, 2025.

Terminal Manager

(Title)

Trey Franz

(Printed Name)

(Duly Authorized Signature)

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

(361) 552-9793 Ext. 221

[rgarza@portlavaca.org](mailto:rgarza@portlavaca.org)

City of Port Lavaca Port Commission 202 N. Virginia St

Fax No.: (361) 552-6062

Port Lavaca, TX 77979





**DRAFT SURVEY BY DISPLACEMENT**

**LTD 7389 B**

Barge Type : **BOX**

Depth =	13.000 ft	Length of Box =	200.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9985 ( <b>LIGHT</b> Condition)		
Spec Grv =	0.9970 ( <b>LOADED</b> Condition)		

**LIGHT FREEBOARDS**

Fwd Port =	11 ft	7.000 in
Fwd Stbd =	11 ft	5.250 in
Mid Port =	11 ft	6.750 in
Mid Stbd =	11 ft	5.750 in
Aft Port =	11 ft	6.500 in
Aft Stbd =	11 ft	5.250 in

**LOADED FREEBOARDS**

Fwd Port =	4 ft	0.000 in
Fwd Stbd =	4 ft	2.750 in
Mid Port =	4 ft	1.000 in
Mid Stbd =	4 ft	3.000 in
Aft Port =	4 ft	1.000 in
Aft Stbd =	4 ft	3.000 in

**Full Load:**

Mean Draft =	8 ft	10.208 in
Volume (Cu. Ft.) =	61,931.523	

**Light Barge:**

Mean Draft =	1 ft	5.917 in
Volume (Cu. Ft.) =	10,428.051	

**Cargo Deadweight:**

Pounds =	3,204,740
<b>Short Tons =</b>	<b>1,602.370</b> ✓
Metric Tons =	1,453.647
Long Tons =	1,430.688

AmSpec MTS Inc.



*Larry C. Zeringue*

Larry C. Zeringue, Operations

5/25/2025  
Page 1

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## Vessel Facts

Item #3.

Vessel ID :	LTD731B	Commodity :	UREA
Wet/Dry :	Dry	Equipment Type :	BOX
Vessel Type :	BARGE	Order No:	34625034
Voyage ID :	13401		
Empty Survey D/T :		Complete Date:	6 / 13 / 2025 4 : 00 : 00 / A M
Loaded Survey D/T :		Release Date:	6 / 13 / 2025 4 : 56 : 00 / A M
Placement Date :	6 / 12 / 2025 7 : 00 : 00 / A M	Origin City:	Donaldsonville
Start Date :	6 / 12 / 2025 10 : 10 : 00 / P M	Origin State:	LA
Depth:	14Ft. 0In.	Bilge Radius:	-Ft.
Beam:	35Ft. 0In.	Rake Horizontal:	-Ft.
Length:	200Ft. 0In.	Rake Vertical:	-Ft.

## Order Information

Order No:	34625034	Cust PO No:	618394012
Cust/Bill:	100292	CHS INC	
Ship To:	207591	CUSTOMER ARRANGED BARGE	
City:		State:	

## Freeboard

	Empty	Loaded
Fwd/Bow Port:	12'-6.999	5'-3
Fwd/Bow Star:	12'-5	5'-3
Mid Port:	12'-6	5'-2.499
Mid Star:	12'-6	5'-2.499
Aft/Stern Port:	12'-5.499	5'-2
Aft/Stern Star:	12'-6	5'-2.499
Mean Freeboard:	12'-5.916	5'-2.582
Mean Draft:	1'-6.082	8'-9.416
Water Density:	0.996	0.996
Net Tons:	1.508	1584.138
	Tons Corrected for Density	1582.63

Published on 6/13/2025 10:12:47/AM

## ACCOUNT AGING REPORT

Aug-25

Item #3.

ACCOUNT NO#	----- NAME -----	LAST PAY	LAST TRANS AMT	T --CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
5000		8/1/2025	\$ 690.00					\$	-
5001		8/1/2025	\$ 2,048.86					\$	-
5002		7/24/2025	\$ 3,700.00					\$	-
5003		8/4/2025	\$ 417.75					\$	-
5004		7/31/2025	\$ 4,020.00					\$	-
5005		8/1/2025	\$ 2,563.90					\$	-
5005		8/1/2025	\$ 3,500.00					\$	-
5006		8/10/2025	\$ 2,881.13					\$	-
5007		8/1/2025	\$ 2,900.00					\$	-
5007		8/1/2025	\$ 1,712.65					\$	-
5007		8/1/2025	\$ 3,058.07					\$	-
5008		7/28/2025	\$ 9,575.18					\$	-
5009		7/24/2025	\$ 815.71					\$	-
5010		8/5/2025	\$ 1,398.46					\$	-
5011		6/10/2025	\$ 967.50					\$	3,138.67
5012		7/28/2025	\$ 1,770.00					\$	-
5013		8/1/2025	\$ 747.49					\$	-
5014		8/1/2025	\$ 2,267.19					\$	-
5015		7/31/2025	\$ 4,250.00					\$	-
99-1963-04		8/4/2025	\$ 133.35	\$ 133.35				\$	133.35
99-1973-08		8/4/2025	\$ 241.50					\$	-
99-1983-09		8/1/2025	\$ 266.70					\$	-
99-2003-04		8/8/2025	\$ 342.30					\$	-
99-2015-16		8/1/2025	\$ 342.30					\$	-
99-2043-07		8/1/2025	\$ 342.30					\$	-
99-2053-12		8/1/2025	\$ 846.72					\$	-
99-2063-11		7/18/2025	\$ 434.25	\$ 434.25	Insufficient funds for August + late fees.			\$	434.25
99-2073-09		8/1/2025	\$ 291.90					\$	-
99-2443-05		8/1/2025	\$ 279.30					\$	-
99-2133-06		8/1/2025	\$ 291.80					\$	-
99-2193-07		7/29/2025	\$ 176.40					\$	-
99-2213-04		8/1/2025	\$ 176.40					\$	-
99-2243-12		8/1/2025	\$ 241.50					\$	-
99-2253-07		8/1/2025	\$ 228.90					\$	-
99-2273-08		8/1/2025	\$ 176.40					\$	-
99-2233-08		8/1/2025	\$ 176.40					\$	-
99-2313-15		8/1/2025	\$ 368.68					\$	-
99-2443-06		8/1/2025	\$ 279.30					\$	-
99-2481-05		8/1/2025	\$ 291.90					\$	-
99-2421-07		8/1/2025	\$ 239.40					\$	-
99-2543-09		8/1/2025	\$ 319.20					\$	-
99-2163-03		8/1/2025	\$ 630.00					\$	-
=====									
**** BOOK #:00 99	TOTAL ACCOUNTS:	39	\$ 56,400.79	567.60	0	0	0	0	3,706.27



PORT COMMISSION PAYMENT REPORT - JULY 2025

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-104500 AMAZON CAPITAL SERVICE	I-1KPM-LCHF-JQ49	504 51000521.01	OFFICE : SELF INKING STAMP		69140	\$9.79
01-104500 AMAZON CAPITAL SERVICE	I-1QPK-JN3Q-FWNC	504 51000529.11	LIGHTING & DECORATION : LED LIGHT STRIPS		69033	\$1,281.36
01-104500 AMAZON CAPITAL SERVICE	I-1WYT-X7WP-9G31	504 51000521.01	OFFICE : INK		69140	\$144.93
			<b>VENDOR TOTALS</b>			<b>\$1,436.08</b>
01-100040 ANNOUNCEMENTS PLUS TOO	I-6886	504 51000521.01	OFFICE : NAME PLATE		68916	\$20.00
			<b>VENDOR TOTALS</b>			<b>\$20.00</b>
01-103058 BAREFOOT, MARK E.	I-002223	504 51000542.25	R & M- BUILDING : INSTALL NEW FAN		68918	\$488.00
01-103058 BAREFOOT, MARK E.	I-002227	504 51000542.25	R & M- BUILDING : REPAIR WINDOW SILL		69037	\$2,875.00
01-103058 BAREFOOT, MARK E.	I-002228	504 51000542.25	R & M- BUILDING : INSTALL NEW WINDOW		69146	\$2,110.00
01-103058 BAREFOOT, MARK E.	I-002229	504 51000543.04	R & M- IMPROVEMENTS : LANDSCAPE & CLEAR PARKING LOT		69146	\$4,480.00
01-103058 BAREFOOT, MARK E.	I-002230	504 50860543.27	R & M- IMPROVEMENTS : INSTALL SOLAR LIGHT		69146	\$2,275.00
			<b>VENDOR TOTALS</b>			<b>\$12,228.00</b>
01-102565 CARD SERVICE CENTER	I-0305/062025	504 51000523.03	CLEANING & JANITORIAL : WALMART - CLEANING		1052	\$79.46
			<b>VENDOR TOTALS</b>			<b>\$79.46</b>
01-104610 ESCOBEDO, ROCIO	I-202506301139	504 51000523.03	CLEANING & JANITORIAL : CLEANING SERVICES		68940	\$550.00
			<b>VENDOR TOTALS</b>			<b>\$550.00</b>
01-102882 FRONTIER SOUTHWEST INC	I-1830907065/072	504 51000536.02	TELEPHONE : PHONE CHARGES JULY		69172	\$293.41
01-102882 FRONTIER SOUTHWEST INC	I-18830907065/062025	504 51000536.02	TELEPHONE : PHONE CHARGES JUNE		68945	\$166.75
			<b>VENDOR TOTALS</b>			<b>\$460.16</b>
01-102645 GEXA ENERGY, LP	I-34478273-4	504 51000536.01	ELECTRICITY : ELECTRICITY SVCS JUNE 2025		68948	\$2,306.22
			<b>NAUTICAL LANDING FLOOD LIGHT</b>			<b>\$65.87</b>
			<b>NL BOAT SLIPS</b>			<b>\$733.52</b>
			HARBOR OF REFUGE			\$0.00
			HARBOR OF REFUGE FLOOD LIGHT			\$374.07

