



## REGULAR PORT COMMISSION MEETING

Tuesday, October 21, 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, OCTOBER 21, 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/83180699920?pwd=IBEuZxEgdygXauNexO2xkMitCw9xGw.1>

Meeting ID: 831 8069 9920

Passcode: 974034

One tap mobile

+13462487799,,83180699920#,,,,\*974034# 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 - MINUTES OF SEPTEMBER 16, 2025 - REGULAR PORT COMMISSION MEETING
  
2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT FOR SEPTEMBER 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
  - a) TPWL Grant – Renovations to Nautical Landings Marina Breakwater
  - b) CDBG-MIT Coastal Resiliency Living Shoreline Project
  - c) ReStore (cleanup of old barge(s) in Smith Harbor)
  - d) CDBG-MIT Round 2 Application for use of funds for Replacement of Culverts under Rail at Corporation Ditch and Voluntary Restoration of Refuge Shoreline
  - e) GLO CEPRA Grant (Harbor of Refuge Shoreline Protection)
  - f) MBMT Grant Downtown Waterfront Public Access Improvement
  - g) TxDOT Truck Route signs
  - h) Parking Area on SBA Steel Property at the HOR Boat Ramp
  - i) TxDOT Maritime Division

j) GLO CMP Cycle 31 Project of Special Merit

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. HEAR PRESENTATION FROM NEW OWNERS OF MILLER'S SEAFOOD, LLC. - THE COOP

7. REVIEW AND DISCUSS NL MARINA DOCK RATES WITH SURROUNDING AREA MARINAS - PRESENTER JIM RUDELLAT

8. REVIEW AND DISCUSS NL MARINA DOCK SPACE LEASE FORM - PRESENTER JIM RUDELLAT

**ACTION ITEMS: LEASES**

9. CONSIDER LEASE WITH EQUALIZER FOR HARBOR OF REFUGE TRACT 3

10. 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

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

**COMMENTS**

12. 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, October 21, 2025**, beginning at 3:30 p.m., was posted at City Hall, easily accessible to the public, as of **5:00 p.m. Wednesday, October 15, 2025**.

/s/ 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 - MINUTES OF SEPTEMBER 16, 2025 -  
REGULAR PORT COMMISSION MEETING

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## **INFORMATION:**



# REGULAR PORT COMMISSION MEETING

Tuesday, September 16, 2025, at 3:30 PM  
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

## MINUTES

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

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

On this the 16<sup>th</sup> day of September 2025, the Port Commission of the City of Port Lavaca, Texas, convened in a regular session at 3:30 p.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  
Jamie O’Neil       Commissioner  
Larry Nichols      Commissioner  
Jim Ward            Commissioner

And the following Commissioners absent:

Sue Traylor  
Louis Rubio

**CONSENT AGENDA -**

**1. APPROVAL OF MINUTES**

- A) MINUTES OF AUGUST 15, 2025 - SPECIAL PORT COMMISSION MEETING**
- B) MINUTES OF AUGUST 19, 2025 - REGULAR PORT COMMISSION MEETING**

Motion made by Commissioner Ward

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

THAT, the August 15<sup>th</sup>, 2025, minutes of the Special Port Commission meeting held on September 16<sup>th</sup>, 2025, are hereby approved.

THAT, the August 19<sup>th</sup>, 2025, minutes of the Regular Port Commission meeting held on September 16<sup>th</sup>, 2025, are hereby approved.

Seconded by Commissioner Nichols

Motion passed by the following vote:

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

Voting Nay: None

Motion carries.

**2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT FOR AUGUST 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 August 2025 Inspection Reports of the Port Commission Regular meeting held on September 16<sup>th</sup>, 2025, are hereby approved.

Seconded by Commissioner Ward

Motion passed by the following vote:

Voting Aye: Raymond Butler, Jerry Smith, 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 September 16<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 Nautical Landings Marina Breakwater**

This breakwater project is complete – Halleluyah! Matt is planning a final inspection this week.

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

The latest update from the USCE was they were trying to issue the permit by the end of September or early October. GLO has indicated that they MIGHT require a letter of no objection from the owners of Fisher Channel & Dock Co. and Calhoun County Channel & Dock Co. (same owner). I have been proactive in reaching out to Mr. Johnny Jurisich. (Note I spoke to his brother a couple years ago about the project and they were notified by the USACE about the project, and they were notified by the USACE about the public comment period). He supports the project but wants assurance that the project will not hinder his ability to get permission to construct a channel in the future. They would have access to the City Harbor Channel via the Nautical Landings channel, but we are looking more into this with GLO to provide a response to his concerns. Once the permit is received, there are still the plans to finish for bid and the environmental report to complete. It looks like we will be bidding the project in December.

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

- The City has provided TCEQ with the required ownership documentation. TCEQ has requested a Title Opinion signed by the City's legal counsel to resolve outstanding ownership issues – Anne Marie is working on this.

- The RFP is in draft form and approximately 90% complete. Once finalized, it will be submitted to TCEQ for review and comment.
  - All required reports have been submitted to TCEQ on schedule, and there are currently no pending items.
  - The U.S. Army Corps of Engineers requested drawing addressing sensitive habitats, including oysters and essential fish habitats, for inclusion in the application. These drawings have been obtained, and Kim is resubmitting the application this week with the required update.
- 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 August 21 the GLO contract was executed. We are working to bring the consultant contracts to Council for approval at the September 22 Special Meeting. We had the GLO project kickoff on Wednesday, September 10<sup>th</sup>.
- 5.) **GLO CEPRA GRANT (Harbor of Refuge Shoreline Protection):**
- I attended the USACE Joint Evaluation Meeting for this project on Wednesday, September 10 at 1 pm. This meeting helps to facilitate the permitting process and obtain the necessary USACE construction permits. After the JEM, Mott McDonald will work to make a few minor adjustments to permit application and submit.
- 6.) **MBMT Grant Downtown Waterfront Public Access Improvement:**
- Shirley & Sons has completed the bulkhead and is working on the pilings for the boat slips and the fishing deck. I've asked Matt Glaze to get pricing to add a handrail on the fishing deck. This is not something that is specifically required by code, but after discussions with RJ Shelly and how the deck may be used for educational purposes, I think this is something we need to consider. We have received notification that the CMP grant application for the 10-ft. wide boardwalk has been approved to move forward. As I've mentioned previously, I envision the boardwalk with a handrail as its primary function is pedestrian and bike – but I imagine we'll allow fishing as well. If later we want to provide more boat slips, we can construct one or more finger piers perpendicular to the boardwalk for a series of boat slips.
- 7.) **TxDOT Truck Route signs:**
- The posts for the large signs are in fabrication. The smaller signs on SH 35 are being installed by the TxDOT contractor.
- 8.) **Parking area on SBA Steel property at the HOR Boat ramp:**
- I have had no further communication with SBA but will reach out again.
- 9.) **TxDOT Maritime Division:**
- TxDOT Maritime plans to start visiting ports in the fall/winter and begin discussing our port profile.

10.) Below is a link to the adopted 5-year Capital Improvement Plan. The Ports & Harbors is on pages 99-110.

[https://portlavaca.org/wp-content/uploads/2025/08/CAPITAL-IMPROVEMENT-PROGRAM-26\\_30.pdf](https://portlavaca.org/wp-content/uploads/2025/08/CAPITAL-IMPROVEMENT-PROGRAM-26_30.pdf)

11.) Below is a link to the proposed 2025-26 Budget, which passed the 1st reading of Council on September 8. The second reading is scheduled for September 22. The Ports & Harbors is on pages 140-146.

<https://portlavaca.org/wp-content/uploads/2025/08/BUDGET-25-26-BOOK-.pdf>

Motion made by Commissioner Nichols

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

THAT, Commissioner Butler makes recommendation to accept the Completion Report and the company financials for the Breakwater at Nautical Landings Marina and release of retainage and final payment.

Seconded by Commissioner Smith

Motion passed by the following vote:

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

Voting Nay: None

Motion Carries

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

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. We have two bids, Barefoot Construction & Wade Wilson.

c) Nautical Landings Marina

1.) Horizon Environmental has been onsite 9 times since our last PC meeting.

d) Smith Harbor

1.) 19 August 2025 Shirley & Sons arrived on site.

e) Harbor of Refuge

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

**ACTION ITEMS: NEW BUSINESS**

- 6. CONSIDER AWARD OF TASK ORDER # 39 TO URBAN ENGINEERING FOR \$24,775.00 TO PROVIDE ENGINEERING SERVICES FOR THE CONSTRUCTION OF ADDITIONAL BULKHEADING ON THE NORTH SIDE OF SMITH HARBOR. – PRESENTER JODY WEAVER**

Motion made by Commissioner Nichols

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

THAT, Commissioner Butler makes recommendation to move ahead with the Engineering Study Core Bulkheading in Smith Harbor for \$24,775.

Seconded by Commissioner Ward

Motion passed by the following vote:

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

Voting Nay: None

Motion Carries.

- 7. DISCUSS PROJECT SCOPE FOR THE "PUBLIC ACCESS BOARDWALK AT SMITH HARBOR" FOR FUNDING WITH A CMP CYCLE 31 GLO GRANT AND IDEAS FOR FUTURE USE OF SMITH HARBOR. – PRESENTER JODY WEAVER**

Agenda item discussed.

No action taken.

**ACTION ITEMS: LEASES**

- 8. CONSIDER APPROVAL OF A ONE YEAR LEASE OF TRACT 11 AT HARBOR OF REFUGE TO ENCORE WITH A ONE-YEAR OPTION TO EXTEND.**

Motion made by Commissioner Nichols

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

THAT, Commissioner Butler makes recommendation to move forward with the proposed monthly rent and contract for Tract No. 11 to be \$2,823 a month, an annual rent of \$33,876 for a one-year option and would start December 1<sup>st</sup>.

Seconded by Commissioner Ward

Motion passed by the following vote:

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

Voting Nay: None

Motion Carries.

**9. DISCUSS POTENTIAL LEASE OF TRACT 3 AT THE HARBOR OF REFUGE**

Agenda item discussed.

No action taken.

**10. 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

- Chairman Butler announced that Port Commission would retire into closed session at 4:50 p.m.

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

- Chairman Butler announced that Port Commission was back in open session at 5:02 p.m.

**COMMENTS**

**12. 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 votes:

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

Voting Nay: None

The meeting was adjourned at 5:09 p.m.

These minutes were approved on October 21, 2025.

