



## REGULAR PORT COMMISSION MEETING

Tuesday, January 17, 2023 at 10:00 AM  
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

---

### PUBLIC NOTICE OF MEETING

---

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

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

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

### AGENDA

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

#### COVID-19 MEETING PROCEDURE

*Public notice is hereby given that the Port Commission of the City of Port Lavaca, Texas, will hold a meeting TUESDAY JANUARY 17, 2023 beginning at 10:00 a.m., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:*

*Due to COVID-19 concerns, social distancing guidelines will be encouraged for in-person attendance. The meeting will also be available via the video conferencing application "ZOOM".*

*Join Zoom Meeting:*

<https://us02web.zoom.us/j/86573313989?pwd=OUVvQm9Nc2NtR25tWnRMb0NFbGhSdz09>

*Meeting ID: 865 7331 3989*

*One Tap Mobile*

*+13462487799,,82182482989#,,, \*912619# US (Houston)*

*Dial by your location*

*+1 346 248 7799 US (Houston)*

**CALL TO ORDER**

**COMMENTS FROM THE PUBLIC** - *Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting on Zoom by logging on with your computer and/or smart phone as described in the zoom invitation.*

**CONSENT AGENDA**

1. APPROVAL OF MINUTES
  - a) MINUTES OF DECEMBER 20, 2022 - REGULAR MEETING.
2. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

**REPORTS**

3. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND
  - a) Tariff Report
  - b) Account Aging Report
  - c) Payment Report
  - d) Revenue and Expenditure Report
  - e) Balance Sheet / Property Tax Distribution
  - f) Profit and Loss Cash Flow Report
4. ACTION ITEMS: RECEIVE STATUS REPORTS
  - a) Renovations to Nautical Landings Marina Breakwater - Presenter Jody Weaver
  - b) CDBG-MIT Coastal Resilience Project / Restore Project - Presenter Jody Weaver
  - c) Discuss property values and evaluations - Presenter Jody Weaver
5. ACTION ITEM - RECEIVE STATUS REPORTS ON SPECIAL PROJECTS
  - a) Status report regarding TCEQ inspection in June 2022 of Tract 17 and 17Ar - Presenter Jody Weaver
  - b) CRG Limited Phase II Environmental Site Assessment of the Harbor of Refuge Tracts 16, 17, and 17Ar - Presenter Jody Weaver
6. RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT
  - a) City Harbor
  - b) Nautical Landings Building
  - c) Nautical Landings Marina

- d) Smith Harbor
- e) Harbor of Refuge

## COMMENTS

### 7. COMMENTS FROM THE COMMISSIONERS

## ADJOURNMENT

### CERTIFICATION OF POSTING NOTICE

This is to certify that the above notice of a regular meeting of The Port Commission of The City of Port Lavaca, scheduled for **Tuesday, January 17, 2023**, beginning at 10:00 a.m., was posted at city hall, easily accessible to the public, as of **10:00 a.m. Friday, January 13, 2023**.

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

**Rachel Garza**, *Administrative Assistant*

### **ADA NOTICE**

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

---

# COMMUNICATION

SUBJECT: APPROVAL OF MINUTES

---

## INFORMATION:

a) MINUTES OF DECEMBER 20, 2022 - REGULAR MEETING.





## REGULAR PORT COMMISSION MEETING

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

### MINUTES

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

On this the 20<sup>th</sup> day of December 2022, the Port Commission of the City of Port Lavaca, Texas, convened in regular session at 10:00 a.m. in the regular meeting place in City Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas, with the following Commissioners in attendance:

#### ROLL CALL:

Alex Davila	Commissioner / Chairman
Raymond Butler	Commissioner / Secretary
Mike McGuire	Commissioner
Michael Kovarek	Commissioner
Sue Traylor	Commissioner
Larry Nichols	Commissioner

And with the following Commissioner absent:

Jaimie O'Neil	Commissioner
---------------	--------------

#### CONSENT AGENDA

##### 1. APPROVAL OF MINUTES

##### a) MINUTES OF NOVEMBER 15, 2022 - REGULAR MEETING.

Motion made by Commissioner McGuire

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

THAT, the minutes of the Port Commission regular meeting held on December 20<sup>th</sup>, 2022, are hereby approved.