PORT COMMISSION PAYMENT REPORT - JULY 2025

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
			CITY HARBOR			\$0.00
			106 S COMMERCE ST UNIT MAIN			\$1,132.76
VENDOR TOTALS						
01-104609 STEPHENS CONSOLIDATED	I-6101864	504 51000542.25	R & M- BUILDING : BLOWER HOUSING		68958	\$871.58
VENDOR TOTALS						
01-100339 SOMETHING MORE NEWSPAPER	I-INV-0004	504 51000531.05	ADVERTISING : PUBLIC NOTICE - BULLETIN		69200	\$392.75
VENDOR TOTALS						
01-100335 PORT LAVACA, CITY OF	I-06/2025	504 51000536.03	WATER : WATER / SEWER JUNE		68977	\$277.30
01-100335 PORT LAVACA, CITY OF	I-07/2025	504 51000536.03	WATER : WATER / SEWER JULY		69201	\$245.94
VENDOR TOTALS						
01-102309 REPUBLIC SERVICES #847	I-0847-001400022	504 51000533.14	CONTRACTED SERVICES : CONTAINER - PORT COMMISSION		69096	\$293.94
VENDOR TOTALS						
01-100093 SPARKLIGHT	I-101006773/0625	504 50070536.504	CABLE & INTERNET : INTERNET SERVICES		68992	\$131.56
01-100093 SPARKLIGHT	I-20031799/0725	504 50070536.504	CABLE & INTERNET : INTERNET SERVICES		69216	\$131.56
VENDOR TOTALS						
01-102848 SPECTRA ASSOCIATES, IN	I-45034-A	504 51000521.01	OFFICE : CUSTOM MINUTE BOOKS		68993	\$221.50
VENDOR TOTALS						
01-102621 UNIFIRST CORPORATION	I-2680100466	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		69001	\$65.52
01-102621 UNIFIRST CORPORATION	I-2680102530	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		69111	\$142.60
VENDOR TOTALS						
01-102134 VICTORIA ENGINEERING	I-17620	504 51000561.02	CE- LAND & IMPROVEMENT: DOWNTOWN WATERFRONT		69226	\$11,200.00

PORT COMMISSION PAYMENT REPORT - JULY 2025

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-102014 VERIZON WIRELESS	I-6116183551	504 51000536.02	TELEPHONE : CELL PHONE CHARGES		69006	\$40.23
01-102014 VERIZON WIRELESS	I-6118697603	504 51000536.02	TELEPHONE : CELL PHONE CHARGES		69229	\$40.22
			VENDOR TOTALS			\$11,200.00
			VENDOR TOTALS		TOTALS	\$80.45
REPORT GRAND TOTAL:						\$31,134.62

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: JULY 31ST, 2025

1-PORT & HARBORS FUND  
FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>								
USER & SERVICE CHARGES	818,955	818,955	0	65,392.06	707,986.46	0.00	110,968.54	86.45
TINES & FORFEITURES	500	500	0	159.96	749.78	0.00	249.78	149.96
OTHER REVENUE	35,600	35,600	0	2,722.45	25,793.92	0.00	9,806.08	72.45
GRANT AND CONTRIBUTION R	550,000	550,000	0	0.00	30,200.00	0.00	519,800.00	5.49
INTERGOVERNMENTAL REVENUE	116,184	116,184	0	0.00	116,184.00	0.00	0.00	100.00
	1,521,239	1,521,239	0	68,274.47	880,914.16	0.00	640,324.84	57.91
<u>EXPENDITURE SUMMARY</u>								
TECHNOLOGY SERVICES	1,422	1,422	0	263.12	3,960.84	0.00	2,538.84	278.54
CITY HARBOR	7,000	7,000	0	0.00	3,475.00	0.00	3,525.00	49.64
HARBOR OF REFUGE	200,000	200,000	0	0.00	10,000.00	0.00	190,000.00	5.00
MITH HARBOR	11,000	11,000	0	0.00	4,875.00	0.00	6,125.00	44.32
AUTICAL LANDINGS MARINA	33,000	33,000	0	2,275.00	10,548.66	0.00	22,451.34	31.97
PERATIONS	1,390,148	1,390,279	( 131)	172,555.89	572,541.43	478,762.00	338,975.57	75.62
	1,642,570	1,642,701	( 131)	175,094.01	605,400.93	478,762.00	558,538.07	66.00
ENUES OVER/(UNDER) EXPENDITURES	( 121,331)	( 121,462)	131	( 106,819.54)	275,513.23	( 478,762.00)	81,786.77	167.34



CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: JULY 31ST, 2025

PAGE: 2

PORT & HARBORS FUND  
REVENUES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>PORT &amp; SERVICE CHARGES</b>								
1.01 CITY HARBOR-DOCK LEASE	115,000	115,000	0	11,222.60	120,354.43	0.00	( 5,354.43)	104.66
1.09 HOR - DAILY DOCK RENTAL	100,000	100,000	0	8,200.00	88,575.00	0.00	11,425.00	88.58
1.10 HOR - RENTAL	4,000	4,000	0	0.00	0.00	0.00	4,000.00	0.00
1.11 HOR - DOCK LEASES	268,497	268,497	0	23,245.70	229,141.36	0.00	39,355.64	85.34
1.12 TARIFFS	130,000	130,000	0	6,656.31	111,847.16	0.00	18,152.84	86.04
1.20 N L DOCK RENT- TRANSIE	500	500	0	15.75	551.25	0.00	( 51.25)	110.25
1.21 N L-DOCK LEASE	90,950	90,950	0	6,568.70	63,774.43	0.00	27,175.57	70.12
1.22 N L -BLDG LEASE	90,028	90,028	0	7,998.14	78,894.23	0.00	11,133.77	87.63
1.23 N L - BLDG RENTAL	0	0	0	0.00	0.00	0.00	0.00	0.00
1.24 SMITH HARBOR RENT	19,980	19,980	0	1,484.86	14,848.60	0.00	5,131.40	74.32
TOTAL USER & SERVICE CHARGES	818,955	818,955	0	65,392.06	707,986.46	0.00	110,968.54	86.45
<b>FINES &amp; FORFEITURES</b>								
1.01 LATE PAYMENT PENALTIES	500	500	0	159.96	749.78	0.00	( 249.78)	149.96
TOTAL FINES & FORFEITURES	500	500	0	159.96	749.78	0.00	( 249.78)	149.96
<b>OTHER REVENUE</b>								
1.01 INTEREST INCOME	35,000	35,000	0	2,692.45	25,474.42	0.00	9,525.58	72.78
1.01 OTHER FINANCING SOURCE	0	0	0	0.00	0.00	0.00	0.00	0.00
1.03 RETURNED CHECK FEE	0	0	0	30.00	30.00	0.00	( 30.00)	0.00
1.11 AUCTION/SALE PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
1.12 TML REIMBURSEMENTS	0	0	0	0.00	0.00	0.00	0.00	0.00
1.71 WASHER-DRYER INCOME	600	600	0	0.00	289.50	0.00	310.50	48.25
1.90 MISCELLANEOUS	0	0	0	0.00	0.00	0.00	0.00	0.00
1.92 EQUITY BALANCE FORWARD	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER REVENUE	35,600	35,600	0	2,722.45	25,793.92	0.00	9,806.08	72.45
<b>NET AND CONTRIBUTION REVENUE</b>								
1.00 CAPITAL CONTRIBUTIONS	0	0	0	0.00	0.00	0.00	0.00	0.00
1.01 GENERAL LAND OFFICE RE	0	0	0	0.00	0.00	0.00	0.00	0.00
1.02 GRANT REVENUE	550,000	550,000	0	0.00	30,200.00	0.00	519,800.00	5.49
TOTAL GRANT AND CONTRIBUTION R	550,000	550,000	0	0.00	30,200.00	0.00	519,800.00	5.49
<b>INTERGOVERNMENTAL REVENUE</b>								
1.00.1 XFER IN- FUND 001	116,184	116,184	0	0.00	116,184.00	0.00	0.00	100.00
1.88 XFER IN- 206 FAFR FUND	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL INTERGOVERNMENTAL REVENUE	116,184	116,184	0	0.00	116,184.00	0.00	0.00	100.00
TOTAL REVENUES	1,521,239	1,521,239	0	68,274.47	880,914.16	0.00	640,324.84	57.91

CITY OF PORT LAVACA  
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PORT & HARBORS FUND  
INNOLOGY SERVICES  
PORTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>TRIALS &amp; SUPPLIES</b>								
70526.1000 EQUIPMENT - OPERATIONS	0	0	0	0.00	2,664.73	0.00	( 2,664.73)	0.00
TOTAL MATERIALS & SUPPLIES	0	0	0	0.00	2,664.73	0.00	( 2,664.73)	0.00
<b>SERVICES</b>								
70536.504 CABLE & INTERNET- PORT	1,422	1,422	0	263.12	1,296.11	0.00	125.89	91.15
TOTAL SERVICES	1,422	1,422	0	263.12	1,296.11	0.00	125.89	91.15
<b>MAINTENANCE</b>								
70542.504 CONTRACTED SERVICES	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	0	0	0	0.00	0.00	0.00	0.00	0.00
<b>TOTAL TECHNOLOGY SERVICES</b>	<u>1,422</u>	<u>1,422</u>	<u>0</u>	<u>263.12</u>	<u>3,960.84</u>	<u>0.00</u>	<u>( 2,538.84)</u>	<u>278.54</u>

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
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PORT & HARBORS FUND  
Y HARBOR  
PARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
VICES								
00533.20 CONTRACTED SERV-CITY H	5,000	5,000	0	0.00	3,475.00	0.00	1,525.00	69.50
TOTAL SERVICES	5,000	5,000	0	0.00	3,475.00	0.00	1,525.00	69.50
NTENANCE								
00542.21 R & M- INFRAS- CITY HA	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
00543.22 R & M- BLDG.- CITY HAR	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
00543.24 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
AL CITY HARBOR	7,000	7,000	0	0.00	3,475.00	0.00	3,525.00	49.64

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

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
VICES								
120533.20 CONTRACTED SERV- HOR	150,000	150,000	0	0.00	10,000.00	0.00	140,000.00	6.67
TOTAL SERVICES	150,000	150,000	0	0.00	10,000.00	0.00	140,000.00	6.67
NTENANCE								
120542.21 R & M- INFRASTRUCTURE	50,000	50,000	0	0.00	0.00	0.00	50,000.00	0.00
TOTAL MAINTENANCE	50,000	50,000	0	0.00	0.00	0.00	50,000.00	0.00
TOTAL HARBOR OF REFUGE	200,000	200,000	0	0.00	10,000.00	0.00	190,000.00	5.00

CITY OF PORT LAVACA  
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-PORT & HARBORS FUND  
TH HARBOR  
ARTIMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
VICES								
40533.20 CONTRACTED SERV- SMITH	10,000	10,000	0	0.00	4,875.00	0.00	5,125.00	48.75
OTAL SERVICES	10,000	10,000	0	0.00	4,875.00	0.00	5,125.00	48.75
NTENANCE								
40542.21 R & M- INFRAS- SMITH H	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
OTAL MAINTENANCE	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
AL SMITH HARBOR	11,000	11,000	0	0.00	4,875.00	0.00	6,125.00	44.32