ATTEST:

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Raymond Butler, Chairman

\_\_\_\_\_

Oralia G. Munoz, Administrative Assistant

# **COMMUNICATION**

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

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## **INFORMATION:**

# Port Lavaca Port Commission Monthly Inspection

Month: SEPTEMBER 2025    Location: City Harbor

21 OCTOBER 2025

**1. LEASES**

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments: 22 September 2025 Matagorda Bay Fishing Cooperative completed the purchase of Miller Seafood.

**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

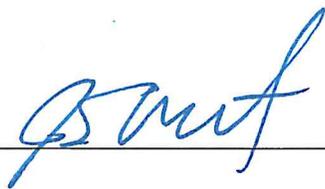
Comments:

**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: **SEPTEMBER 2025**    Location: **Harbor of Refuge**  
**21 OCTOBER 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: **2 October 2025 Matt Glaze with Urban Engineering was out looking at the shoreline project at the old landfill property.**

**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 road 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: 

# Port Lavaca Port Commission Monthly Inspection

Month: **SEPTEMBER 2025** Location: **NLM / Smith Harbor**  
**21 OCTOBER 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: **3 October 2025 Barefoot Construction completed pulling up the deck boards on B dock, removing some ballast to level main pier walkway, replaced 90 % of the rusty carbon steel lag bolts with stainless steel that hold the floats to the main walkway and finger piers.**

## 4. Dock Boxes

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

## 5. Water Lines, Valves, Etc.

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

## 6. Electrical & Lights

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**7. Pilings, Guides & Rollers**Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**8. Rub Rails & Fenders**Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**9. Cleats & Kevels**Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**10. Gates & Locks**Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

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

Comments:

**12. shoreline**Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments: **3 October 2025 Barefoot Construction cut down a tree southwest corner of the marina next to old bulkhead, cleaned up reshaped the shoreline, picked up trash and debris.**

**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.**

19 August 2025 Shirley & Sons arrived at Smith Harbor. 9 October 2025

Shirley & Sons completed phase 1 project at Smith Harbor.

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



# Port Lavaca Port Commission Monthly Building Inspection

Month: **SEPTEMBER 2025** Location: **NLB**  
**21 OCTOBER 2025**

**1. Building Maintenance:**

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

**2. Decking:**

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

**3. Flooring:**

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

**4. Windows:**

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

**5. Water Lines, Valves, Etc.**

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

**6. Electrical & Lights**

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

**7. HVAC**

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

**8. Roof:**

Condition: **Satisfactory** Unsatisfactory Not Applicable  
Comment:

**9. Parking:**

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

**10. Fire Extinguishers:**

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

**11. Hand Railing:**

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

**12. Stairs & Steps**

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

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

# 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

Date Received	Reference	Description	CRUDE OIL	/	REPORTING MONTH	BARRELS OF CRUDE OIL	TARIFF AMOUNT PAID @ \$0.125 PER BARREL	TOTAL TARIFF AMOUNT PAID PREV YEAR	% DIFF FROM PREV YEAR
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%
8/20/2025	1273692	EQUALIZER, INC.	OIL	/	07/2025	36,994.470	\$4,624.31	\$6,224.27	-25.71%
9/25/2025	1277857	EQUALIZER, INC.	OIL	/	08/2025	36,960.200	\$4,620.03	\$5,792.09	-20.24%
					09/2025			\$6,183.76	-100.00%
<b>FY 2024-2025 - TOTAL</b>							<b>\$56,265.57</b>	<b>\$83,664.75</b>	<b>-32.75%</b>

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
8/20/2025	JULY	1273693	MONTHLY DOCK FEE	\$1,350.00	07/2025	paid
9/25/2025	AUGUST	1277866	MONTHLY DOCK FEE	\$1,350.00	08/2025	paid
	SEPTEMBER		MONTHLY DOCK FEE		09/2025	paid



**BARGE:** Magnolia Marine Transport - MM 31B, Magnolia Marine - MM 96  
**Product/Cargo:** Crude / Crude Oil  
**Port/Location:** Port Lavaca, TX Gulfmark Energy Inc  
**AmSpec File#:** 162-25-00252  
**Client Ref#:** ER250801 MM 31B 96  
**Date:** 09/03/25



## Certificate of Quantity

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	30,539.64	30,539.64	<del>30,538.06</del>
US Gallons @ 60°F	1,282,664.88	1,282,664.88	1,282,598.52
Imperial Gallons @ 60°F	1,068,041.93	1,068,041.93	1,067,986.68
Pounds	9,744,756	9,744,756	9,744,252
Long Tons	4,350.338	4,350.338	4,350.112
Short Tons	4,872.378	4,872.378	4,872.126
Kilograms	4,420,147	4,420,147	4,419,918
Metric Tons (AIR)	4,420.147	4,420.147	4,419.918
Metric Tons (VAC)	4,425.307	4,425.307	4,425.078
Cubic Meters @ 15°C	4,853.425	4,853.425	4,853.174
Cubic Meters @ 20°C	4,871.442	4,871.442	4,871.190
Cubic Meters @ 60°F	4,855.415	4,855.415	4,855.164
Litres @ 15°C	4,853,425	4,853,425	4,853,174
Litres @ 20°C	4,871,442	4,871,442	4,871,190
Litres @ 60°F	4,855,415	4,855,415	4,855,164

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
23.6	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

**BARGE:** Florida Marine - FMT 3060 (1111825)  
**Product/Cargo:** Crude / Crude Oil  
**Port/Location:** Port Lavaca, TX Gulfmark Energy Inc  
**AmSpec File#:** 162-25-00233  
**Client Ref#:** VGC250801B-FMT 3060  
**Date:** 08/12/25



## Certificate of Quantity

The undersigned herewith declares that the quantities are as follows:

	TCV	GSV	NSV
	(Total Calculated Volume)	(Gross Standard Volume)	(Net Standard Volume)
Barrels @ 60°F	6,428.57	6,428.57	6,422.14
US Gallons @ 60°F	269,999.94	269,999.94	269,729.88
Imperial Gallons @ 60°F	224,821.98	224,821.98	224,597.11
Pounds	2,051,263	2,051,263	2,049,212
Long Tons	915.743	915.743	914.827
Short Tons	1,025.632	1,025.632	1,024.606
Kilograms	930,437	930,437	929,507
Metric Tons (AIR)	930.437	930.437	929.507
Metric Tons (VAC)	931.524	931.524	930.592
Cubic Meters @ 15°C	1,021.642	1,021.642	1,020.620
Cubic Meters @ 20°C	1,025.435	1,025.435	1,024.409
Cubic Meters @ 60°F	1,022.061	1,022.061	1,021.039
Litres @ 15°C	1,021,642	1,021,642	1,020,620
Litres @ 20°C	1,025,435	1,025,435	1,024,409
Litres @ 60°F	1,022,061	1,022,061	1,021,039

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
23.6	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

HELENA CHEMICAL

0.79

Date Received	Reference	Description	BARGE SHORT TONS	RAIL SHORT TONS	REPORTING MONTH	TOTAL FERTILIZER BULK TONS	BARGE ONLY	RAIL ONLY	TOTAL TARIFF AMOUNT PAID @ \$0.79 PER TON	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%
<b>TOTAL</b>							<b>82058.154</b>	<b>0</b>	<b>\$64,825.93</b>	<b>\$74,768.66</b>	<b>-13.30%</b>

Receipts - 5008

MONTHLY RAIL FEE

REPORTING MONTH

Date Received	Reference	Description	RAIL	REPORTING MONTH	PAID
10/28/2024	ACH	MONTHLY RAIL FEE	\$1,000.00	10/2024	PAID
11/26/2024	ACH	MONTHLY RAIL FEE	\$1,000.00	11/2024	PAID
11/26/2024	ACH	MONTHLY RAIL FEE	\$1,000.00	12/2024	PAID
1/6/2025	ACH	MONTHLY RAIL FEE	\$1,000.00	01/2025	PAID
1/29/2025	ACH	MONTHLY RAIL FEE	\$1,000.00	02/2025	PAID
3/3/2025	ACH	MONTHLY RAIL FEE	\$1,000.00	03/2025	PAID
4/3/2025	ACH	MONTHLY RAIL FEE	\$1,000.00	04/2025	PAID
4/30/2025	ACH	MONTHLY RAIL FEE	\$1,000.00	05/2025	PAID
5/27/2025	ACH	MONTHLY RAIL FEE	\$1,000.00	06/2025	PAID
6/27/2025	ACH	MONTHLY RAIL FEE	\$1,000.00	07/2025	PAID
	ACH	MONTHLY RAIL FEE		08/2025	PAID
	ACH	MONTHLY RAIL FEE		09/2025	PAID

\$10,000.00



### MONTHLY TARIFF REPORT

DATE: AUG 23, 2025

REPORTING PERIOD: AUG 2025  
(MONTH) (YEAR)

COMPANY NAME: Helena Agri-Enterprises, LLC

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

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

<u>0.000</u> Tons	Tons of Fertilizer BARGE / RAIL	<u>DRY OR LIQUID</u> (Name of Product)	@ 0.79¢ per ton
<u>0</u> Tons	Barrels of Crude Oil	<u>CRUDE CONDENSATE</u> (Name of Product)	@ 0.125¢ per barrel

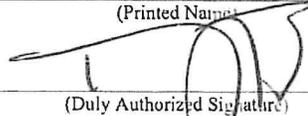
Subject to the tariff adopted by the City of Port Lavaca Port Commission are hereby reported by the above-named company during the period covered hereby and payment in the amount of \$ 0.00 is attached hereto representing tariff due in accordance with the above rate.

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 AUG, 2025

Terminal Manager \_\_\_\_\_  
(Title)

Trey Franz  
(Printed Name)

  
(Duly Authorized Signature)

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





# MONTHLY TARIFF REPORT

DATE: Sept 23, 2025

REPORTING PERIOD: September 2025  
(MONTH) (YEAR)

COMPANY NAME: Helena Agri-Enterprises, LLC

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

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

<u>1,535.965</u> Tons	Tons of Fertilizer BARGE / RAIL	<u>DRY OR LIQUID</u> (Name of Product)	@ 0.79¢ per ton
<u>0</u> Tons	Barrels of Crude Oil	<u>CRUDE CONDENSATE</u> (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 \$ 1,213.41 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 September, 2025

Terminal Manager \_\_\_\_\_  
(Title)

Trey Franz  
(Printed Name)  
  
(Duly Authorized Signature)

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





**DRAFT SURVEY BY DISPLACEMENT**

**MEM 2141**

Barge Type : RAKE

Depth =	13.000 ft	Length of Box =	167.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9950 (LIGHT Condition)	Rake Length =	28.000 ft
Spec Grv =	0.9950 (LOADED Condition)	Rake Height =	12.750 ft

LIGHT FREEBOARDS

LOADED FREEBOARDS

Fwd Port =	11 ft	2.250 in	Fwd Port =	3 ft	8.000 in
Fwd Stbd =	11 ft	1.750 in	Fwd Stbd =	3 ft	9.500 in
Mid Port =	11 ft	5.500 in	Mid Port =	3 ft	8.750 in
Mid Stbd =	11 ft	5.500 in	Mid Stbd =	3 ft	10.500 in
Aft Port =	11 ft	10.000 in	Aft Port =	4 ft	0.750 in
Aft Stbd =	11 ft	10.500 in	Aft Stbd =	4 ft	2.500 in

**Full Load:**

Mean Draft =	9 ft	1.333 in
Volume (Cu. Ft.) =	58,752.408	

**Light Barge:**

Mean Draft =	1 ft	6.083 in
Volume (Cu. Ft.) =	9,299.157	

**Cargo Deadweight:**

Pounds =	3,071,930
<b>Short Tons =</b>	<b>1,535.965</b>
Metric Tons =	1,393.406
Long Tons =	1,371.397

AmSpec Inc.