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye: Alex Davila, Mike McGuire, Larry Nichols, Michael Kovarek, Raymond Butler, and Sue Traylor.

Voting Nay: None

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

Motion made by Commissioner McGuire

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

THAT, the Harbor Master's Inspection Report of the Port Commission regular meeting held on December 20, 2022, are hereby approved.

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye: Alex Davila, Mike McGuire, Larry Nichols, Michael Kovarek, Raymond Butler, and Sue Traylor.

Voting Nay: None

## REPORTS

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

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

A copy of these reports, in their entirety, can be found in the Port Commission's meeting packet dated December 20, 2022

Agenda item discussed.

No action was taken.

### 4. ACTION ITEMS: RECEIVE STATUS REPORTS

- a) Renovations to Nautical Landings Marina Breakwater - Presenter Jody Weaver  
TPWL GRANT — NAUTICAL LANDINGS BREAKWATER
  - No new update. Still waiting on the TPWL contract CDBG-MIT Coastal Resiliency

b) CDBG-MIT Coastal Resilience Project / Restore Project - Presenter Jody Weaver

- Attached is a copy of the October 2022 Mott MacDonald Progress Report. (A copy of this report can be found in the Port Commission Packet dated December 20, 2022.)
- Below is a link to Mott MacDonald's presentation on the Coastal Engineering Analysis performed and the Alternatives being considered which was presented at a meeting on November 4<sup>th</sup>.
- <https://cleargov.com/texas/calhoun/city/port-lavaca/projects/7897/living-shoreline-breakwater--glo-cdba-mit-coastal-resiliency-grant>

**RESTORE**

- No new update. Still waiting on the TCEQ contract.

c) Discuss property values and evaluations - Presenter Jody Weaver

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

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

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

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

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

- The response to TCEQ regarding the Notice of Violation dated October 21, 2022, was due on November 20 and was submitted on November 19. The full response can be viewed at <https://ilacrobataadobe.com/link/review?uri=urn:aaid:scds:US:b90483dc-e9fc-3b1d-8502-dfd59ed67032>
- The submittal includes a proposed voluntary plan to restore the disturbed final cover and a request for a one (1) year extension in order to complete the work.
- Due to muddy conditions and other weather delays, we were not able to fully complete the required cleanup along the shoreline and deliver the collected debris to the landfill. The submittal respectfully requested an extension until December 31, 2022, to complete these tasks. This cleanup work was completed last week, and we are arranging to have the debris taken to the Victoria landfill prior to December 31.
- We were missing a copy of the Bill of Lading for the drums which were removed and disposed of by Clean Co Systems in June. Clean Co was having trouble locating the document due to a death in the company but were sure they would have it in another week, so we respectfully requested an extension to November 30 to provide this documentation. We were successful in submitting this on November 28.
- Encore has been working to get Tract 11 prepared so they can move everything from Tract 17 to Tract 11. Tract 11 has been mowed and this week White Trash Services came and removed piles of debris that they had dumped there not realizing that approval from the previous tenant was not adequate — i.e., they needed approval from the City which we did not give.
- It is clear that it is going to take longer than Encore originally estimated to relocate to Tract 11, but they are working steadily to do that and committed to be completely off by March 31, 2023.

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

Phase II Environmental Site Assessment at Harbor of Refuge:

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

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

a) City Harbor

- Ran Bid Ads to lease Track 9 & 9A.
  - The Galveston County Daily News on 11/23/2022 & 11/30/2022.
  - Corpus Christi Caller Times on 11/22/2022 & 11/29/2022.

## b) Nautical Landings Building

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

## c) Nautical Landings Marina

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

## d) Smith Harbor

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

## e) Harbor of Refuge

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

**RECEIVE REPORTS AND DISCUSS STATUS OF LEASES**

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

Comments from Chairman Davila, table until Valbridge has completed the property appraisal report.

## 8. DISCUSS LEASE OF TRACT 14 AT HARBOR OF REFUGE.

Comments from Chairman Davila, Tract 14 needs to be cleaned up, requesting Jim Rudellat, to consider gathering bids from Encore, Lester Contracting or Gonzales Construction.

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

Proposals were due on December 8, 2022, and we received no proposals. We had advertised in the Port Lavaca Wave, Corpus Christi Caller Times, and Galveston Daily News.