CITY OF PORT LAVACA  
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1-PORT & HARBORS FUND  
JUTICAL LANDINGS MARINA  
PARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
RVICES								
360533.20 CONTRACTED SERV- NL MA	30,000	30,000	0	0.00	4,828.00	0.00	25,172.00	16.09
TOTAL SERVICES	30,000	30,000	0	0.00	4,828.00	0.00	25,172.00	16.09
INTENANCE								
360542.21 R & M- INFRAS- NL MAR	3,000	3,000	0	0.00	2,538.32	0.00	461.68	84.61
360542.25 R & M- BUILD (NAUTICAL	0	0	0	0.00	0.00	0.00	0.00	0.00
360543.26 R & M- INFRAS- NL MARI	0	0	0	0.00	0.00	0.00	0.00	0.00
360543.27 R & M- IMPROV OTE- NL	0	0	0	2,275.00	3,182.34	0.00	3,182.34	0.00
TOTAL MAINTENANCE	3,000	3,000	0	2,275.00	5,720.66	0.00	2,720.66	190.69
TAL NAUTICAL LANDINGS MARINA	33,000	33,000	0	2,275.00	10,548.66	0.00	22,451.34	31.97

CITY OF PORT LAVACA  
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PORT & HARBORS FUND  
PARTIAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>PERSONNEL SERVICES</b>								
00511.01 SALARIES & WAGES	119,672	119,787	( 115)	9,237.51	85,776.60	0.00	34,010.40	71.61
00511.06 SALARIES & WAGES-TEMP	0	0	0	0.00	0.00	0.00	0.00	0.00
00511.07 SALARIES & WAGES-OVERT	0	0	0	60.58	648.66	0.00	648.66	0.00
00512.05 EMPLOYER-SOCIAL SECURI	9,155	9,164	( 9)	336.61	6,538.59	0.00	2,625.41	71.35
00512.10 EMPLOYER-T.M.R.S.	7,276	7,283	( 7)	551.39	5,427.93	0.00	1,855.07	74.53
00512.20 GROUP H/D INS PREMIUMS	20,797	20,797	0	1,734.63	15,415.50	0.00	5,381.50	74.12
00512.30 WORKER'S COMPENSATION	255	255	0	0.00	1,497.34	0.00	1,242.34	587.19
00512.31 UNEMPLOYMENT INSURANCE	0	0	0	0.00	0.00	0.00	0.00	0.00
00512.40 SAFETY PAY	500	500	0	0.00	0.00	0.00	500.00	0.00
TOTAL PERSONNEL SERVICES	157,655	157,786	( 131)	11,920.72	115,304.62	0.00	42,481.38	73.08
<b>TRIALS &amp; SUPPLIES</b>								
00521.01 OFFICE	1,000	1,000	0	406.81	1,631.05	0.00	631.05	163.11
00523.03 CLEANING & JANITORIAL	11,000	11,000	0	837.58	6,414.98	0.00	4,585.02	58.32
00525.01 FUEL	500	500	0	0.00	33.43	0.00	466.57	6.69
00526.01 GENERAL SAFETY & TOOLS	150	150	0	0.00	9.79	0.00	140.21	6.53
00528.03 NON-CAPITALIZED ASSETS	1,500	1,500	0	0.00	1,335.86	0.00	164.14	89.06
00529.11 LIGHTING & DECORATION	2,000	2,000	0	1,281.36	1,281.36	0.00	718.64	64.07
TOTAL MATERIALS & SUPPLIES	16,150	16,150	0	2,525.75	10,706.47	0.00	5,443.53	66.29
<b>VICES</b>								
00531.01 TRAVEL & TRAINING	500	500	0	0.00	0.00	0.00	500.00	0.00
00531.04 DUES, SUBSCR., & PUBLI	5,500	5,500	0	0.00	199.95	0.00	5,300.05	3.64
00531.05 ADVERTISING & LEGAL NO	0	0	0	392.75	802.00	0.00	802.00	0.00
00531.07 PUBLIC & EMPLOYEE RELA	0	0	0	0.00	158.50	0.00	158.50	0.00
00532.01 AUDIT FEES	6,000	6,000	0	0.00	4,200.00	0.00	1,800.00	70.00
00532.06 HEALTH & FITNESS	0	0	0	0.00	0.00	0.00	0.00	0.00
00532.07 LEGAL- REGULAR	3,000	3,000	0	0.00	2,136.75	0.00	863.25	71.23
00533.14 CONTRACTED SERVICES	31,960	31,960	0	293.94	23,994.97	0.00	7,965.03	75.08
00535.01 GENERAL LIABILITY INSU	3,849	3,849	0	0.00	5,005.11	0.00	1,156.11	130.04
00535.10 WINDSTORM INS	20,000	20,000	0	0.00	21,196.52	0.00	1,196.52	105.98
00535.11 FLOOD INS	2,250	2,250	0	0.00	2,380.00	0.00	130.00	105.78
00536.01 ELECTRICITY	31,627	31,627	0	2,306.22	19,903.11	0.00	11,723.89	62.93
00536.02 TELEPHONE	2,100	2,100	0	540.61	2,201.79	0.00	101.79	104.85
00536.03 WATER	6,200	6,200	0	523.24	4,163.35	0.00	2,036.65	67.15
TOTAL SERVICES	112,986	112,986	0	4,056.76	86,342.05	0.00	26,643.95	76.42
<b>INTENANCE</b>								
00541.02 LANDSCAPING	5,000	5,000	0	0.00	0.00	0.00	5,000.00	0.00
00542.25 R & M- BUILD (NAUTICAL	80,000	80,000	0	6,344.58	24,153.62	0.00	55,846.38	30.19
00543.04 R & M IMPROVEMENT OTH	2,500	2,500	0	4,480.00	4,480.00	0.00	1,980.00	179.20
00543.06 R & M- IMPROVEMENTS	0	0	0	0.00	0.00	0.00	0.00	0.00
00544.50 R & M- FURNITURE & EQU	4,000	4,000	0	0.00	1,007.89	0.00	2,992.11	25.20
00544.55 R & M- VEHICLES & TRAI	500	500	0	0.00	17,841.65	0.00	17,341.65	3,568.33
00544.65 R & M- MACHINERY & EQU	200	200	0	0.00	0.00	0.00	200.00	0.00
00544.65 DREDGING	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL INTENANCE	92,200	92,200	0	10,824.58	47,483.16	0.00	44,716.84	51.50

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PORT & HARBORS FUND  
RATIONS  
ARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
DRY								
00551.11 VEHICLE LEASES	11,500	11,500	0	0.00	7,818.33	0.00	3,681.67	67.99
00552.02 PRI & INT EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
00552.03 BOND ISSUANCE COST- AM	0	0	0	0.00	0.00	0.00	0.00	0.00
00552.15 DEBT SERVICE- PRINCIP	0	0	0	0.00	0.00	0.00	0.00	0.00
00552.25 DEBT SERVICE- INTEREST	0	0	0	0.00	0.00	0.00	0.00	0.00
00553.01 XFER OUT- FD 001- ADMI	22,321	22,321	0	1,860.08	18,600.80	0.00	3,720.20	83.33
00553.02 XFER OUT- FD 310- '08	126,560	126,560	0	63,280.00	126,560.00	0.00	0.00	100.00
00553.05 XFER OUT- FD 322 - 201	133,776	133,776	0	66,888.00	133,776.00	0.00	0.00	100.00
00553.60 XFER OUT- FD 165 HAZAR	0	0	0	0.00	0.00	0.00	0.00	0.00
00553.65 XFER OUT- FD 210 EDA G	0	0	0	0.00	0.00	0.00	0.00	0.00
00553.80 XFER OUT- FD 220	0	0	0	0.00	0.00	0.00	0.00	0.00
00554.81 DEPRECIATION EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
00554.84 BAD DEBT EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUNDRY	294,157	294,157	0	132,028.08	286,755.13	0.00	7,401.87	97.48
TOTAL EXPENDITURES								
00561.02 CE- LAND & IMPROVEMENT	50,000	50,000	0	11,200.00	16,200.00	33,600.00	200.00	99.60
00562.03 CE- BUILDING & IMPROV	0	0	0	0.00	9,750.00	0.00	9,750.00	0.00
00563.05 CE- INFRASTRUCTURE	667,000	667,000	0	0.00	0.00	445,162.00	221,838.00	66.74
TOTAL CAPITAL EXPENDITURES	717,000	717,000	0	11,200.00	25,950.00	478,762.00	212,288.00	70.39
TOTAL OPERATIONS	1,390,148	1,390,279	131	172,555.89	572,541.43	478,762.00	338,975.57	75.62
TOTAL EXPENDITURES	1,642,570	1,642,701	131	175,094.01	605,400.93	478,762.00	559,538.07	0.00
TENUES OVER/ (UNDER) EXPENDITURES	( 121,331)	( 121,462)	131	( 106,819.54)	275,513.23	( 478,762.00)	81,786.77	167.34

END OF REPORT \*\*\*



## 504-PORT &amp; HARBORS FUND

ACCOUNT#	TITLE		
<b>ASSETS</b>			
<b>=====</b>			
111.21	CLAIM ON CONS CASH	306,345.87	
112.11.6001	INVESTMENTS-LOGIC	612,864.49	
113.22	ALLOWANCE FOR UNCOLLECT(	14,575.43)	
113.24	UNAPPLIED CREDITS (	18,201.47)	
113.27	PTC ACCTS RECEIVABLE (UB	73,490.18	
113.27.1004	ACCTS REC-HARBOR OF REFU	1,013,928.00	
113.29.1000	ACCOUNTS RECEIVABLE-MIS(	12,517.62)	
116.01.0001	PREPAID INSURANCE	15,417.76	
151.01.1000	LAND	1,919,338.57	
152.01.1000	BUILDINGS	1,462,446.39	
152.02.2000	ACCUM DEPRECIATION-BUIL(	924,215.47)	
153.01.1000	IMPROVEMENTS OTHER THAN	2,050,980.24	
153.02.2000	ACCUM DEPR-IMPR OTHER T(	1,796,040.80)	
154.01.1000	MACHINERY & EQUIPMENT	24,707.00	
154.02.2000	ACCUM DEPR-MACHINERY & (	14,570.52)	
155.01.1000	CONSTRUCTION IN PROGRESS	100,951.67	
156.01.1000	INFRASTRUCTURE	7,996,420.23	
156.02.2000	ACCUM DEPREC.- INFRASTR(	3,168,908.42)	
			002
			306,345.87+
			612,864.49+
			919,210.36*+
		<u>9,627,860.67</u>	
<b>TOTAL ASSETS</b>			<u>9,627,860.67</u>
<b>LIABILITIES</b>			
<b>=====</b>			
207.21	CUSTOMER DEPOSIT (	50.00)	
211.99	YMCA (	4.35)	
212.30	ACCRUED VACATION	5,382.72	
213.01	BOND PREMIUM (SERIES '18	68,969.89	
215.90.1004	DEFERRED REV-HARBOR OF R	1,013,928.00	
216.20.3006	BONDS PAYABLE-CURRENT	200,000.00	
217.11	NL MARINA DEPOSITS	2,190.20	
221.20	BONDS PAYABLE NON-CURREN	1,355,000.00	
		<u>2,645,416.46</u>	
<b>TOTAL LIABILITIES</b>			<u>2,645,416.46</u>
<b>FUND EQUITY/BALANCE</b>			
<b>=====</b>			
320.07	ENCUMBRANCES (	673,812.30)	