*Larry C. Zeringue*

Larry C. Zeringue, Operations

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ACCOUNT AGING REPORT

Oct-25

Item #3.

ACCOUNT NO#	----- NAME -----	LAST PAY	LAST TRANS AMT	T --CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
5000		10/10/2025	\$ 728.57	30 NSF					\$ 30.00
5001		10/1/2025	\$ 1,484.86	\$ -					\$ -
5002		7/24/2025	\$ 3,700.00						\$ -
5003		10/8/2025	\$ 417.75	\$ -					\$ -
5004		9/29/2025	\$ 4,020.00	\$ -					\$ -
5005		10/3/2025	\$ 2,626.72	\$ -					\$ -
5005		10/3/2025	\$ 3,500.00	\$ -					\$ -
5006		10/10/2025	\$ 2,881.13	\$ -					\$ -
5007		10/10//2025	\$ 2,970.76						\$ -
5007		10/10/2025	\$ 1,754.61	\$ -					\$ -
5007		10/10/2025	\$ 3,058.07						\$ -
5008		9/29/2025	\$ 9,575.18						\$ -
5009		9/17/2025	\$ 815.71						\$ -
5010		10/3/2025	\$ 1,464.64	\$ -					\$ -
5011		9/10/2025	\$ 967.50	\$ 2,448.57	\$1,184.62	\$139.42			\$ 3,772.61
5012		9/23/2025	\$ 1,862.49						\$ -
5013		10/1/2025	\$ 747.49	\$ 39.73					\$ 43.70
5014		8/10/2025	\$ 2,351.04	\$ -					\$ -
									\$ -
99-1963-04		10/6/2025	\$ 266.70	\$ -					\$ -
99-1973-08		10/2/2025	\$ 502.32	\$ -					\$ -
99-1983-09		10/1/2025	\$ 216.30	\$ -					\$ -
99-1913-03		10/1/2025	\$ 317.10	\$ -					\$ -
99-2003-04		10/2/2025	\$ 342.30	\$ -					\$ -
99-2015-16		10/2/2025	\$ 342.30	\$ -					\$ -
99-2043-07		10/1/2025	\$ 342.30	\$ -					\$ -
99-2053-12		9/22/2025	\$ 264.60	\$ -					\$ -
99-2063-12		10/3/2025	\$ 367.50	\$ -					\$ -
99-2073-09		10/1/2025	\$ 291.90	\$ -					\$ -
99-2443-05		10/1/2025	\$ 279.30	\$ -					\$ -
99-2133-06		10/1/2025	\$ 291.80	\$ -					\$ -
99-2173-08		10/10/2025	\$ 317.10	\$ -					\$ -
99-2193-07		9/25/2025	\$ 176.40	\$ -					\$ -
99-2213-04		10/1/2025	\$ 176.40	\$ -					\$ -
99-2243-13		10/13/2025	\$ 265.65	\$ -					\$ -
99-2253-07		10/1/2025	\$ 228.90	\$ -					\$ -
99-2273-08		10/1/2025	\$ 176.40	\$ -					\$ -
99-2233-08		10/1/2025	\$ 176.40	\$ -					\$ -
99-2313-15		9/22/2025	\$ 176.40	\$ -					\$ -
99-2443-06		10/1/2025	\$ 279.30	\$ -					\$ -
99-2481-05		10/1/2025	\$ 291.90	\$ -					\$ -
99-2421-07		10/1/2025	\$ 239.40	\$ -					\$ -
99-2543-09		10/1/2025	\$ 319.20	\$ -					\$ -
99-2163-03		10/1/2025	\$ 630.00	\$ -					\$ -
=====									
**** BOOK # :00 99	TOTAL ACCOUNTS:	39	\$ 52,204.39	2,488.30	1184.62	139.42	0	0	3,846.31

PORT COMMISSION PAYMENT REPORT - SEPTEMBER 2025

Item #3.

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-104500 AMAZON CAPITAL SERVICES	C-1PXP-YCMQ-4QF6	504 51000521.01	OFFICE : RETURN	69506	-\$59.99
01-104500 AMAZON CAPITAL SERVICES	I-11HM-1RMY-CWRR	504 51000521.01	OFFICE : PEN & PENCILS	69506	\$18.57
01-104500 AMAZON CAPITAL SERVICES	I-17NF-19V6-9YH3	504 50070526.1000	EQUIPMENT - OFFICE: KEYBOARD	69412	\$139.99
01-104500 AMAZON CAPITAL SERVICES	I-1PXP-YCMQ-4QF6	504 50070526.1000	EQUIPMENT - OFFICE: KEYBOARD	69412	\$59.99
01-104500 AMAZON CAPITAL SERVICES	I-1TWH-RJVN-6YLF	504 51000521.01	OFFICE : OFFICE SUPPLIES	69506	\$59.21
01-104500 AMAZON CAPITAL SERVICES	I-1XQR-6IIM-9VGM	504 51000521.01	OFFICE : OFFICE SUPPLIES	69506	\$25.75
			<b>VENDOR TOTALS</b>		<b>\$243.52</b>
01-103271 REYES, ROLANDO JR.	I-1758	504 51000562.03	CE- BUILDING : A/C REPLACEMENT	69413	\$17,500.00
			<b>VENDOR TOTALS</b>		<b>\$17,500.00</b>
01-103058 BAREFOOT, MARK E.	I-002235	504 51000562.03	CE- BUILDING : INSTALL NEW A/C UNIT	69419	\$2,490.00
01-103058 BAREFOOT, MARK E.	I-002236	504 51000542.25	R & M- BUILDING : REPAIR AIR HANDLER	69419	\$970.00
			<b>VENDOR TOTALS</b>		<b>\$3,460.00</b>
01-104507 FIFTH ASSET, INC.	I-DB2006148	504 116.01.004	PREPAID MISC : RENEWAL PLATFORM	69431	\$3,937.50
			<b>VENDOR TOTALS</b>		<b>\$3,937.50</b>
01-101523 DERRICK CONSTRUCTION	C I-46397	504 51000563.05	CE- INFRASTRURE: BOAT RAMP CONSTRUCTION	69433	\$179,284.00
01-101523 DERRICK CONSTRUCTION	C I-46400	504 51000563.05	CE- INFRASTRURE: BOAT RAMP CONSTRUCTION	69577	\$22,171.75
			<b>VENDOR TOTALS</b>		<b>\$201,455.75</b>
01-104071 ENTERPRISE FLEET MANAGEMENT	I-FBN5421642	504 51000544.55	R & M- VEHICLE: MAINTENANCE MANAGEMENT	1142	-\$7.50
01-104071 ENTERPRISE FLEET MANAGEMENT	I-FBN5421642	504 51000551.11	VEHICLE LEASE: MAINTENANCE MANAGEMENT	1142	\$724.65
			<b>VENDOR TOTALS</b>		<b>\$717.15</b>
01-104610 ESCOBEDO, ROCIO	I-202509051233	504 51000523.03	CLEANING & JANITORIAL: CLEANING SERVICES	69436	\$550.00
			<b>VENDOR TOTALS</b>		<b>\$550.00</b>

PORT COMMISSION PAYMENT REPORT - SEPTEMBER 2025

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-102882 FRONTIER SOUTHWEST INC	I-18830907065/092025	504 51000536.02	TELEPHONE : PHONE CHARGES SEPTEMBER 2025	69529	\$185.04
<b>VENDOR TOTALS</b>					<b>\$185.04</b>
01-102645 GEXA ENERGY, LP	I-34545647-4	504 51000536.01	ELECTRICITY : ELECTRICITY SVCS AUG 2025	69442	\$2,571.06
			NAUTICAL LANDING FLOOD LIGHT		\$65.70
			NL BOAT SLIPS		\$790.51
			HARBOR OF REFUGE		\$0.00
			HARBOR OF REFUGE FLOOD LIGHT		\$376.31
			CITY HARBOR		\$0.00
			106 S COMMERCE ST UNIT MAIN		\$1,338.54
<b>VENDOR TOTALS</b>					<b>\$2,571.06</b>
01-104228 PATTILLO, BROWN & HILL	I-508915	504 51000532.01	AUDIT FEES : AUDIT FEES	69548	\$1,000.00
<b>VENDOR TOTALS</b>					<b>\$1,000.00</b>
01-100335 PORT LAVACA, CITY OF	I-08/2025	504 51000536.03	WATER : WATER / SEWER AUGUST 2025	69464	\$235.59
<b>VENDOR TOTALS</b>					<b>\$235.59</b>
01-102309 REPUBLIC SERVICES	I-3-0847-0004785	504 51000533.14	CONTRACTED SERVICES : CONTAINER - PORT COMM.	69472	\$293.94
<b>VENDOR TOTALS</b>					<b>\$293.94</b>
01-100840 ROBERTS, ODEFEY, WITTE	1608-004M/4937	504 51000532.07	LEGAL- REGULAR: PORT COMMISSION-JULY 2025	40	\$525.00
<b>VENDOR TOTALS</b>					<b>\$525.00</b>
01-101259 SHIRLEY & SONS CONSTRUCTION	I-3639	504 51000561.02	CE- LAND & IMPROVMENT: WATERFRONT PUBLIC ACCESS	69476	\$123,025.00
<b>VENDOR TOTALS</b>					<b>\$123,025.00</b>
01-100093 SPARKLIGHT	I-200031799/0925	504 50070536.504	CABLE & INTERNET: INTERNET SERVICES	69561	\$131.56
<b>VENDOR TOTALS</b>					<b>\$131.56</b>

PORT COMMISSION PAYMENT REPORT - SEPTEMBER 2025

Item #3.