**Comments**

## 10. COMMENTS FROM THE COMMISSIONERS.

No comments.

**ADJOURNMENT**

Commissioner McGuire made a motion to adjourn the meeting.

Commissioner Nichols seconded this motion.

Motion passed by the following vote:

Voting Aye:

Alex Davila, Mike McGuire, Michael Kovarek, Raymond Butler, Sue Traylor and Larry Nichols.

Voting Nay: None

Meeting adjourned at 10:59 a.m.

These minutes were approved on January 17, 2022.

ATTEST:

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

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

# COMMUNICATION

SUBJECT: RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT

---

**INFORMATION:**

# Port Lavaca Port Commission Monthly Inspection

Month: 17 JANUARY 2023    Location: NLM / Smith Harbor

## 1. Gangway

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 2. Decking

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 3. Main Frame & Floats

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 4. Dock Boxes

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments: Dock A there are six dock boxes with broken hinges and  
Three boxes missing.

## 5. Water Lines, Valves, Etc.

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:



**6. Electrical & Lights**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

**7. Pilings, Guides & Rollers**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

**8. Rub Rails & Fenders**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: Dock A there are two 6' sections of rub rail damaged.

**9. Cleats & Keels**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: Dock A 15 broken cleats, Dock B 2 broken cleats.

**10. Gates & Locks**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

**11. Dredging**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

**12. Cement Cap**

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

**13. Bulkhead**

Condition: **Satisfactory**    Unsatisfactory    Not Applicable

Com

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

# Port Lavaca Port Commission Monthly Building Inspection

Month: 17 JANUARY 2023    Location: NLB

## 1. Doors:

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 2. Decking:

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments: SOME DECK BOARD NEED REPLACING.

## 3. Flooring:

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 4. Windows:

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 5. Water Lines, Valves, Etc.

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 6. Electrical & Lights

Condition: Satisfactory Unsatisfactory Not Applicable  
Comments:

## 7. HVAC

Condition: Satisfactory Unsatisfactory Not Applicable  
Comments:

## 8. Roof:

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

## 9. Parking:

Condition: Satisfactory Unsatisfactory Not Applicable  
Comments:

## 10. Fire Extinguishers:

Condition: Satisfactory Unsatisfactory Not Applicable  
Comments:

## 11. Hand Railing:

Condition: Satisfactory Unsatisfactory Not Applicable  
Comments:

## 12. Stairs & Steps

Condition: Satisfactory Unsatisfactory Not Applicable  
Comments:

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

# Port Lavaca Port Commission Monthly Inspection

Month: 17 JANUARY 2023    Location: City Harbor

## 1. Fueling Area

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 2. Decking

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 3. Main Frame & Floats

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 4. CLEAN UP

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 5. Water Lines, Valves, Etc.

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 6. Electrical & Lights

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

**7. Pilings, Guides & Rollers**

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

**8. Rub Rails & Fenders**

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

**9. Cleats & Kevels**

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

**10. Gates & Locks**

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

**11. Railing**

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

**12. Cement Slab**

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

**13. Bulkhead**

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

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



# Port Lavaca Port Commission Monthly Inspection

Month: 17 JANUARY 2023    Location: Harbor of Refuge

## 1. Road

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 2. Rail spur

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 3. Main Frame & Floats

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 4. Environmental

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 5. Water Lines, Valves, Etc.

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

## 6. Electrical & Lights

Condition: Satisfactory    Unsatisfactory    Not Applicable

Comments:

**7. PERMIT**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**8. Rub Rails & Fenders**

Condition: Satisfactory **Unsatisfactory** Not Applicable

Comments: **5 APRIL 2021 FOUND SOME DAMMAGE TO THE VERTICAL  
TIMBER AT THE OFFSET IN BULKHEAD " DESIGN PROBLEM" DAMMAGE WAS  
DONE BEFORE INSTALLING FENDERS.**

**9. Cleats & Kevels**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**10. Gates & Locks**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**11. Railing**

Condition: Satisfactory Unsatisfactory **Not Applicable**

Comments:

**12. Cement Cap**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

**13. Bulkhead**

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments: **22 DECEMBER 2022 BACKFILLED COUPLE SMALL**

WASHED OUT AREAS BEHIND THE NEW BULKHEAD,

#### 14. CLEAN UP

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments: 3 JANUARY 2023 ENCORE COMPLETED CUTTING UP  
OLD PIPE AND CLEANING TRACK 11.