## 504-PORT &amp; HARBORS FUND

ACCOUNT#	TITLE	
320.08	RESERVE FOR ENCUMBRANCES	673,812.30
320.09	PRIOR YEAR ENCUMBRANCE	188,424.23
320.10	PRIOR YEAR RESERV/ENC (	188,424.23)
320.60	FUND BALANCE COMMITTED	90,552.00
320.65	NET INVEST. IN CAPITAL A	3,393,536.00
320.98	FUND BALANCE UNRESV	3,225,726.98
TOTAL FUND EQUITY/BALANCE		<u>6,709,814.98</u>
TOTAL REVENUES		880,914.16
TOTAL EXPENSES		<u>605,400.93</u>
EXCESS REVENUES OVER EXPENDITURES		<u>275,513.23</u>
TOTAL LIABILITIES & FUND EQUITY/BALANCE		<u><u>9,630,744.67</u></u>
** AMOUNT OUT OF BALANCE **		2,884.00

## 210-PORT COMMISSION PROJECTS

ACCOUNT# TITLE

ASSETS

111.21	CLAIM ON CONS CASH	( 56,700.00)	
113.29.1000	ACCOUNTS RECEIVABLE- MIS	2,500.00	
155.01.1000	CONSTRUCTION IN PROGRESS	40,200.00	
			( 14,000.00)
TOTAL ASSETS			( 14,000.00)

LIABILITIES

		0.00
TOTAL LIABILITIES		0.00

FUND EQUITY/BALANCE

320.07	ENCUMBRANCES	( 1,140,330.36)	
320.08	RESERVE FOR ENCUMBRANCES	1,140,330.36	
TOTAL FUND EQUITY/BALANCE			0.00
TOTAL REVENUES			0.00
TOTAL EXPENSES			14,000.00
EXCESS REVENUES OVER EXPENDITURES			( 14,000.00)
TOTAL LIABILITIES & FUND EQUITY/BALANCE			( 14,000.00)

310-08 PC DEBT SERVICE

ACCOUNT# TITLE

ASSETS

111.21	CLAIM ON CONS CASH	91,072.19	
			91,072.19
TOTAL ASSETS			91,072.19

LIABILITIES

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

FUND EQUITY/BALANCE

320.01	FUND BAL-RSRV'D/DEBT SER	24,244.46	
320.10	PRIOR YEAR RESERV/ENC (	1,320.75)	
320.98	FUND BALANCE UNRESV	63,710.17	
TOTAL FUND EQUITY/BALANCE			86,633.88
TOTAL REVENUES			126,923.81
TOTAL EXPENSES			126,309.50
EXCESS REVENUES OVER EXPENDITURES			614.31
TOTAL LIABILITIES & FUND EQUITY/BALANCE			91,072.19

## BALANCE SHEET - UNAUDITED

AS OF: JULY 31ST, 2025

322-SERIES 2018 DEBT SERVICE

ACCOUNT#	TITLE		
<b>ASSETS</b>			
<u>=====</u>			
111.21	CLAIM ON CONS CASH	100.50	
		<u>          </u>	
			100.50
			<u>          </u>
	TOTAL ASSETS		100.50
			<u>=====</u>
<b>LIABILITIES</b>			
<u>=====</u>			
212.60	ACCRUED INTEREST PAYABLE	7,068.00	
		<u>          </u>	
			7,068.00
			<u>          </u>
	TOTAL LIABILITIES		7,068.00
<b>FUND EQUITY/BALANCE</b>			
<u>=====</u>			
320.98	FUND BALANCE	( 6,818.99)	
		<u>          </u>	
	TOTAL FUND EQUITY/BALANCE	( 6,818.99)	
			<u>          </u>
	TOTAL REVENUES	133,776.49	
	TOTAL EXPENSES	133,925.00	
		<u>          </u>	
	EXCESS REVENUES OVER EXPENDITURES	( 148.51)	
		<u>          </u>	
	TOTAL LIABILITIES & FUND EQUITY/BALANCE		100.50
			<u>=====</u>

## Port Commission Snapshot

	May	June	July	FYTD	
<b>City Harbor</b>					
Revenue	\$ 12,797.60	\$ 12,805.79	\$ 11,222.60	\$ 120,395.39	
Expenses	\$ 4,364.40	\$ 2,001.19	\$ 1,855.06	\$ 30,984.33	
<b>Gain / (Loss)</b>	<u>\$ 8,433.20</u>	<u>\$ 10,804.60</u>	<u>\$ 9,367.54</u>	<u>\$ 89,411.06</u>	
<b>Harbor of Refuge</b>					
Revenue	\$ 56,701.42	\$ 44,746.41	\$ 38,198.76	\$ 429,660.27	
Expenses	\$ 20,884.41	\$ 9,775.81	\$ 9,094.06	\$ 114,169.59	
<b>Gain / (Loss)</b>	<u>\$ 35,817.01</u>	<u>\$ 34,970.60</u>	<u>\$ 29,104.70</u>	<u>\$ 315,490.68</u>	
<b>Nautical Landings</b>					
Revenue	\$ 13,875.99	\$ 14,713.34	\$ 14,675.80	\$ 144,151.50	
Expenses	\$ 24,472.51	\$ 11,322.05	\$ 22,349.32	\$ 163,898.01	
<b>Gain / (Loss)</b>	<u>\$ (10,596.52)</u>	<u>\$ 3,391.29</u>	<u>\$ (7,673.52)</u>	<u>\$ (19,746.51)</u>	
<b>Smith Harbor</b>					
Revenue	\$ 1,484.86	\$ 1,484.86	\$ 1,484.86	\$ 14,848.60	
Expenses	\$ 1,005.92	\$ 461.24	\$ 427.56	\$ 10,063.00	
<b>Gain / (Loss)</b>	<u>\$ 478.94</u>	<u>\$ 1,023.62</u>	<u>\$ 1,057.30</u>	<u>\$ 4,785.60</u>	
<b>Interest Income</b>	<u>\$ 2,489.34</u>	<u>\$ 2,351.55</u>	<u>\$ 2,692.45</u>	<u>\$ 25,474.42</u>	
<b>Property Tax Revenue</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 116,184.00</u>	
<b>Grant Revenue</b>	<u>\$ 5,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 30,200.00</u>	
<b>Total Gain / (Loss)</b>	<u>\$ 41,621.97</u>	<u>\$ 52,541.66</u>	<u>\$ 34,548.46</u>	<u>\$ 561,799.25</u>	\$ 880,914.16

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

# Cash Profit and Loss Statement

	May	June	July	FYTD
<b>City Harbor</b>				
Dock Lease	\$ 12,797.60	\$ 12,805.79	\$ 11,222.60	\$ 120,354.43
Oyster Tarrifs	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ -	\$ -	\$ -	\$ 40.96
<b>Total City Harbor</b>	<b>\$ 12,797.60</b>	<b>\$ 12,805.79</b>	<b>\$ 11,222.60</b>	<b>\$ 120,395.39</b>
<b>Harbor of Refuge</b>				
Tarrifs				
Oil	\$ 4,578.29	\$ 4,455.19	\$ 4,140.16	\$ 47,021.23
Fertilizer	\$ 9,627.43	\$ 8,795.52	\$ 2,516.15	\$ 64,825.93
Oyster	\$ -	\$ -	\$ -	\$ -
Rentals				
Daily Dock Rental	\$ 19,250.00	\$ 8,250.00	\$ 8,200.00	\$ 88,575.00
Dock Rentals	\$ -	\$ -	\$ -	\$ -
Dock Leases	\$ 22,245.70	\$ 22,245.70	\$ 22,245.70	\$ 219,141.36
Railroad Fee	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 10,000.00
Late Payment Penalties	\$ -	\$ -	\$ 96.75	\$ 96.75
<b>Total Harbor of Refuge</b>	<b>\$ 56,701.42</b>	<b>\$ 44,746.41</b>	<b>\$ 38,198.76</b>	<b>\$ 429,660.27</b>
<b>Nautical Landings</b>				
Dock Rent	\$ -	\$ 47.25	\$ 15.75	\$ 551.25
Dock Lease	\$ 5,808.85	\$ 6,549.80	\$ 6,568.70	\$ 63,774.43
Building Lease	\$ 7,998.14	\$ 7,998.14	\$ 7,998.14	\$ 78,894.25
Building Rentals	\$ -	\$ -	\$ -	\$ -
Washer-Dryer	\$ -	\$ -	\$ -	\$ 289.50
Miscellaneous	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ 69.00	\$ 118.15	\$ 93.21	\$ 642.07
Auction Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Nautical Landings</b>	<b>\$ 13,875.99</b>	<b>\$ 14,713.34</b>	<b>\$ 14,675.80</b>	<b>\$ 144,151.50</b>
<b>Smith Harbor</b>				
Rent	\$ 1,484.86	\$ 1,484.86	\$ 1,484.86	\$ 14,848.60
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
<b>Total Smith Harbor</b>	<b>\$ 1,484.86</b>	<b>\$ 1,484.86</b>	<b>\$ 1,484.86</b>	<b>\$ 14,848.60</b>
<b>Interest Income</b>	<b>\$ 2,489.34</b>	<b>\$ 2,351.55</b>	<b>\$ 2,692.45</b>	<b>\$ 25,474.42</b>
<b>Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 116,184.00</b>
<b>Grant Revenue</b>	<b>\$ 5,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,200.00</b>
<b>Total Income</b>	<b>\$ 92,349.21</b>	<b>\$ 76,101.95</b>	<b>\$ 68,274.47</b>	<b>\$ 880,914.16</b>

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

# Cash Profit and Loss Statement

Item #3.