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-104134 TEXAS PORTS ASSOCIATION	I-2024-37	504 51000531.04	DUES, SUBSCRIPTION: MEMBERSHIP DUES 2024	69564	\$5,000.00
			<b>VENDOR TOTALS</b>		<b>\$5,000.00</b>
01-102621 UNIFIRST CORPORATION	I-2680107976	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	69494	\$218.00
			<b>VENDOR TOTALS</b>		<b>\$218.00</b>
01-102134 VICTORIA ENGINEERING	I-17643	504 51000561.02	CE- LAND & IMPROVEMENT : DOWNTOWN WATERFRONT	69496	\$5,432.00
			<b>VENDOR TOTALS</b>		<b>\$5,432.00</b>
01-102014 VERIZON WIRELESS	I-6123685329	504 51000536.02	TELEPHONE : CELL PHONE CHARGES	69569	\$40.22
			<b>VENDOR TOTALS</b>		<b>\$40.22</b>
			<b>REPORT GRAND TOTAL</b>		<b>\$366,521.33</b>

CITY OF FORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: SEPTEMBER 30TH, 2025

504-FORT & 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	65,277.14	839,379.60	0.00 (	20,424.60)	102.49
FINES & FORFEITURES	500	500	0	217.12	1,076.33	0.00 (	576.33)	215.27
OTHER REVENUE	35,600	35,600	0	2,535.44	31,013.43	0.00	4,586.57	87.12
GRANT AND CONTRIBUTION R	550,000	550,000	0	191,036.25	232,436.25	0.00	317,563.75	42.26
INTERGOVERNMENTAL REVENUE	116,184	116,184	0	0.00	116,184.00	0.00	0.00	100.00
<b>TOTAL REVENUES</b>	<b>1,521,239</b>	<b>1,521,239</b>	<b>0</b>	<b>259,065.95</b>	<b>1,220,089.61</b>	<b>0.00</b>	<b>301,149.39</b>	<b>80.20</b>
<u>EXPENDITURE SUMMARY</u>								
TECHNOLOGY SERVICES	1,422	1,422	0	331.54	4,423.94	0.00 (	3,001.94)	311.11
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
SMITH HARBOR	11,000	11,000	0	0.00	4,875.00	0.00	6,125.00	44.32
NAUTICAL LANDINGS MARINA OPERATIONS	33,000	33,000	0	11,798.00	22,346.66	0.00	10,653.34	67.72
	1,390,148	1,390,279	(131)	385,442.77	1,233,300.61	187,218.00 (	30,239.61)	102.18
<b>TOTAL EXPENDITURES</b>	<b>1,642,570</b>	<b>1,642,701</b>	<b>(131)</b>	<b>397,572.31</b>	<b>1,278,421.21</b>	<b>187,218.00</b>	<b>177,061.79</b>	<b>89.22</b>
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>( 121,331)</b>	<b>( 121,462)</b>	<b>131</b>	<b>( 138,506.36)</b>	<b>( 58,331.60)</b>	<b>( 187,218.00)</b>	<b>124,087.60</b>	<b>202.16</b>

1,521,239.00+

550,000.00+

000

971,239.00\*

1,220,089.61+

971,239.00\*

12690 Revenues 1.26\*

971,239.00\*

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: SEPTEMBER 30TH, 2025

504-PORT & HARBORS FUND  
REVENUES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<b>USER &amp; SERVICE CHARGES</b>								
436.01 CITY HARBOR-DOCK LEASE	115,000	115,000	0	12,821.16	147,089.99	0.00 (	32,089.99)	127.90
436.09 HOR - DAILY DOCK RENTA	100,000	100,000	0	9,100.00	106,775.00	0.00 (	6,775.00)	106.78
436.10 HOR - RENTAL	4,000	4,000	0	0.00	0.00	0.00 (	4,000.00	0.00
436.11 HOR - DOCK LEASES	268,497	268,497	0	22,393.99	273,929.34	0.00 (	5,432.34)	102.02
436.12 TARIFFS	130,000	130,000	0	4,620.03	121,091.50	0.00 (	8,908.50	93.15
436.20 N L DOCK RENT- TRANSIE	500	500	0	75.00	974.95	0.00 (	474.95)	194.99
436.21 N L-DOCK LEASE	90,950	90,950	0	6,727.25	76,753.28	0.00 (	14,196.72	84.39
436.22 N L -BLDG LEASE	90,028	90,028	0	8,054.85	94,947.22	0.00 (	4,919.22)	105.46
436.23 N L - BLDG RENTAL	0	0	0	0.00	0.00	0.00 (	0.00	0.00
436.24 SMITH HARBOR RENT	19,980	19,980	0	1,484.86	17,818.32	0.00 (	2,161.68	89.18
TOTAL USER & SERVICE CHARGES	818,955	818,955	0	65,277.14	839,379.60	0.00 (	20,424.60)	102.49
<b>FINES &amp; FORFEITURES</b>								
442.01 LATE PAYMENT PENALTIES	500	500	0	217.12	1,076.33	0.00 (	576.33)	215.27
TOTAL FINES & FORFEITURES	500	500	0	217.12	1,076.33	0.00 (	576.33)	215.27
<b>OTHER REVENUE</b>								
451.01 INTEREST INCOME	35,000	35,000	0	2,535.44	30,693.93	0.00	4,306.07	87.70
455.01 OTHER FINANCING SOURCE	0	0	0	0.00	0.00	0.00 (	0.00	0.00
459.03 RETURNED CHECK FEE	0	0	0	0.00	30.00	0.00 (	30.00)	0.00
459.11 AUCTION/SALE PROCEEDS	0	0	0	0.00	0.00	0.00 (	0.00	0.00
459.12 TML REIMBURSEMENTS	0	0	0	0.00	0.00	0.00 (	0.00	0.00
459.71 WASHER-DRYER INCOME	600	600	0	0.00	289.50	0.00	310.50	48.25
459.90 MISCELLANEOUS	0	0	0	0.00	0.00	0.00 (	0.00	0.00
459.92 EQUITY BALANCE FORWARD	0	0	0	0.00	0.00	0.00 (	0.00	0.00
TOTAL OTHER REVENUE	35,600	35,600	0	2,535.44	31,013.43	0.00	4,586.57	87.12
<b>GRANT AND CONTRIBUTION R</b>								
481.00 CAPITAL CONTRIBUTIONS	0	0	0	0.00	0.00	0.00 (	0.00	0.00
481.01 GENERAL LAND OFFICE RE	0	0	0	0.00	0.00	0.00 (	0.00	0.00
482.02 GRANT REVENUE	550,000	550,000	0	191,036.25	232,436.25	0.00	317,563.75	42.26
TOTAL GRANT AND CONTRIBUTION R	550,000	550,000	0	191,036.25	232,436.25	0.00	317,563.75	42.26
<b>INTERGOVERNMENTAL REVENUE</b>								
493.00.1 XFER IN- FUND 001	116,184	116,184	0	0.00	116,184.00	0.00	0.00	100.00
493.88 XFER IN- 206 FAF 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	259,065.95	1,220,089.61	0.00	301,149.39	80.20

CITY OF FORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: SEPTEMBER 30TH, 2025

504-PORT & HARBORS FUND  
 TECHNOLOGY SERVICES  
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<b>MATERIALS &amp; SUPPLIES</b>								
50070526.1000 EQUIPMENT - OPERATIONS	0	0	0	199.98	2,864.71	0.00	( 2,864.71)	0.00
TOTAL MATERIALS & SUPPLIES	0	0	0	199.98	2,864.71	0.00	( 2,864.71)	0.00
<b>SERVICES</b>								
50070536.504 CABLE & INTERNET- PORT	1,422	1,422	0	131.56	1,559.23	0.00	( 137.23)	109.65
TOTAL SERVICES	1,422	1,422	0	131.56	1,559.23	0.00	( 137.23)	109.65
<b>MAINTENANCE</b>								
50070542.504 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>331.54</u>	<u>4,423.94</u>	<u>0.00</u>	<u>( 3,001.94)</u>	<u>311.11</u>

CITY OF FORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: SEPTEMBER 30TH, 2025

504-PORT & HARBORS FUND  
 CITY HARBOR  
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50800533.20 CONTRACTED SERV-CITY H	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
MAINTENANCE								
50800542.21 R & M- INFRAS- CITY HA	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
50800543.22 R & M- BLDG.- CITY HAR	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
50800543.24 R & M- IMPROV OTB- CIT	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	2,000	2,000	0	0.00	0.00	0.00	2,000.00	0.00
TOTAL CITY HARBOR	7,000	7,000	0	0.00	3,475.00	0.00	3,525.00	49.64

CITY OF FORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: SEPTEMBER 30TH, 2025

504-FORT & 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
SERVICES								
50820533.20 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
MAINTENANCE								
50820542.21 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  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: SEPTEMBER 30TH, 2025

504-PORT & HARBORS FUND  
 SMITH HARBOR  
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50840533.20 CONTRACTED SERV- SMITH	10,000	10,000	0	0.00	4,875.00	0.00	5,125.00	48.75
TOTAL SERVICES	10,000	10,000	0	0.00	4,875.00	0.00	5,125.00	48.75
MAINTENANCE								
50840542.21 R & M- INFRAS- SMITH H	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
TOTAL MAINTENANCE	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
TOTAL SMITH HARBOR	11,000	11,000	0	0.00	4,875.00	0.00	6,125.00	44.32

CITY OF PORT LAVACA  
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
 AS OF: SEPTEMBER 30TH, 2025

504-PORT & HARBORS FUND  
 NAUTICAL LANDINGS MARINA  
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
SERVICES								
50860533.20 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
MAINTENANCE								
50860542.21 R & M- INFRAS- NL MAR	3,000	3,000	0	11,798.00	14,336.32	0.00 (	11,336.32)	477.88
50860542.25 R & M- BUILD (NAUTICAL	0	0	0	0.00	0.00	0.00	0.00	0.00
50860543.26 R & M- INFRAS- NL MARI	0	0	0	0.00	0.00	0.00	0.00	0.00
50860543.27 R & M- IMPROV OTB- NL	0	0	0	0.00	3,182.34	0.00 (	3,182.34)	0.00
TOTAL MAINTENANCE	3,000	3,000	0	11,798.00	17,518.66	0.00 (	14,518.66)	583.96
TOTAL NAUTICAL LANDINGS MARINA	33,000	33,000	0	11,798.00	22,346.66	0.00	10,653.34	67.72

CITY OF PORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: SEPTEMBER 30TH, 2025