	May	June	July	FYTD	
<b>City Harbor</b>					
Overhead Allocation	\$ 4,364.40	\$ 2,001.19	\$ 1,855.06	\$ 22,509.33	
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -	
R&M Building	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ -	\$ -	\$ -	\$ 8,475.00	
<b>Total City Harbor</b>	<b>\$ 4,364.40</b>	<b>\$ 2,001.19</b>	<b>\$ 1,855.06</b>	<b>\$ 30,984.33</b>	
<b>Harbor of Refuge</b>					
Overhead Allocation	\$ 20,515.50	\$ 9,406.90	\$ 8,719.99	\$ 105,808.28	
Electricity	\$ 368.91	\$ 368.91	\$ 374.07	\$ 3,361.31	
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -	
Contracted Services	\$ -	\$ -	\$ -	\$ 5,000.00	
<b>Total Harbor of Refuge</b>	<b>\$ 20,884.41</b>	<b>\$ 9,775.81</b>	<b>\$ 9,094.06</b>	<b>\$ 114,169.59</b>	
<b>Nautical Landings</b>					
Overhead Allocation	\$ 8,417.35	\$ 3,859.58	\$ 3,577.74	\$ 43,412.31	
Cable & Internet	\$ -	\$ 131.56	\$ 263.12	\$ 1,296.11	
R&M Building	\$ -	\$ 1,485.54	\$ 6,344.58	\$ 24,153.62	
R&M Infrastructure	\$ 1,747.84	\$ -	\$ -	\$ 2,538.32	
R&M Furniture & Equip	\$ -	\$ -	\$ -	\$ 1,423.29	
Cleaning & Janitorial	\$ 699.72	\$ 79.72	\$ 837.58	\$ 6,414.98	
Lighting & Decoration	\$ -	\$ -	\$ 1,281.36	\$ 1,281.36	
Contracted Services	\$ 4,548.94	\$ 3,968.94	\$ 293.94	\$ 29,232.22	
Windstorm Insurance	\$ 6,640.83	\$ -	\$ -	\$ 21,196.52	
Flood Insurance	\$ -	\$ -	\$ -	\$ 2,380.00	
Electricity	\$ 1,362.79	\$ 1,531.24	\$ 1,932.15	\$ 16,541.80	
Telephone	\$ 147.70	\$ 40.23	\$ 540.61	\$ 2,201.79	
Water	\$ -	\$ 225.24	\$ 523.24	\$ 4,163.35	
Landscaping	\$ -	\$ -	\$ -	\$ -	
R&M Improvement OTB	\$ 907.34	\$ -	\$ 6,755.00	\$ 7,662.34	
<b>Total Nautical Landings</b>	<b>\$ 24,472.51</b>	<b>\$ 11,322.05</b>	<b>\$ 22,349.32</b>	<b>\$ 163,898.01</b>	
<b>Smith Harbor</b>					
Overhead Allocation	\$ 1,005.92	\$ 461.24	\$ 427.56	\$ 5,188.00	
Contracted Services	\$ -	\$ -	\$ -	\$ 4,875.00	
<b>Total Smith Harbor</b>	<b>\$ 1,005.92</b>	<b>\$ 461.24</b>	<b>\$ 427.56</b>	<b>\$ 10,063.00</b>	
<b>Total Expenses</b>	<b>\$ 50,727.24</b>	<b>\$ 23,560.29</b>	<b>\$ 33,726.01</b>	<b>\$ 319,114.93</b>	
<b>Operating Cash Flow</b>	<b>\$ 41,621.97</b>	<b>\$ 52,541.66</b>	<b>\$ 34,548.46</b>	<b>\$ 561,799.23</b>	
<b>CE- Land &amp; Improvements</b>	\$ -	\$ -	\$ 11,200.00	\$ 16,200.00	
<b>CE - Buildings</b>	\$ -	\$ -	\$ -	\$ 9,750.00	
<b>CE - Infrastructure</b>	\$ -	\$ -	\$ -	\$ -	
<b>Dredging</b>	\$ -	\$ -	\$ -	\$ -	
<b>Transfer Out Fund 310</b>	\$ -	\$ -	\$ 63,280.00	\$ 126,560.00	
<b>Transfer Out Fund 322</b>	\$ -	\$ -	\$ 66,888.00	\$ 133,776.00	
<b>Net Cash Flow</b>	<b>\$ 41,621.97</b>	<b>\$ 52,541.66</b>	<b>\$ (106,819.54)</b>	<b>\$ 275,513.21</b>	\$ 605,400.93

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



# PORT COMMISSION MONTHLY OVERHEAD

Personnel Services	\$	11,920.72
Techonology Equipment	\$	-
Office	\$	406.81
Travel & Training	\$	-
Fuel	\$	-
General safety and tools	\$	-
Non -Capitalized Assets	\$	-
Dues & Subscriptions	\$	-
Advertising & Legal Notice	\$	392.75
Public & Employee Relations	\$	-
Audit Fees	\$	-
Health & Fitness	\$	-
Legal - Regular	\$	-
General Liability Ins.	\$	-
R & M Vehicles	\$	-
Vehicle Leases	\$	-
Administrative costs	\$	1,860.08
<b>Total</b>	<b>\$</b>	<b>14,580.36</b>

	% allocation	Allocation amount
City Harbor	12.72%	\$ 1,855.06
Harbor of Refuge	59.81%	\$ 8,719.99
Nautical Landings	24.54%	\$ 3,577.74
Smith Harbor	2.93%	\$ 427.56
	<b>100.00%</b>	<b>\$ 14,580.36</b>

# Cash, Encumbrances, Budgeted CIP, & Bond Payments

Ending Cash Assets		As of 5/31/2025	As of 6/30/2025	As of 7/31/2025
Ending Cash		\$ 350,943.68	\$ 405,238.01	\$ 306,345.87
Inventments Logic		\$ 608,200.44	\$ 610,405.06	\$ 612,864.49
Fund 210 Port Projects		\$ (56,700.00)	\$ (56,700.00)	\$ (56,700.00) *1
Debt Service Funds (310 & 322)		\$ (11,086.36)	\$ (11,073.54)	\$ 91,172.69
Total Ending Cash Assets		\$ 891,357.76	\$ 947,869.53	\$ 953,683.05
Current Encumbrances		Ordered	Received	Outstanding
PO#	Task Order	Project Description		
25-00042	Victoria Engineering	\$ 75,000.00	\$ 41,400.00	\$ 33,600.00
25-00036	Victoria Engineering	\$ 40,000.00	\$ 24,000.00	\$ 16,000.00
25-00102	Derrick Construction	\$ 445,162.00	\$ -	\$ 445,162.00
		Total		\$ 494,762.00
Budgeted Capital Improvement Projects				
1	Texas Parks & Wildlife Match			\$ 167,000.00
Total				\$ 167,000.00
Remaining Bond Payments				
1	FY 24/25 Remaining Bond Payments			\$ -
Total				\$ -

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

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

8-12-2025 12:39 PM

## D E T A I L L I S T I N G

PAGE: 1

FUND : 504-PORT &amp; HARBORS FUND

PERIOD TO USE: Jul-2025 THRU Jul-2025

DEPT : N/A

SUPPRESS ZEROS

ACCOUNTS: 111.21 THRU 112.11.6001

Item #3.

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/PO/JE #	NOTE	AMOUNT	BALANCE
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111.21

CLAIM ON CONS CASH

B E G I N N I N G B A L A N C E

405,238.01

7/01/25	6/23	U35889	DEPOSIT	37036	DRAFT POSTING				4,599.03	409,837.04
7/01/25	7/02	R00573	DEPOSIT	00195	ONLINE PAYMENT				747.49	410,584.53
7/01/25	7/02	C50767	DEPOSIT	14164	DAILY CASH POSTING	7/01/2025			15.75	410,600.28
7/01/25	7/02	U35934	DEPOSIT	14164	DAILY RECEIPT POSTING				508.20	411,108.48
7/01/25	7/02	U35938	DEPOSIT	37092	DAILY RECEIPT POSTING				367.50CR	410,740.98
7/01/25	8/11	U36171	DEPOSIT	37352	DAILY RECEIPT POSTING				418.95CR	410,322.03
7/02/25	7/03	R00574	DEPOSIT	14173	PAYMENT				1,398.46	411,720.49
7/02/25	7/03	U35940	DEPOSIT	14173	DAILY RECEIPT POSTING				342.30	412,062.79
7/02/25	7/11	R00584	DEPOSIT	00206	ACH PAYMENT				6,063.90	418,126.69
7/02/25	7/02	A51615	TRANSFER	11744	504-703 A/P REIMBURSEMENT				5,138.66CR	412,988.03
7/03/25	7/07	R00575	DEPOSIT	14184	PAYMENT				2,500.39	415,488.42
7/03/25	7/07	U35949	DEPOSIT	14184	DAILY RECEIPT POSTING				342.30	415,830.72
7/07/25	7/08	R00578	DEPOSIT	14189	PAYMENT				3,298.88	419,129.60
7/07/25	7/08	U35959	DEPOSIT	14189	DAILY RECEIPT POSTING				894.81	420,024.41
7/07/25	7/09	U35974	DEPOSIT	14187	DAILY RECEIPT POSTING				241.50	420,265.91
7/08/25	7/09	R00581	DEPOSIT	14195	PAYMENT				1,484.86	421,750.77
7/10/25	7/07	R00577	DEPOSIT-DRAFTS	00200	PAYMENT				11,512.77	433,263.54
7/10/25	7/08	R00580	M-REVERSE PMT	00202	REVERSE PAYMENT				884.86CR	432,378.68
7/10/25	7/11	R00582	DEPOSIT	14205	PAYMENT				967.50	433,346.18
7/15/25	7/15	A51674	TRANSFER	11769	504-703 A/P REIMBURSEMENT				4,505.64CR	428,840.54
7/17/25	7/17	A52025	TRANSFER	11774	504-703 A/P REIMBURSEMENT				4,672.36CR	424,168.18
7/18/25	7/21	U36031	DEPOSIT	14232	DAILY RECEIPT POSTING				404.25	424,572.43
7/24/25	7/25	R00637	DEPOSIT	14261	PAYMENT AUG SEPT OCT				11,915.71	436,488.14
7/25/25	7/28	C50952	DEPOSIT	14272	DAILY CASH POSTING	7/25/2025			4,840.16	441,328.30
7/25/25	7/25	A52090	TRANSFER	11779	504-703 A/P REIMBURSEMENT				3,193.41CR	438,134.89
7/28/25	7/29	R00638	DEPOSIT	14277	PAYMENT				1,770.00	439,904.89
7/28/25	7/30	B50991	Misc 000000	21474	HELENA TARIFF PMT - JULY		JE# 030100		2,516.15	442,421.04
7/29/25	7/30	R00640	DEPOSIT	00220	ACH PAYMENT				9,575.18	451,996.22
7/29/25	7/30	U36086	DEPOSIT	14275	DAILY RECEIPT POSTING				176.40	452,172.62
7/31/25	8/01	R00641	DEPOSIT	14291	PAYMENT				8,270.00	460,442.62
7/31/25	8/04	B51019		21480	POSTAGE EXPENSE - JULY 2025		JE# 030110		10.59CR	460,432.03
7/31/25	8/04	B51020	Misc 000000	21482	INTEREST EARNED		JE# 030112		233.02	460,665.05
7/31/25	8/05	B51032		21490	ADMINISTRATIVE FEES		JE# 030141		766.75	461,431.80
7/31/25	8/05	B51032		21490	ADMINISTRATIVE FEES		JE# 030141		22,551.17	483,982.97
7/31/25	8/05	B51032		21490	ADMINISTRATIVE FEES		JE# 030141		25,178.00CR	458,804.97
7/31/25	7/31	A52440	TRANSFER	11787	504-703 A/P REIMBURSEMENT				21,323.60CR	437,481.37
					JULY ACTIVITY	DB: 97,936.93	CR: 65,693.57CR		32,243.36	