504-PORT & HARBORS FUND  
OPERATIONS  
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<b>PERSONNEL SERVICES</b>								
51000511.01 SALARIES & WAGES	119,672	119,787	( 115)	13,453.38	112,856.72	0.00	6,930.28	94.21
51000511.06 SALARIES & WAGES-TEMP	0	0	0	0.00	0.00	0.00	0.00	0.00
51000511.07 SALARIES & WAGES-OVERT	0	0	0	161.48	984.40	0.00	984.40	0.00
51000512.05 EMPLOYER-SOCIAL SECURI	9,155	9,164	( 9)	677.40	8,237.92	0.00	926.08	89.89
51000512.10 EMPLOYER-T.M.R.S.	7,276	7,283	( 7)	551.35	6,797.70	0.00	485.30	93.34
51000512.20 GROUP H/D INS PREMIUMS	20,797	20,797	0	1,734.60	18,884.69	0.00	1,912.31	90.80
51000512.30 WORKER'S COMPENSATION	255	255	0	0.00	1,497.34	0.00	1,242.34	587.19
51000512.31 UNEMPLOYMENT INSURANCE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000512.40 SAFETY PAY	500	500	0	0.00	0.00	0.00	500.00	0.00
TOTAL PERSONNEL SERVICES	157,655	157,786	( 131)	16,578.21	149,258.77	0.00	8,527.23	94.60
<b>MATERIALS &amp; SUPPLIES</b>								
51000521.01 OFFICE	1,000	1,000	0	106.79	1,958.89	0.00	958.89	195.89
51000523.03 CLEANING & JANITORIAL	11,000	11,000	0	1,548.90	8,603.48	0.00	2,396.52	78.21
51000525.01 FUEL	500	500	0	51.05	84.48	0.00	415.52	16.90
51000526.01 GENERAL SAFETY & TOOLS	150	150	0	0.00	189.77	0.00	164.14	126.51
51000528.03 NON-CAPITALIZED ASSETS	1,500	1,500	0	0.00	1,335.86	0.00	164.14	89.06
51000529.11 LIGHTING & DECORATION	2,000	2,000	0	0.00	1,281.36	0.00	718.64	64.07
TOTAL MATERIALS & SUPPLIES	16,150	16,150	0	1,706.74	13,453.84	0.00	2,696.16	83.31
<b>SERVICES</b>								
51000531.01 TRAVEL & TRAINING	500	500	0	0.00	0.00	0.00	500.00	0.00
51000531.04 DUES, SUBSCR., & PUBLI	5,500	5,500	0	5,000.00	5,199.95	0.00	300.05	94.54
51000531.05 ADVERTISING & LEGAL NO	0	0	0	0.00	802.00	0.00	802.00	0.00
51000531.07 PUBLIC & EMPLOYEE RELA	0	0	0	0.00	158.50	0.00	158.50	0.00
51000532.01 AUDIT FEES	6,000	6,000	0	1,000.00	5,200.00	0.00	800.00	86.67
51000532.06 HEALTH & FITNESS	0	0	0	0.00	0.00	0.00	0.00	0.00
51000532.07 LEGAL- REGULAR	3,000	3,000	0	822.50	2,959.25	0.00	40.75	98.64
51000533.14 CONTRACTED SERVICES	31,960	31,960	0	293.94	24,582.85	0.00	7,377.15	76.92
51000535.01 GENERAL LIABILITY INSU	3,849	3,849	0	0.00	5,005.11	0.00	1,156.11	130.04
51000535.10 WINDSTORM INS	20,000	20,000	0	0.00	21,196.52	0.00	1,196.52	105.98
51000535.11 FLOOD INS	2,250	2,250	0	0.00	2,380.00	0.00	130.00	105.78
51000536.01 ELECTRICITY	31,627	31,627	0	5,133.47	27,359.92	0.00	4,267.08	86.51
51000536.02 TELEPHONE	2,100	2,100	0	225.26	2,655.32	0.00	555.32	126.44
51000536.03 WATER	6,200	6,200	0	508.02	4,671.37	0.00	1,528.63	75.34
TOTAL SERVICES	112,986	112,986	0	12,983.19	102,170.79	0.00	10,815.21	90.43
<b>MAINTENANCE</b>								
51000541.02 LANDSCAPING	5,000	5,000	0	0.00	0.00	0.00	5,000.00	0.00
51000542.25 R & M- BUILD (NAUTICAL	80,000	62,500	17,500	970.00	26,098.62	0.00	36,401.38	41.76
51000543.04 R & M IMPROVEMENTS OF	2,500	2,500	0	0.00	4,480.00	0.00	1,980.00	179.20
51000543.06 R & M- IMPROVEMENTS (	0	0	0	0.00	0.00	0.00	0.00	0.00
51000544.50 R & M- FURNITURE & EQU	4,000	4,000	0	0.00	1,007.89	0.00	2,992.11	25.20
51000544.55 R & M- VEHICLES & TRAI	500	500	0	7.50	17,656.35	0.00	17,156.35	3,531.27
51000544.65 R & M- MACHINERY & EQU	200	200	0	0.00	0.00	0.00	200.00	0.00
51000544.75 DREDGING	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	92,200	74,700	17,500	962.50	49,242.86	0.00	25,457.14	65.92

CITY OF FORT LAVACA  
REVENUE AND EXPENDITURES REPORT (UNAUDITED)  
AS OF: SEPTEMBER 30TH, 2025

504-FORT & HARBORS FUND  
OPERATIONS  
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<b>SUNDRY</b>								
51000551.11	11,500	11,500	0	1,449.30	8,885.39	0.00	2,614.61	77.26
51000552.02	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.03	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.15	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.25	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.01	22,321	22,321	0	1,860.08	22,320.96	0.00	0.04	100.00
51000553.02	126,560	126,560	0	0.00	126,560.00	0.00	0.00	100.00
51000553.05	133,776	133,776	0	0.00	133,776.00	0.00	0.00	100.00
51000553.60	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.65	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.80	0	0	0	0.00	0.00	0.00	0.00	0.00
51000554.81	0	0	0	0.00	0.00	0.00	0.00	0.00
51000554.84	0	0	0	0.00	0.00	0.00	0.00	0.00
<b>TOTAL SUNDRY</b>	<b>294,157</b>	<b>294,157</b>	<b>0</b>	<b>3,309.38</b>	<b>291,542.35</b>	<b>0.00</b>	<b>2,614.65</b>	<b>99.11</b>
<b>CAPITAL EXPENDITURES</b>								
51000561.02	50,000	50,000	0	128,457.00	154,457.00	187,218.00	( 291,675.00)	683.35
51000562.03	0	17,500	( 17,500)	19,990.00	29,740.00	0.00	( 12,240.00)	169.94
51000563.05	667,000	667,000	0	201,455.75	443,435.00	0.00	223,565.00	66.48
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>717,000</b>	<b>734,500</b>	<b>( 17,500)</b>	<b>349,902.75</b>	<b>627,632.00</b>	<b>187,218.00</b>	<b>( 80,350.00)</b>	<b>110.94</b>
<b>TOTAL OPERATIONS</b>	<b>1,390,148</b>	<b>1,390,279</b>	<b>( 131)</b>	<b>385,442.77</b>	<b>1,233,300.61</b>	<b>187,218.00</b>	<b>( 30,239.61)</b>	<b>102.18</b>
<b>TOTAL EXPENDITURES</b>	<b>1,642,570</b>	<b>1,642,701</b>	<b>( 131)</b>	<b>397,572.31</b>	<b>1,278,421.21</b>	<b>187,218.00</b>	<b>177,061.79</b>	<b>0.00</b>
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>( 121,331)</b>	<b>( 121,462)</b>	<b>131</b>	<b>( 138,506.36)</b>	<b>( 58,331.60)</b>	<b>( 187,218.00)</b>	<b>124,087.60</b>	<b>202.16</b>

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

504-PORT & HARBORS FUND

ACCOUNT# TITLE

ASSETS

111.21	CLAIM ON CONS CASH	( 24,868.88)
112.11.6001	INVESTMENTS-LOGIC	618,048.51
113.22	ALLOWANCE FOR UNCOLLECTI	33,802.82
113.24	UNAPPLIED CREDITS	( 18,201.47)
113.27	PTC ACCTS RECEIVABLE (UB	25,644.46
113.27.1004	ACCTS REC-HARBOR OF REFU	1,013,928.00
113.29.1000	ACCOUNTS RECEIVABLE-MIS(	3,306.59)
116.01.0001	PREPAID INSURANCE	15,417.76
116.01.004	PREPAID MISC	3,937.50
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)

24,868.88-  
618,048.51+  
593,179.63\*

9,315,511.00

TOTAL ASSETS

9,315,511.00

LIABILITIES

207.21	CUSTOMER DEPOSIT	( 50.00)
211.10	AP PENDING (DUE TO CONS	16,543.53
211.67	SOCIAL SECURITY-PAYABLE	520.93
211.71	TMRS- PAYABLE	215.87
211.80.0002	HEALTH INSURANCE	205.76
211.99	YMCA	( 4.35)
212.30	ACCRUED VACATION	5,382.72
213.01	BOND PREMIUM (SERIES '18	68,969.89
214.01.0701	DUE TO PAYROLL FUND	3,374.87
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	2,824.40
221.20	BONDS PAYABLE NON-CURREN	1,355,000.00

2,666,911.62

BALANCE SHEET - UNAUDITED

AS OF: SEPTEMBER 30TH, 2025

504-PORT & HARBORS FUND

ACCOUNT#	TITLE		
TOTAL LIABILITIES			<u>2,666,911.62</u>
FUND EQUITY/BALANCE			
320.07	ENCUMBRANCES	( 382,268.30)	
320.08	RESERVE FOR ENCUMBRANCES	382,268.30	
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		1,220,089.61	
TOTAL EXPENSES		1,278,421.21	
EXCESS REVENUES OVER EXPENDITURES		( 58,331.60)	
TOTAL LIABILITIES & FUND EQUITY/BALANCE			<u>9,318,395.00</u>
** AMOUNT OUT OF BALANCE **			<u>2,884.00</u>

BALANCE SHEET - UNAUDITED

AS OF: SEPTEMBER 30TH, 2025

210-PORT COMMISSION PROJECTS

ACCOUNT#	TITLE		
<b>ASSETS</b>			
<u>=====</u>			
111.21	CLAIM ON CONS CASH	( 72,700.00)	
113.29.1000	ACCOUNTS RECEIVABLE- MIS	2,500.00	
155.01.1000	CONSTRUCTION IN PROGRESS	40,200.00	
			( 30,000.00)
<b>TOTAL ASSETS</b>			<u>( 30,000.00)</u>
<b>LIABILITIES</b>			
<u>=====</u>			
			0.00
<b>TOTAL LIABILITIES</b>			<u>0.00</u>
<b>FUND EQUITY/BALANCE</b>			
<u>=====</u>			
320.07	ENCUMBRANCES	( 1,124,330.36)	
320.08	RESERVE FOR ENCUMBRANCES	1,124,330.36	
<b>TOTAL FUND EQUITY/BALANCE</b>			<u>0.00</u>
<b>TOTAL REVENUES</b>			0.00
<b>TOTAL EXPENSES</b>			30,000.00
<b>EXCESS REVENUES OVER EXPENDITURES</b>			<u>( 30,000.00)</u>
<b>TOTAL LIABILITIES &amp; FUND EQUITY/BALANCE</b>			<u>( 30,000.00)</u>

BALANCE SHEET - UNAUDITED

AS OF: SEPTEMBER 30TH, 2025

310-08 PC DEBT SERVICE

ACCOUNT#	TITLE		
<b>ASSETS</b>			
<u>=====</u>			
111.21	CLAIM ON CONS CASH	91,133.20	
		<u>91,133.20</u>	
	TOTAL ASSETS		<u>91,133.20</u>
<b>LIABILITIES</b>			
<u>=====</u>			
212.60	ACCRUED BOND INTEREST	3,824.00	
		<u>3,824.00</u>	
	TOTAL LIABILITIES		<u>3,824.00</u>
<b>FUND EQUITY/BALANCE</b>			
<u>=====</u>			
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		<u>86,633.88</u>
	TOTAL REVENUES	126,984.82	
	TOTAL EXPENSES	<u>126,309.50</u>	
	EXCESS REVENUES OVER EXPENDITURES		<u>675.32</u>
	TOTAL LIABILITIES & FUND EQUITY/BALANCE		<u>91,133.20</u>



## Port Commission Snapshot

	July	August	September	FYTD	
<b>City Harbor</b>					
Revenue	\$ 11,222.60	\$ 13,914.40	\$ 12,821.16	\$ 147,130.95	
Expenses	\$ 1,999.74	\$ 2,282.50	\$ 3,417.46	\$ 36,828.97	
<b>Gain / (Loss)</b>	<u>\$ 9,222.86</u>	<u>\$ 11,631.90</u>	<u>\$ 9,403.70</u>	<u>\$ 110,301.98</u>	
<b>Harbor of Refuge</b>					
Revenue	\$ 38,198.76	\$ 36,227.73	\$ 36,331.14	\$ 502,219.14	
Expenses	\$ 9,774.14	\$ 11,103.07	\$ 16,815.29	\$ 142,768.04	
<b>Gain / (Loss)</b>	<u>\$ 28,424.62</u>	<u>\$ 25,124.66</u>	<u>\$ 19,515.85</u>	<u>\$ 359,451.10</u>	
<b>Nautical Landings</b>					
Revenue	\$ 14,675.80	\$ 14,598.44	\$ 14,857.10	\$ 173,607.04	
Expenses	\$ 22,628.36	\$ 8,619.94	\$ 26,649.14	\$ 199,446.12	
<b>Gain / (Loss)</b>	<u>\$ (7,952.56)</u>	<u>\$ 5,978.50</u>	<u>\$ (11,792.04)</u>	<u>\$ (25,839.08)</u>	
<b>Smith Harbor</b>					
Revenue	\$ 1,484.86	\$ 1,484.86	\$ 1,484.86	\$ 17,818.32	
Expenses	\$ 460.91	\$ 526.07	\$ 787.66	\$ 11,410.08	
<b>Gain / (Loss)</b>	<u>\$ 1,023.95</u>	<u>\$ 958.79</u>	<u>\$ 697.20</u>	<u>\$ 6,408.24</u>	
<b>Interest Income</b>	<u>\$ 2,692.45</u>	<u>\$ 2,684.07</u>	<u>\$ 2,535.44</u>	<u>\$ 30,693.93</u>	
<b>Property Tax Revenue</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 116,184.00</u>	
<b>Grant Revenue</b>	<u>\$ -</u>	<u>\$ 11,200.00</u>	<u>\$ 191,036.25</u>	<u>\$ 232,436.25</u>	
<b>Total Gain / (Loss)</b>	<u>\$ 33,411.32</u>	<u>\$ 57,577.92</u>	<u>\$ 211,396.39</u>	<u>\$ 829,636.42</u>	\$ 1,220,089.61

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

# Cash Profit and Loss Statement

	July	August	September	FYTD
<b>City Harbor</b>				
Dock Lease	\$ 11,222.60	\$ 13,914.40	\$ 12,821.16	\$ 147,089.99
Oyster Tarrifs	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ -	\$ -	\$ -	\$ 40.96
<b>Total City Harbor</b>	<b>\$ 11,222.60</b>	<b>\$ 13,914.40</b>	<b>\$ 12,821.16</b>	<b>\$ 147,130.95</b>
<b>Harbor of Refuge</b>				
<b>Tarrifs</b>				
Oil	\$ 4,140.16	\$ 4,624.31	\$ 4,620.03	\$ 56,265.57
Fertilizer	\$ 2,516.15	\$ -	\$ -	\$ 64,825.93
Oyster	\$ -	\$ -	\$ -	\$ -
<b>Rentals</b>				
Daily Dock Rental	\$ 8,200.00	\$ 9,100.00	\$ 9,100.00	\$ 106,775.00
Dock Rentals	\$ -	\$ -	\$ -	\$ -
Dock Leases	\$ 22,245.70	\$ 21,393.99	\$ 21,393.99	\$ 261,929.34
Railroad Fee	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 12,000.00
Late Payment Penalties	\$ 96.75	\$ 109.43	\$ 217.12	\$ 423.30
<b>Total Harbor of Refuge</b>	<b>\$ 38,198.76</b>	<b>\$ 36,227.73</b>	<b>\$ 36,331.14</b>	<b>\$ 502,219.14</b>
<b>Nautical Landings</b>				
Dock Rent	\$ 15.75	\$ 348.70	\$ 75.00	\$ 974.95
Dock Lease	\$ 6,568.70	\$ 6,251.60	\$ 6,727.25	\$ 76,753.28
Building Lease	\$ 7,998.14	\$ 7,998.14	\$ 8,054.85	\$ 94,947.24
Building Rentals	\$ -	\$ -	\$ -	\$ -
Washer-Dryer	\$ -	\$ -	\$ -	\$ 289.50
Miscellaneous	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ 93.21	\$ -	\$ -	\$ 642.07
Auction Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Nautical Landings</b>	<b>\$ 14,675.80</b>	<b>\$ 14,598.44</b>	<b>\$ 14,857.10</b>	<b>\$ 173,607.04</b>
<b>Smith Harbor</b>				
Rent	\$ 1,484.86	\$ 1,484.86	\$ 1,484.86	\$ 17,818.32
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
<b>Total Smith Harbor</b>	<b>\$ 1,484.86</b>	<b>\$ 1,484.86</b>	<b>\$ 1,484.86</b>	<b>\$ 17,818.32</b>
<b>Interest Income</b>	<b>\$ 2,692.45</b>	<b>\$ 2,684.07</b>	<b>\$ 2,535.44</b>	<b>\$ 30,693.93</b>
<b>Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 116,184.00</b>
<b>Total Income</b>	<b>\$ 68,274.47</b>	<b>\$ 80,109.50</b>	<b>\$ 259,065.95</b>	<b>\$ 1,220,089.61</b>

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

# Cash Profit and Loss Statement

	July	August	September	FYTD
<b>City Harbor</b>				
Overhead Allocation	\$ 1,999.74	\$ 2,282.50	\$ 3,417.46	\$ 28,353.97
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -
R&M Building	\$ -	\$ -	\$ -	\$ -
Contracted Services	\$ -	\$ -	\$ -	\$ 8,475.00
<b>Total City Harbor</b>	<b>\$ 1,999.74</b>	<b>\$ 2,282.50</b>	<b>\$ 3,417.46</b>	<b>\$ 36,828.97</b>
<b>Harbor of Refuge</b>				
Overhead Allocation	\$ 9,400.07	\$ 10,729.19	\$ 16,064.26	\$ 133,281.82
Electricity	\$ 374.07	\$ 373.88	\$ 751.03	\$ 4,486.22
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -
Contracted Services	\$ -	\$ -	\$ -	\$ 5,000.00
<b>Total Harbor of Refuge</b>	<b>\$ 9,774.14</b>	<b>\$ 11,103.07</b>	<b>\$ 16,815.29</b>	<b>\$ 142,768.04</b>
<b>Nautical Landings</b>				
Overhead Allocation	\$ 3,856.78	\$ 4,402.11	\$ 6,591.04	\$ 54,684.49
Cable & Internet	\$ 263.12	\$ 131.56	\$ 131.56	\$ 1,559.23
R&M Building	\$ 6,344.58	\$ 975.00	\$ 970.00	\$ 26,098.62
R&M Infrastructure	\$ -	\$ -	\$ 11,798.00	\$ 14,336.32
R&M Furniture & Equip	\$ -	\$ -	\$ 199.98	\$ 1,623.27
Cleaning & Janitorial	\$ 837.58	\$ 639.60	\$ 1,548.90	\$ 8,603.48
Lighting & Decoration	\$ 1,281.36	\$ -	\$ -	\$ 1,281.36
Contracted Services	\$ 293.94	\$ 293.94	\$ 293.94	\$ 29,820.10
Windstorm Insurance	\$ -	\$ -	\$ -	\$ 21,196.52
Flood Insurance	\$ -	\$ -	\$ -	\$ 2,380.00
Electricity	\$ 1,932.15	\$ 1,949.46	\$ 4,382.44	\$ 22,873.70
Telephone	\$ 540.61	\$ 228.27	\$ 225.26	\$ 2,655.32
Water	\$ 523.24	\$ -	\$ 508.02	\$ 4,671.37
Landscaping	\$ -	\$ -	\$ -	\$ -
R&M Improvement OTB	\$ 6,755.00	\$ -	\$ -	\$ 7,662.34
<b>Total Nautical Landings</b>	<b>\$ 22,628.36</b>	<b>\$ 8,619.94</b>	<b>\$ 26,649.14</b>	<b>\$ 199,446.12</b>
<b>Smith Harbor</b>				
Overhead Allocation	\$ 460.91	\$ 526.07	\$ 787.66	\$ 6,535.08
Contracted Services	\$ -	\$ -	\$ -	\$ 4,875.00
<b>Total Smith Harbor</b>	<b>\$ 460.91</b>	<b>\$ 526.07</b>	<b>\$ 787.66</b>	<b>\$ 11,410.08</b>
<b>Total Expenses</b>	<b>\$ 34,863.15</b>	<b>\$ 22,531.58</b>	<b>\$ 47,669.56</b>	<b>\$ 390,453.21</b>
<b>Operating Cash Flow</b>	<b>\$ 33,411.32</b>	<b>\$ 57,577.92</b>	<b>\$ 211,396.39</b>	<b>\$ 829,636.40</b>
CE- Land & Improvements	\$ 11,200.00	\$ 9,800.00	\$ 128,457.00	\$ 154,457.00
CE - Buildings	\$ -	\$ -	\$ 19,990.00	\$ 29,740.00
CE - Infrastructure	\$ -	\$ 241,979.25	\$ 201,455.75	\$ 443,435.00
Dredging	\$ -	\$ -	\$ -	\$ -
Transfer Out Fund 310	\$ 63,280.00	\$ -	\$ -	\$ 126,560.00
Transfer Out Fund 322	\$ 66,888.00	\$ -	\$ -	\$ 133,776.00
<b>Net Cash Flow</b>	<b>\$ (107,956.68)</b>	<b>\$ (194,201.33)</b>	<b>\$ (138,506.36)</b>	<b>\$ (58,331.60)</b> \$ 1,278,421.21