112.11.6001

INVESTMENTS-LOGIC

B E G I N N I N G B A L A N C E

610,405.06

7/31/25	8/05	B51055	Interest000000	21491	LOGIC INTEREST EARNED		JE# 030143		2,459.43	612,864.49
					JULY ACTIVITY	DB: 2,459.43	CR: 0.00		2,459.43	

# COMMUNICATION

SUBJECT: CITY MANAGER'S REPORT

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## INFORMATION:

- 1.) TPWL Grant - Renovations to the Nautical Landings Marina Breakwater
- 2.) CDBG - MIT Coastal Resiliency Living Shoreline Project
- 3.) ReStore (cleanup of old barge(s) in Smith Harbor)
- 4.) CDBG - MIT Round 2 Application funding: Replace culverts under rail at Corporation  
Ditch and Voluntary Restoration of Harbor Of Refuge Shoreline
- 5.) GLO CEPRA Grant - Harbor Of Refuge Shoreline Protection
- 6.) MBMT Grant Downtown Waterfront Public Access Improvement
- 7.) TxDOT Truck Route Signs
- 8.) Parking area on SBA Steel property at the Harbor Of Refuge Boat Ramp

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**MEETING:** August 19, 2025 **AGENDA ITEM**

**DATE:** 8.13.2025

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

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

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

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1. **TPWL Grant - Renovations to the Nautical Landings Marina Breakwater:**

Derrick Construction started work on July 9<sup>th</sup> and is expected to be complete around Aug. 15.

2. **CDBG-MIT Coastal Resilience Living Shoreline Project**

The *attached* correspondence was submitted to Congressman Cloud's office and Senators Cruz and Comyn on July 18.

On July 29, we received communication from Kory Barone with the USACE who is working on our permit, which included the following information: "The timeline for completion and permit issuance will be around the end of August maybe earlier. I believe I have all information needed to continue working on the decision documents. "

So, in the meantime, I am trying to finish up our front-end contract documents so that I am not the hold up once we get clearance to bid.

3. **ReStore (cleanup of old barge(s) in Smith Harbor):**

We have everything now to resubmit the environmental review (permit) to USACE. Our consultant Kim Griffin had a death in the family last month but has let us know that she will be submitting everything on August 18. I am working to complete the front end contract bid documents for TCEQ approval.

4. **CDBG-MIT Round 2 Application for use of funds for Replacement of culverts under rail at Corporation Ditch and Voluntary Restoration of Refuge Shoreline.**

On July 24, our consultants sent GLO a revised project map, per their request. We received notification this week that the grant paperwork is in the contracting phase at GLO. Once the contract is executed, we will immediately go to work to execute contracts with our consultants.

5. **GLO CEPRA GRANT (Harbor of Refuge Shoreline Protection):**

On July 25, I received communication that the engineer was gearing up for the USACE permit application and preparing to schedule a pre-application meeting with the USACE. I signed the required form to show that Mott McDonald is representing the City of Port Lavaca in this process. Ms. Kirsten McElhinney with Mott McDonald will be the main point of contact for coordination with the Corps.

**6. MBMT Grant Downtown Waterfront Public Access Improvement:**

At a Special Meeting of the Port Commission a recommendation to Council of a contract award for the Smith Harbor portion of this project was voted on and Council is scheduled to vote on a contract award on August 18. The low bidder, Shirely & Sons is ready to mobilize immediately upon issuance of a Notice to Proceed, if done in the next couple of weeks. Staff have submitted 3 status reports and reimbursement requests in the amount of \$41,400.00 to date. The grant dollars available are \$400,000.00.

**7. TxDOT Truck Route signs:**

Wayne Shaffer has been able to locate an approved vendor and purchase the sign posts (\$10,000). We have not been told an ETA yet.

**8. Parking area on SBA Steel property at the HOR Boat ramp:**

I emailed SBA Steel a proposed lease document suggesting an annual lease payment of \$250.00.

To refresh your memories on the discussion of how we arrived at this proposal:

The area in question is approximately 22,000 sf (0.5 ac). According to the property valuation on the Calhoun County Appraisal District site, 5.24 acres is valued at \$51,870 or \$0.227/sf. The 0.5 acre in question therefore would have a value of approximately \$4,950. Using a 10% rate of return, the resultant annual rental rate would be \$495. Because the use of this 0.5 acre is for the benefit of the public and provides improved public access to the waterfront by providing parking space for the nearby public boat ramp, we were hoping they will consider a somewhat lower value and offered an annual rent of \$250.00.

**10. TxDOT Maritime Division:**

We have had no updated communication with Emily Schmidbauer of the TxDOT Maritime Division.

Oralia will be TxDOT's contact as they start their 90<sup>th</sup> Legislative Session Mission Planning.



CITY OF  
**PORT LAVACA**



Item #4.

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

July 18<sup>th</sup>, 2025

Kory Barone  
Regulatory Specialist  
Regulatory Division  
Galveston District  
US Army Corps of Engineers  
2000 Fort Point Road

**RE: SWG-2024-00114 NEPA Extension**

To Whom It May Concern:

The City of Port Lavaca received a grant from the U.S. Department of Housing and Urban Development's Community Development Block Grant Mitigation (CDBG-MIT) program through the Texas General Land Office (GLO). Pursuant to this grant, the City intends to develop a living shoreline protection to mitigate flooding and erosion along the coast. As you probably understand, all federally funded projects are required to undergo environmental reviews and permit applications.

As this project is located in the water, the U.S. Army Corps of Engineers (USACE/Corps) must be consulted and grant an individual permit for the work. In April 2024, the City submitted a permit application to the Corps for the project. More than a year later, on June 3, 2025, we received an email from the Corps stating they did not make the one-year timeframe, and would be extending the deadline, with no new timeframe provided. Under statute (Section 107(g)(2)—Delay), a new deadline should have been established that provides only so much additional time as is necessary to complete the review. They indicate that Section 7 (Endangered Species Act) consultation with the National Marine Fisheries Service, aka NOAA Fisheries is still pending. The National Marine Fisheries Section (NMFS) review is the reason for the delay, but provide no indication of specifics of ongoing work or the timeframe. See an excerpt from the email below.

*Email from USACE dated June 3, 2025: "that we have not yet been able to complete the EA for the permit action associated with your project within the one-year time frame because NMFS Section 7 consultation is required. Section 107(g)(2) of NEPA allows lead agencies to extend the one-year deadline for EAs and to establish a new deadline that provides only so much additional time as is necessary to complete the document."*

We are sending this letter to the Corps and elected officials in the hopes that the Corps review, and coordination with NMFS or any other agencies be expedited. Upon USACE completion, the City plans to adopt their environmental review pursuant to the Disaster Relief Supplemental Appropriations Act, 2025 (Pub. L. 118-158) ("the 2025 Appropriations Act") that allows for a streamlined review and adoption of all projects where CDBG-MIT funds are used.

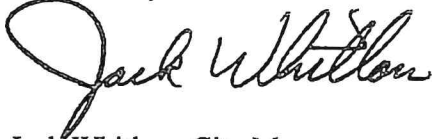
The City received a letter from the Texas GLO indicating that the USACE permit must be received by October 31, 2025; otherwise, we risk losing all funding allocated for the project.

This project is a big step towards protecting our community and the Texas coastline. We hereby formally request that the USACE expedite the completion of its EA and request the urgency of their agency partners and issue the necessary permit prior to October 31, 2025. We request an updated deadline for completion, along with specifics on what is remaining. This matter is of utmost importance to our City, and we have diligently prepared for the project's advancement. The only remaining step is obtaining the USACE permit to finalize the project's design and the required notices.

Enclosed herewith is a letter from the GLO supporting the request for expedited permit issuance. Please contact our environmental consultants at [veronica@ksbr-llc.com](mailto:veronica@ksbr-llc.com) should you require further assistance or have any inquiries.

We look forward to a collaborative effort to achieve this objective.

Respectfully,

A handwritten signature in black ink, appearing to read "Jack Whitlow". The signature is fluid and cursive, with the first name "Jack" being more prominent than the last name "Whitlow".

Jack Whitlow, City Mayor

cc: U.S. Senator John Coryn, Texas

U.S. Senator Ted Cruz, Texas

U.S. Congressman Michael Cloud, Texas 27<sup>th</sup> District

Commissioner Dawn Buckinham, Texas General Land Office





TEXAS GENERAL LAND OFFICE  
COMMISSIONER DAWN BUCKINGHAM, M.D.