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

## PORT COMMISSION MONTHLY OVERHEAD

Personnel Services	\$	16,578.21
Office	\$	106.79
Travel & Training	\$	-
Fuel	\$	51.05
General safety and tools	\$	-
Non -Capitalized Assets	\$	-
Dues & Subscriptions	\$	5,000.00
Audit Fees	\$	1,000.00
Health & Fitness	\$	-
Legal - Regular	\$	822.50
General Liability Ins.	\$	-
R & M Vehicles	\$	(7.50)
Vehicle Leases	\$	1,449.30
Administrative costs	\$	1,860.08
<b>Total</b>	<b>\$</b>	<b><u>26,860.43</u></b>

	% allocation	Allocation amount
City Harbor	12.72%	\$ 3,417.46
Harbor of Refuge	59.81%	\$ 16,064.26
Nautical Landings	24.54%	\$ 6,591.04
Smith Harbor	2.93%	\$ 787.66
	<b>100.00%</b>	<b>\$ 26,860.43</b>

# Cash, Encumbrances, Budgeted CIP, & Bond Payments

Ending Cash Assets	As of 7/31/2025	As of 8/31/25	As of 9/30/25
Ending Cash	\$ 306,345.87	\$ 97,499.67	\$ (24,868.88)
Inventments Logic	\$ 612,864.49	\$ 615,513.07	\$ 618,048.51
Fund 210 Port Projects	\$ (56,700.00)	\$ (65,404.00)	\$ (72,700.00) *1
Debt Service Funds (310 & 322)	\$ 91,172.69	\$ 91,204.68	\$ 91,233.77
<b>Total Ending Cash Assets</b>	<b>\$ 953,683.05</b>	<b>\$ 738,813.42</b>	<b>\$ 611,713.40</b>

Current Encumbrances		Ordered	Received	Outstanding
PO#	Task Order	Contractor	Project Description	
25-00042		Victoria Engineering	Downtown WaterFront Public Access	\$ 75,000.00
25-00141		Shirley & Son Construction Co.	Downtown WaterFront Public Access	\$ 168,850.00
			Total	<b>\$ 64,193.00</b>

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

Remaining Bond Payments		Total
1	FY 24/25 Remaining Bond Payments	\$ -
	Total	<b>\$ -</b>

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

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



# COMMUNICATION

SUBJECT: CITY MANAGER'S REPORT

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## INFORMATION:

- a) TPWL Grant – Renovations to Nautical Landings Marina Breakwater
- b) CDBG-MIT Coastal Resiliency Living Shoreline Project
- c) ReStore (cleanup of old barge(s) in Smith Harbor)
- d) CDBG-MIT Round 2 Application for use of funds for Replacement of Culverts under Rail at Corporation Ditch and Voluntary Restoration of Refuge Shoreline
- e) GLO CEPRA Grant (Harbor of Refuge Shoreline Protection)
- f) MBMT Grant Downtown Waterfront Public Access Improvement
- g) TxDOT Truck Route signs
- h) Parking Area on SBA Steel Property at the HOR Boat Ramp
- i) TxDOT Maritime Division
- j) GLO CMP Cycle 31 Project of Special Merit

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CITY OF PORT LAVACA

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MEETING: October 21, 2025 AGENDA ITEM

DATE: 10.15.2025

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:**

This breakwater project is complete, and we have received reimbursement from TPWL for everything except retainage. TPWL will conduct a final inspection on October 24<sup>th</sup> at 11:30. Following the final inspection, they will release retainage and approve the final reimbursement.

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

We received the USCE permit on October 1<sup>st</sup>, and that same day I received an email from Tony Jurisich that they would agree to sign the Letter of No Objection to the project, which I received on October 7<sup>th</sup>. The Coastal Lease is scheduled to be presented to the School Land Board on October 21<sup>st</sup>. At present, we are targeting January 12<sup>th</sup> for Council to award a construction contract.

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

We have submitted everything to the USACE, but with the shutdown, nothing is moving.

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.**

We have executed contracts with Urban Engineering for the Harbor of Refuge shoreline restoration project and Mott McDonald for the Culverts at the Harbor of Refuge (and Corporation Ditch drainage improvements) and KSBR for grant administration. We are now just waiting for the approval of the Authority to use Grant Funds (AUGF) document.

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

Mott McDonald plans to submit the full USACE permit application before the end of October.

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

Phase 1 of this project is complete and already seeing a lot of use. Matt is still working on the plans for the parking lot and green infrastructure portion of the project.

7. **TxDOT Truck Route signs:**

The posts for the large signs are still in fabrication.

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

I heard back from SBA today. Their legal team is reviewing what we sent over, but they wanted to know whether we would have any interest in a purchase of the area where the parking lot is. I told them that a purchase was an option the City would consider. So, they may also submit an offer for the sale of

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**CITY OF PORT LAVACA**

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the property.

**9. TxDOT Maritime Division:**

TxDOT Maritime plans to start visiting ports in the fall/winter and begin discussing our port profile. The next Port Authority Advisory Committee Meeting is on October 21<sup>st</sup> at 1 pm on Teams.

**10. GLO CMP Cycle 31 Project of Special Merit:**

We have been approved to move forward to the development stage of our submitted project "**Public Access Boardwalk at Smith Harbor**". Matt and I will start working on the Workplan Template next week. This is due by November 12<sup>th</sup> at 5 pm. GLO staff will perform an environmental review and work with us to finalize the workplan and other documents required by March 31, 2026.

# COMMUNICATION

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

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## INFORMATION:

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

**A) City Harbor**

- 1) 22 September 2025 Matagorda Bay Fishing Cooperative completed the purchase of Miller Seafood.

**B) Nautical Landings Building**

- 1) Working on a scope to replace six big windows south end front of the building, and identify the availability of windstorm regulations. The report has been sent to G&W Engineering for review.  
Awaiting bids. We have two bids, Barefoot Construction & Wade Wilson.

**C) Nautical Landings Marina**

- 1) Horizon Environmental has been onsite 16 times since the last PC meeting.

**D) Smith Harbor**

- 1) 9 October 2025 Shirley & Son completed phase 1 project.

**E) Harbor of Refuge**

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

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

# COMMUNICATION

SUBJECT: HEAR PRESENTATION FROM NEW OWNERS OF MILLER'S SEAFOOD, LLC. - THE COOP

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## INFORMATION:

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**REGULAR PORT COMMISSION MEETING:**

**DATE:** 10/21/2025

**TO:** PORT COMMISSION

**FROM:** The Coop

**SUBJECT: HEAR PRESENTATION FROM NEW OWNERS OF MILLER'S SEAFOOD,  
LLC.**

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# **COMMUNICATION**

**SUBJECT:** REVIEW AND DISCUSS NL MARINA DOCK RATES WITH  
SURROUNDING AREA MARINAS - PRESENTER JIM RUDELLAT

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**INFORMATION:**

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**REGULAR PORT COMMISSION MEETING:**

**DATE:** 10/21/2025

**TO:** PORT COMMISSION

**FROM:** Jim Rudellat

**SUBJECT: REVIEW AND DISCUSS NL MARINA DOCK RATES WITH SURROUNDING  
AREA MARINAS**

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# **COMMUNICATION**

**SUBJECT: REVIEW AND DISCUSS NL MARINA DOCK SPACE LEASE FORM -  
PRESENTER JIM RUDELLAT**

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## **INFORMATION:**

# NAUTICAL LANDINGS MARINA APPLICATION AND LEASE

Item #8.

Move in Date: \_\_\_\_\_

Slip Number: \_\_\_\_\_

Account Number: \_\_\_\_\_

email address: \_\_\_\_\_

Bill Amount: \_\_\_\_\_

30 AMP

50 AMP

**ABOVE THIS LINE - OFFICE USE ONLY - LAST MONTH'S (DEPOSIT) GOES TO GL CODE 501-3000.**

Name: \_\_\_\_\_

(Primary person listed)

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

(Not Marina Address)

DL/ID #: \_\_\_\_\_ State: \_\_\_\_\_ SS# \_\_\_\_\_ DOB: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Emergency Contact: \_\_\_\_\_

Contact Number #: \_\_\_\_\_ Relationship: \_\_\_\_\_

## BOAT TYPE:

Electric:  30 AMP  50 AMP  None

Name of Vessel: \_\_\_\_\_ Length: \_\_\_\_\_ Make/Model #: \_\_\_\_\_

Insurance Name: \_\_\_\_\_ Policy # \_\_\_\_\_

Beginning Date: \_\_\_\_\_ Exp Date: \_\_\_\_\_

Texas Registration #: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

I certify that under the penalties of perjury the above information is true and correct to the best of my knowledge.

I hereby waive my right of confidentiality, and both authorize and request that information pertaining to my criminal history (if any) and driving record be made available to the City of Port Lavaca to whom I have made an application for leasing.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

## NAUTICAL LANDINGS MARINA LEASE FOR DOCKING SPACE

This lease agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at Port Lavaca, Texas, by and between the Port Commission, Nautical Landings Marina, acting by and through its duly authorized agent, as **Lessor** (hereinafter sometimes referred to as **Marina**) and

(Name) \_\_\_\_\_ (Address) \_\_\_\_\_

(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Phone) \_\_\_\_\_

and the craft described below, who are jointly referred to hereinafter as **Lessee**:

1. Marina hereby leases to Lessee, and Lessee hereby leases from Marina, docking space for a boat described as (Name of Vessel) \_\_\_\_\_.

Hereinafter referred to as the **craft** on a:

Annual lease or move in date beginning \_\_\_\_\_ and extending until \_\_\_\_\_.