July 17, 2025

The Honorable Jack Whitlow  
Mayor  
City of Port Lavaca  
202 North Virginia  
Port Lavaca, TX 77979

VIA EMAIL: [jwhitlow@portlavaca.org](mailto:jwhitlow@portlavaca.org)

Re: CDBG-MIT Coastal Resiliency Contract No. 22-087-001-D226 Notification of Contract Fulfillment

The Texas General Land Office (GLO) awarded the City of Port Lavaca (the City) \$13,645,005 through the CDBG-Mitigation (CDBG-MIT) Coastal Resiliency Program. These funds are designated for the construction of breakwaters and living shorelines to mitigate the impact of storm surge and risk of future flooding.

The contract was executed December 14, 2022 and to date has achieved the initial milestones and drawn \$1,250,429.55 for costs associated with engineering, environmental, and grant administration. The GLO is aware that the ongoing delays associated with the Environmental Review Record (ERR) are related to the requirement to obtain a U.S. Army Corps of Engineers (USACE) Individual Permit. As of September 3, 2024, the City confirmed that both a USACE pre-application meeting and a Joint Evaluation Meeting (JEM) were held. The official permit application was submitted to the USACE on April 17, 2024. Despite these efforts, the prolonged delay in receiving a response or permit issuance has resulted in the ERR falling approximately nine months behind schedule, further delaying construction efforts.

The contract has been extended until January 31, 2027. According to the most recent construction schedule, the City must achieve Authority to Use Grant Funds (AUGF) by October 31, 2025 to procure and begin construction no later than December 31, 2025. Failure to achieve AUGF by October 31, 2025 may result in contract termination as indicated in Section 3.01 and recapture of funds expended to date (Section 5.03). The GLO recognizes the significance of this project to mitigate the future risk of storm surge and flooding to Port Lavaca; however, the current status of this contract and uncertainty of achieving future benchmarks jeopardizes contract fulfillment. Please contact Cassandra Burnias, Regional Manager, at [kassandra.burnias.glo@recovery.texas.gov](mailto:kassandra.burnias.glo@recovery.texas.gov) if you have any questions.

Sincerely,

Esmeralda R. Sánchez  
Director, Grant Management  
Community Development & Revitalization

cc: Jody Weaver, City Manager  
Katy Sellers, KSBR  
Kassandra Burnias, GLO Regional Manager

1700 North Congress Avenue, Austin, Texas 78701-1495  
P.O. Box 12873, Austin, Texas 78711-2873  
512-463-5001 [glo.texas.gov](http://glo.texas.gov)

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

- 1) Working on a scope to replace six big windows south end front of building, identify availability windstorm regulations. Report has been sent to G&W Engineering for review. Awaiting bids.

**C) Nautical Landings Marina**

- 1) Horizon Environmental has been onsite 18 times since last PC meeting.
- 2) 22 August 2025 Derrick Construction should be completed with the breakwater project.

**D) Smith Harbor**

- 1) 7 August 2025 Bid opening Smith Harbor improvements Shirley & Sons Construction were low bid.

**E) Harbor of Refuge**

- 1) 7 August 2024 LCI delivering material from Alamo Heights road project.

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**F) To Do List - Raymond Butler**

# **COMMUNICATION**

**SUBJECT:** DISCUSS POTENTIAL CAPITAL IMPROVEMENT PROJECT TO  
CONSTRUCT BULKHEADING ALONG THE NORTH SIDE OF SMITH HARBOR AND  
RELOCATE POOR BOY'S BAIT

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## **INFORMATION:**

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**CITY OF PORT LAVACA**

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**PORT COMMISSION MEETING: AUGUST 19, 2025**

**DATE:** 08.15.2025

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

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

**SUBJECT:** DISCUSS POTENTIAL CAPITAL IMPROVEMENT PROJECT TO BULKHEAD THE NORTH SIDE OF SMITH HARBOR PER USACE PERMIT

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**Background:**

Considering the bid unit prices we received for the Downtown Waterfront Access Improvement Project, we are estimating the cost to complete the bulkheading of the north side of Smith Harbor, which we have in-hand a USACE construction permit for, to be approximately \$200,000.

To also construct the 3 additional finger piers and mooring piles that are shown in the permit drawings, would be approximately \$115,000.

We will have a better idea of what the cost will be to complete the parking and cul-de-sac area once we receive bids for the Nautical Landings Parking Improvements.

**Financial Impact:**

As of the end of the current fiscal year, we are projected to have \$1.25M available to spend on capital improvement projects.

So the question is, at this time, does the Port Commission want to go ahead and contract with Urban Engineering to prepare a bid package to construct the remaining Smith Harbor bulkheading that is permitted? The additional finger pier and mooring piles can be included as alternates. The design can include a conceptual design of future improvements to the parking and cul-de-sac.

We would coordinate the design with Poor Boy bait as the project will require them to relocate their leased tract further east to the 50' x 30' bulkeaded tract

**Recommendation:**

Staff is recommending to the Port Commission to authorize staff to solicit a Task Order from Urban Engineering for consideration and approval by the Port Commission at the September 16 regular meeting. If required, the Task Order can be approved by Council at the October 13 regular meeting.

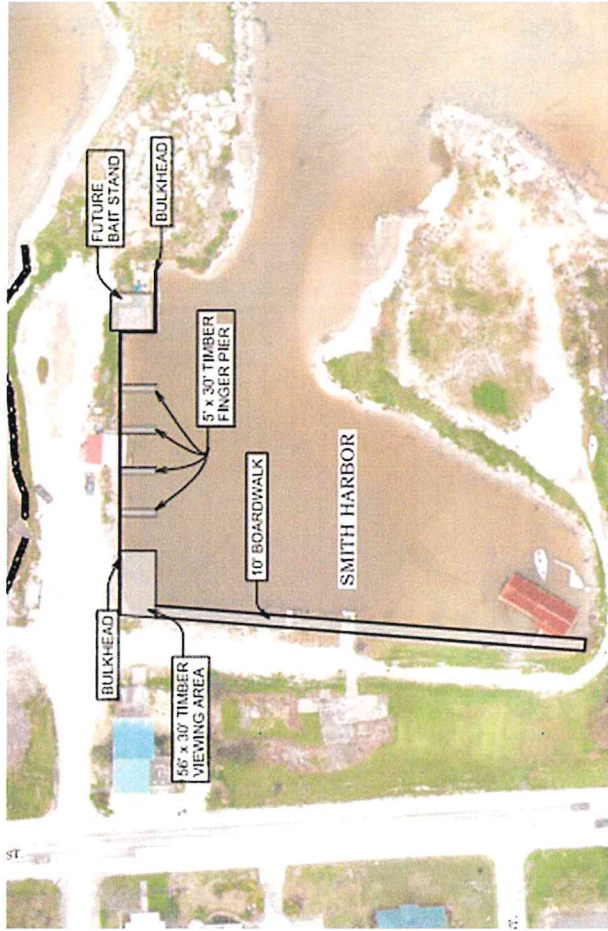
**Attachments:**

- CIP summary sheet for Bulkheading along the North Side of Smith Road.
- Bid Tabulation of recent Downtown waterfront Public Access Improvement
- USCOE permitted site plan
- Overall Smith Harbor Masterplan Site Plan

FY 2026-2030 Capital Improvement Program  
Smith Harbor  
**Bulkheading along the North Side of Smith Road**

Category	Fund Source	Total Estimated Costs	Expended through FY25	2026	2027	2028	2029	2030
Supporting Economic Development	Port Fund	\$200,000	-	\$200,000	-	-	-	-
	<b>Total</b>	<b>\$200,000</b>	<b>-</b>	<b>\$200,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Project Plan**



**Description:** This project involves the installation of a new bulkhead along the north side of Smith Road to stabilize the shoreline and prevent further erosion. The bulkhead will be constructed using durable marine-grade materials to protect public infrastructure and adjacent properties from tidal impacts, storm surge, and long-term shoreline degradation.

**Justification:** The north side of Smith Road has experienced significant erosion over time due to wave action and weather events, posing a threat to nearby roadways, utilities, and public spaces. This bulkhead is necessary to ensure long-term structural stability of the area, maintain public safety, and support potential future development along the waterfront. The project aligns with the City's ongoing coastal resilience and infrastructure protection initiatives.

**Schedule:**

**Special Consideration:** Environmental permits and coordination with appropriate regulatory agencies will be required prior to construction due to the project's proximity to coastal waters. Additionally, consideration will be given to incorporating features such as riprap toe protection or vegetative elements to minimize environmental impact while enhancing shoreline protection.



BID TABULATION									
CITY OF PORT LAVACA									
DOWNTOWN WATERFRONT PUBLIC ACCESS IMPROVEMENTS PROJECT 1 - BULKHEAD & DOCKS									
BID OPENING: AUGUST 7, 2025									
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	SHIRLEY & SONS CONSTRUCTION CO., INC.	TOTAL PRICE	UNIT PRICE	DERRICK CONSTRUCTION CO., INC.	TOTAL PRICE	UNIT PRICE
<b>BASE BID</b>									
<b>GENERAL</b>									
1.	Mobilization, Insurance and Bonds (Maximum 10% of Base Bid)	1	LS	\$	25,000.00	\$	9,350.00	\$	43,330.00
	Baricading & Traffic Control (Furnish, Install, Maintain & Remove Signs & Warning Devices) (Includes Flagmen, Traffic Handling, Traffic Control Plan & Temporary Striping)	1	LS	\$	2,000.00	\$	1,000.00	\$	38,625.00
3.	Construction Staking	1	LS	\$	3,000.00	\$	2,200.00	\$	5,270.00
<b>TOTAL GENERAL</b>				\$	30,000.00	\$	12,550.00	\$	87,225.00
<b>IMPROVEMENTS</b>									
4.	Remove & Dispose of Existing Concrete, Piling, Etc., required for construction	1	LS	\$	10,000.00	\$	4,100.00	\$	9,300.00
5.	Construct Vinyl Bulkhead	125	LF	\$	728.00	\$	1,112.00	\$	334,500.00
6.	Construct Timber Deck (30' x 56")	1	LS	\$	73,000.00	\$	128,000.00	\$	142,250.00
7.	Construct Timber Pier (30' x 5')	1	LS	\$	27,000.00	\$	32,848.00	\$	49,685.00
8.	Construct Mooring Piling	6	EA	\$	1,500.00	\$	366.00	\$	2,196.00
9.	Install Pier Cleat	12	EA	\$	200.00	\$	36.00	\$	432.00
10.	Limestone Base (As Directed By the Engineer)	50	TON	\$	40.00	\$	119.00	\$	5,950.00
11.	Concrete Sidewalk (6")	1,150	SF	\$	18.00	\$	14.00	\$	16,100.00
<b>TOTAL IMPROVEMENTS</b>				\$	232,800.00	\$	328,526.00	\$	592,555.00
<b>TOTAL BASE BID</b>				\$	262,800.00	\$	341,176.00	\$	679,780.00
<b>ALTERNATE NO. 1</b>									
A1.	Replace Timber Decking with ThruFlow Decking on Deck	1	LS	\$	12,000.00	\$	27,546.00	\$	22,280.00
A2.	Replace Timber Decking with ThruFlow Decking on Pier	1	LS	\$	3,000.00	\$	5,902.00	\$	2,000.00
<b>TOTAL ALTERNATE NO. 1</b>				\$	15,000.00	\$	33,448.00	\$	24,260.00
<b>TOTAL BASE BID + ALTERNATE NO. 1</b>				\$	277,800.00	\$	374,624.00	\$	704,040.00
<b>CALENDAR DAYS TO SUBSTANTIAL COMPLETION</b>									
					60		90		50





**CITY OF PORT LAVACA - DOWNTOWN  
WATERFRONT ACCESS IMPROVEMENTS**

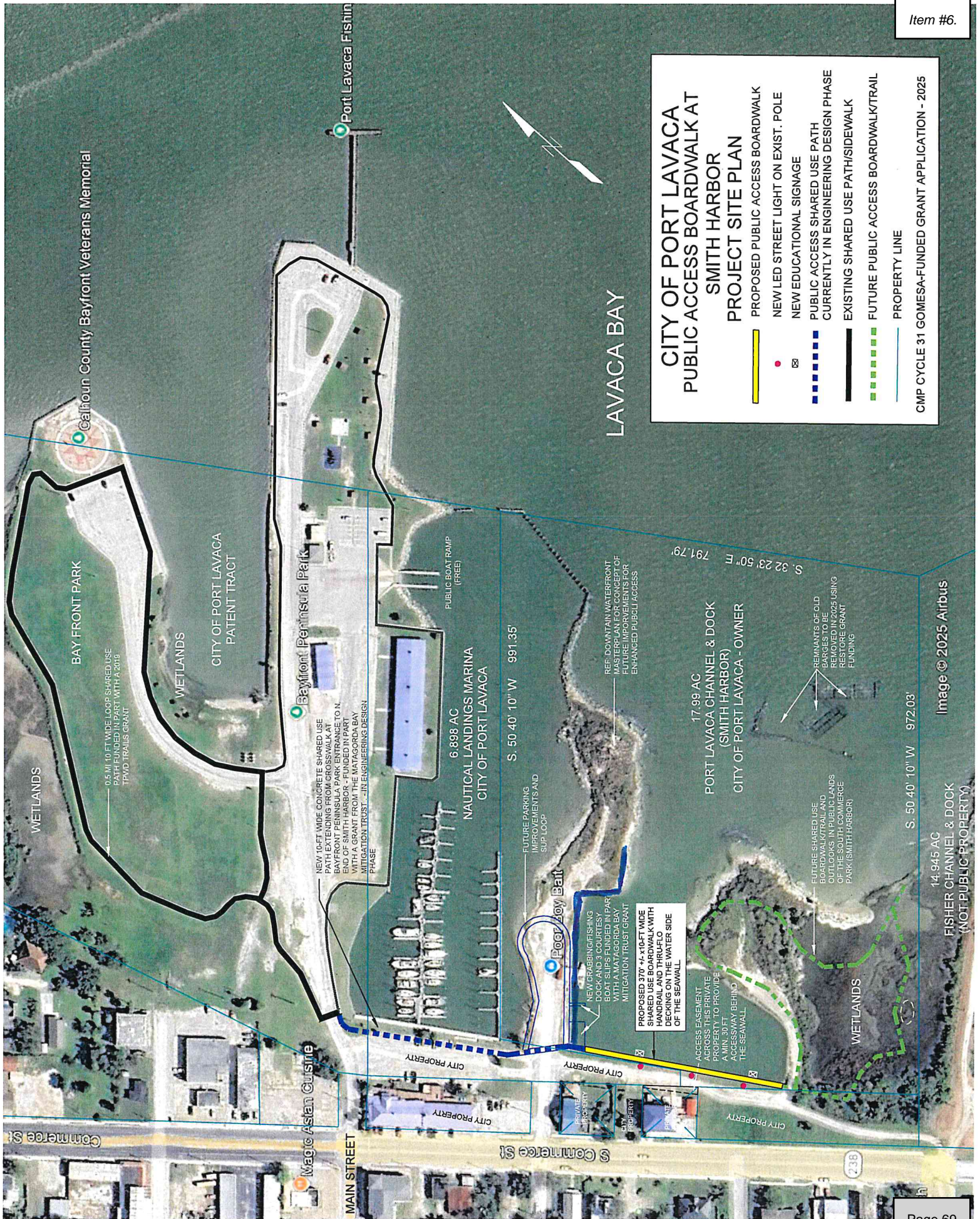
PIER & BULKHEAD PLAN & DETAILS



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

DATE: 12/04/24  
E23799.01  
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# **COMMUNICATION**

**SUBJECT:** DISCUSS FLEETING AND MOORING POLICY IN PORTS & HARBORS

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**INFORMATION:**

owner's risk and expense. Should the sinking impede operations, or the responsible party fail to act, additional penalties of up to \$1,000 per Day may be assessed.

- (11) **LICENSING AND VESSEL REQUIREMENTS - SHIFT VESSELS OPERATING IN BASIN:** All vessels in operation in all waterways within the CITY's jurisdiction must meet all local, state, and federal requirements. All towboats operating in all waterways within the CITY's jurisdiction must be operated at all times by a U.S. Coast Guard licensed Captain with a valid **MASTER OR MATE OF TOWING VESSELS license**; must meet American Waterways Operators Responsible Carriers Program requirements in all respects; must meet U.S. Coast Guard Subchapter M Inspection Requirements, as applied to inland towing vessels; and must meet the following additional standards -

- Minimum 600 horsepower,
- Twin screws,
- AIS equipped,
- Radar equipped, and
- Adequate eye level to see over empty barges.

- (12) **TONNAGE REPORTING REQUIREMENTS:** All Users in the PORT must comply with all reporting requirements of local, state, and federal agencies in addition to those laid out in this tariff. Such reporting must be submitted in accordance with the requirements of the relevant agencies. In addition, tonnage movements must be reported to CITY concurrently with any cognizant local, state, and/or federal agencies. Tonnage movements must be reported to CITY in the manner laid out in **"Exhibit D — Tonnage Reporting"** attached to this Tariff.

- (13) **PENALTIES FOR INFRACTIONS:** Any User in violation of any provision of this Section will be subject to a penalty of \$250 per infraction in addition to any other fees, penalties, or other consequences to which the User may be subject.

## **FLEETING/MOORING**

## **ITEM 215**

The CITY seeks to promote orderly and safe navigation of all waterways within its jurisdiction. For the safety of all users, the CITY may provide fleeting/mooring areas for the orderly safe mooring of vessels awaiting cargo operation or idled in the waterway, subject to the coordination with and approval of the Harbor Master. **Designated fleeting/mooring spaces do not in all cases include public access to the adjacent land.** The Harbor Master must be notified in advance of any vessels intending to fleet/moor within the jurisdiction of the CITY. **Any unauthorized fleeting or mooring shall result in a fine of not less than \$500 per day.** The CITY does not operate as a fleet service and all risk of use rests with the owner/operator. No barges containing hazardous materials are to be fled and left unattended. Fleeting is available to vessels at a rate of

- **\$175.00 per day for Regulation Barges**
- **\$250.00 per day for Over-sized Barges (exceeding 35 ft x 200 ft.)**

- \$250.00 per day for all other fleeted vessels, equipment or materials

**DOCKAGE****ITEM 220**

Dockage for all self-propelled and non-self-propelled vessels shall be based on Length Overall (LOA) in feet per Day as follows:

74 ft. or less, per day \$75.00

75 ft to 100 ft, per day \$125.00

101 ft. to 200 ft. per day \$200.00

201 ft or greater \$250.00

**BUNKER FEE, TANK TRUCK TO VESSEL****ITEM 230**

Bunkers may be delivered by tank truck with prior notification to the HARBOR MASTER. A charge of **\$50.00 per truck** is assessed against the vessel for transfer of fuel at CITY PORT facilities. All such operations must comply fully with the regulations of the United States Coast Guard (USGS) and all other applicable local, state and federal rules and regulations.

**MANIFESTS REQUIRED OF VESSELS****ITEM 235**

Vessel Operators, shippers, operators, or their agents, utilizing facilities within the jurisdiction of the CITY, are required to furnish the HARBOR MASTER with complete copies of vessel manifests showing names of consignees or consignors and the weights or measurements of all freight loaded or discharged at the PORT. Such manifests must be certified as correct by an authorized official of the company and must also designate the basis of weight or measurement on which freight was assessed. In lieu of manifests, freight bills containing all information as required above may be accepted at the discretion of the HARBOR MASTER.

Manifests shall be submitted to the HARBOR MASTER within seven (7) days of the arrival or within seven (7) days of the departure of any vessel.

Failure to submit the manifest within the time specified shall constitute cause for suspension of vessel privileges until such failure is remedied.

# COMMUNICATION

SUBJECT: RECEIVE 90-DAY ADVANCE LEASE EXTENSION REQUESTS FROM:

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## INFORMATION:

- 1) SOMETHING MORE MEDIA with the one-year extension, this lease will expire on September 30, 2026.
- 2) BAY LTD. with the one-year extension, this lease will expire on October 31, 2026.
- 3) PORT LAVACA PLUMBING with the one-year extension, this lease will expire on October 31, 2026.
- 4) SPIRETEK with the one-year extension, this lease will expire on October 31, 2026.

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**CITY OF PORT LAVACA**

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**PORT COMMISSION MEETING:** August 19, 2025

**DATE:** 08.15.2025

**TO:** PORT COMMISSION

**CC:** JIM RUDELLAT, HARBOR MASTER

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

**SUBJECT:** RECEIVE 90-DAY ADVANCE LEASE EXTENSION REQUESTS FROM BAY LTD.,  
PORT LAVACA PLUMBING, SPIRETEK, AND SOMETHING MORE MEDIA

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We have received written requests from the above-mentioned tenants to exercise the one-year option available in their leases.

The language of each lease provides that the City may choose not to exercise the available one-year option by giving 60 days' notice to the tenant. Each lease without an extension will expire on October 31, 2025.

**Recommendation from staff:** Accept the request from Bay Ltd., Port Lavaca Plumbing, Spiretek, and Something More Media to exercise the available one-year extension option on their current lease.