Annual leases must be renewed on or before January 1<sup>st</sup> of each year with updated registration and insurance.

Payment Method:

\_\_\_\_ **Month to month basis** for a term beginning \_\_\_\_\_ at a rate of \_\_\_\_\_ per month, payable monthly, in advance, without demand, on the first day of each month at the office of the Finance Director, City of Port Lavaca, at City Hall, 202 N. Virginia Street, Port Lavaca, Texas 77979.

\_\_\_\_ **Yearly basis** for a term beginning \_\_\_\_\_ and ending \_\_\_\_\_ at a yearly fee of \_\_\_\_\_, without demand at the office of the Finance Director, City of Port Lavaca, at City Hall, 202 N. Virginia Street, Port Lavaca, Texas 77979.

**PREPAID DOCKAGE FEES ARE NOT REFUNDABLE.**

2. Slip rental fees are calculated by the overall length of craft or slip, whichever is greater.
3. Proper slip size shall be determined by the OVERALL length of the craft (including all overhangs) plus two feet.
4. Require the applicant's permission and require a payment of \$10.00 to perform a background check.
5. Require references and contact numbers to be provided of previous marinas, from most recent to past.
6. It is specifically agreed that this lease covers the right to tie said craft at the Marina but does not grant Lessee the right to any specific slip. Marina shall designate which slip is to be used by Lessee, and Marina may change the slip to be used at any time.
7. Notice must be given at the office of Marina, prior to removal of said craft permanently from the slip or for a period longer than 30 days. In the event that said craft changes ownership, Marina must be notified on the day of said change of ownership, and the new owner must sign a new Marina lease if they intend to remain at the Marina.
8. LESSEE AGREES THAT ALL CHARGES UNDER THE TERMS OF THIS CONTRACT SHALL GIVE LESSOR AN EXPRESS LIEN UPON LESSEE'S CRAFT AND LESSEE HEREBY GRANTS TO LESSOR A SECURITY INTEREST IN SAID CRAFT TO SECURE SAME, NO CRAFT SHALL BE REMOVED FROM THE MARINA UNTIL ALL CHARGES ARE FULLY PAID AND THE MARINA IS GRANTED THE RIGHT TO SECURE SUCH CRAFT FROM REMOVAL UNTIL ALL CHARGES ARE PAID IN FULL. Marina reserves the right to remove said craft until all delinquent charges have been paid in full. Lessee agrees that should the above conditions arise, Marina will in no way be held liable for any cost incurred by Marina in the removal and/or moorage of said craft.
9. Lessee does hereby authorize Marina, at its option ten (10) days after such default, to give written notice of such default, to declare the lease terminated without legal process and without prejudice to the legal r

Lessee, to enter the premises where the craft may be and take possession of the craft and all equipment as security for any which may be due, including repairs for sale and repossession expenses, and effect sale, public or private, returning remaining balance, if any to Lessee.

10. Lessee agrees to pay attorney's fees and other costs incurred by Marina for the collection of any unpaid account due Marina by Lessee.
11. Marina reserves the right to terminate this Marina lease without prior notice to the owner of said craft with reasonable cause and the right to remove said craft from its moorage and from the premises owned or leased by Lessee. The owner of said craft agrees that Marina has the right to the above action and will in no way be held liable or responsible for any damage or loss to said craft or its contents due to the above action and removal of said craft from said premises.
12. Marina reserves the right to inspect vessels before signing a lease, upon arrival at the Marina, and while they are docked in the Marina. Lessee must keep the boat in operational condition while in the Marina.
13. Lessee shall have no right to sublease, assign, or otherwise transfer this lease or any interest he or she has in said lease. LESSEE WILL NOTIFY Lessor for any extended slip vacancy (one week or more), and Lessee hereby grants permission to the Marina to use the slip during vacancy.
14. Lessee shall be entitled to reasonable use of the parking lot facilities belonging to Marina. Lessee may use limited electricity and water, furnished by Marina, for use in connection with Lessee's craft. Marina reserves the right to set the limits of such use and charge for any usage in excess of such limits, or to require Lessee to be separately metered, and Lessee agrees to pay any installation costs incurred in connection therewith. Lessee understands this lease covers no other services.
15. Admittance to Marina is restricted to Marina customers, lessees, and their guests, and they are responsible for ~~children~~ any children accompanying them.
16. Lessee must always keep pets on a leash under their control and is responsible for all cleanup.
17. Lessee agrees to maintain in force during the term of this Agreement a "watercraft liability" insurance policy of protection and indemnity that provides comprehensive public liability insurance coverage against any property damage or personal injury liability arising out of ownership, use, occupancy, or maintenance of Tenant's boat/vessel, the Rental Slip, and the Marina. The insurance policy shall be in the minimum amount of \$300,000 and shall name Lessor as an additional insured under the policy.
18. MARINA SHALL NOT BE LIABLE FOR DAMAGE TO LESSEE'S CRAFT WHILE IT IS MOORED IN THE MARINA, including damage arising from conditions of nature or acts of third persons. LESSEE HEREBY CERTIFIES that Lessee has acquired and will keep in force for at least the term of this lease, insurance on his/her property and person and those of their agents and guests for harm due to injuries or damages which may be received at the Marina.
19. Lessee, having inspected the aforesaid boat slip and the pier at said slip, accepts same as suitable for his purposes and hereby expressly waives any defects therein and agrees to hold Marina harmless from any loss, damage, or injury to person or property resulting from improper construction or maintenance of said moorage and pier.
20. Lessee shall be responsible for the proper mooring or fastening of his craft, and Marina shall bear no responsibility, therefore. Mooring is at the sole risk of Lessee.
21. Lessee agrees to store dinghies and all other personal property aboard his craft, and not on the walkways or in the harbor. Lessee is responsible for always keeping the leased slip or craft neat and clean. Lessee will place his/her trash in the receptacles provided for that purpose and will keep the walkways clear from obstruction caused by his/her property.
22. Lessee must be courteous; no loud music or vulgar language will be tolerated.

23. Lessee is responsible and is limited to 2 4 guests per vessel and shall follow the rules of safe boating within the Marina and shall operate boats so as not to create any disturbing wake.
24. Lessee understands that Marina is a commercial endeavor of Marina and therefore, Lessee hereby agrees to refrain from any commercial action competitive with the interests of Marina on Marina's premises.
25. Lessee agrees that no major repairs may be made to the craft in its moorage without prior approval from the Harbor Master. Such repairs shall be made only in a repair area outside of the Marina property.
26. Lessee agrees upon signing this lease, an amount equal to two months' rent to be applied toward the first and last month's rent. (This sum is the security deposit sighted.)
27. All lessees must enroll in the "Auto Debit Program" for their monthly lease payment. (See Form Attached.)
28. All lease payments are due and payable on the first day of each month. All lease payments outstanding over 10 days shall incur late charges at the rate of 10% per month until paid. When an account is over 30 days in arrears, Marina shall have the option of terminating Lessee's lease and of removing Lessee's craft from its moorage space and securing it at a temporary wharf, where it shall incur dockage or storage fees of \$10.00 per day in addition to the other charges set out in this contract.
29. If upon the expiration of termination of this lease, Marina advises Lessee (or Boat Owner) by notice or Certified Letter delivered to the leased docking space, or mailed to the Lessee at the notice address listed above, said vessel, equipment and other property from Marina's premises, and Lessee fails to do so within ten (10) days of the date of such notice, said vessel, equipment and other property shall be deemed to have been abandoned by Lessee/Boat Owner.
30. It is further agreed and understood that this agreement shall continue in effect until terminated by either party hereto upon thirty (30) days' written notice, addressed to the other party, Marina's address being 202 N. Virginia Street, Port Lavaca, Texas 77979. WITHOUT PROPER NOTICE, AT LESSOR'S OPTION, THE LESSEE WILL BE HELD RESPONSIBLE FOR THIRTY (30) DAYS RENT. PREPAID DOCKAGE FEES ARE NOT REFUNDABLE.
31. No equipment shall be attached to, or construction or alterations of any kind performed on the piers or piling, and no advertising signs shall be attached to any portion of the piers or piling or displayed aboard any craft within the above slip without prior permission of Marina.
32. Lessee will promptly reimburse Marina for the cost of repairs to piers, pilings, and other facilities of Marina necessitated by any act of Lessee or any person using the above-named slip or craft with Lessee's consent.
33. Lessee agrees not to deposit or refuse sewage debris, petroleum waste, or products in the water in or around the premises of Marina. In the event of an accidental spill, Lessee will be held responsible for clean-up. Marina reserves the right to remove the vessel from its slip and immediate termination of the lease at Lessee's expense in the event of a spill.
34. Lessee agrees that this lease and Lessee's use of the slip covered hereby shall be subject to all reasonable regulations of Marina as the same may be published and in effect from time to time during the term hereof, as fully as if the same were incorporated herein, and that breach of the same shall constitute a breach of the covenant of the lease. PREPAID DOCKAGE FEES ARE NOT REFUNDABLE.
35. Neither Lessee nor the Lessee's employees, agents, visitors, or guests will engage in dangerous activities nor contribute to the creation of hazardous conditions in, or about the premises of Marina.
36. This agreement shall be construed in accordance with the laws of the State of Texas. All obligations of the parties created in this agreement are performable in Calhoun County, Texas, and the venue shall be in such County.
37. Any consistent or willful violation of these rules and agreements shall result in exclusion from the Marina and forfeiture of slip rental fees.

- 38. Lessee agrees that any notice to be given by Marina may be given by mailing the notice to Lessee at the address listed in the first section of this contract, and Lessee agrees to notify Marina promptly of any new mailing address.
- 39. No waiver by Marina or any default or breach of any term, covenant, condition, agreement, provision, or stipulation herein contained shall be treated as a waiver of any subsequent default or breach of the same or any other term, covenant, condition, agreement, provision, or stipulation hereof.
- 40. Live Aboard Policy – Each tenant is allowed to stay up to ten (10) nights a month aboard their vessel.

THE MARINA RULES AND REGULATIONS HAVE BEEN READ AND ACCEPTED BY THE UNDERSIGNED IN WITNESS WHEREOF, the undersigned Marina and Lessee execute this agreement this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Paid: \$ \_\_\_\_\_, first month's rent \$ \_\_\_\_\_, last month's rent \$ \_\_\_\_\_

Check \$ \_\_\_\_\_      Cash \$ \_\_\_\_\_      Credit Card: \$ \_\_\_\_\_

NL MARINA

LESSEE

\_\_\_\_\_

\_\_\_\_\_

CAPT. JIM RUDELLAT,  
HARBOR MASTER