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

# COMMUNICATION

SUBJECT: RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND

---

## 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

## QUALIZER / GULF MARK

TARIFF REPORT FY 2022-2023

REPORTING  
MONTHBARRELS OF  
CRUDE OILTARIFF AMOUNT  
PAID @ \$0.  
PER BARREL

Date Received	Reference	Description	CRUDE OIL	/	REPORTING MONTH	BARRELS OF CRUDE OIL	TARIFF AMOUNT PAID @ \$0. PER BARREL
11/29/2022	1159283	EQUALIZER, INC.	OIL	/	10/2022	32,424.330	\$3,242.43
1/11/2023	1164810	EQUALIZER, INC.	OIL	/	11/2022	52,978.240	\$5,297.82
		EQUALIZER, INC.	OIL	/	12/2022	PENDING PMT FOR DECEMBER 2022	
		EQUALIZER, INC.	OIL	/	01/2023		
		EQUALIZER, INC.	OIL	/	02/2023		
		EQUALIZER, INC.	OIL	/	03/2023		
		EQUALIZER, INC.	OIL	/	04/2023		
		EQUALIZER, INC.	OIL	/	05/2023		
		EQUALIZER, INC.	OIL	/	06/2023		
		EQUALIZER, INC.	OIL	/	07/2023		
		EQUALIZER, INC.	OIL	/	08/2023		
		EQUALIZER, INC.	OIL	/	09/2023		
FY 2022-2023 - TOTAL							\$8,540.25

## DAILY DOCK RENTAL

Date Received	REPORTING MONTH	Reference	Description	Public Dock	REPORTING MONTH	PAID
11/29/2022	OCTOBER	1159264	MONTHLY DOCK FEE	\$400.00	10/2022	PAID
12/30/2022	NOVEMBER	1162894	MONTHLY DOCK FEE	\$600.00	11/2022	PAID
	DECEMBER		MONTHLY DOCK FEE		12/2022	
	JANUARY		MONTHLY DOCK FEE		01/2023	
	FEBRUARY		MONTHLY DOCK FEE		02/2023	
	MARCH		MONTHLY DOCK FEE		03/2023	
	APRIL		MONTHLY DOCK FEE		04/2023	
	MAY		MONTHLY DOCK FEE		05/2023	
	JUNE		MONTHLY DOCK FEE		06/2023	
	JULY		MONTHLY DOCK FEE		07/2023	
	AUGUST		MONTHLY DOCK FEE		08/2023	
	SEPTEMBER		MONTHLY DOCK FEE		09/2023	

# CITY OF PORT LAVACA PORT COMMISSION

## MONTHLY TARIFF REPORT

DATE: 11/30/2022

REPORTING PERIOD: NOVEMBER 2022  
(MONTH) (YEAR)

COMPANY NAME: EQUALIZER INC

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

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

<u>52,978.24</u>	Tons of Fertilizer	<u>BARGE</u> (Name Product)	@ 0.65¢ per ton
<u>52,978.24</u>	Barrels of Crude Oil	<u>CRUDE OIL</u> (Name Product)	@ 0.010¢ per barrel
	Sacks of Oysters		@ 0.10¢ per sack

Subject to the tariff adopted by the City of Port Lavaca Port Commission are hereby reported by the above-named company during the period covered hereby and payment in the amount of \$ 5,297.82 is attached hereto representing tariff due in accordance with above rate.

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

WITNESS MY HAND this 30 day of NOVEMBER, 2022

COMPTROLLER  
(Title)

MARY MILLER  
(Printed Name)

Mary Miller  
(Duly Authorized Signature)

Port Commission's Main Office Phone Number: (361) 552-9793 Ext. 242 rgarza@portlavaca.org Fax No.: (361) 552-6062

Port Commission's Main Mailing Address: City of Port Lavaca Port Commission 202 N. Virginia St Port Lavaca, TX 77979



From : Camin Cargo Control  
To : GulfMark Energy Inc.

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

**Load RECAP - Original**

Product : CRUDE OIL  
  
Vessel : ATC - 3482 & 3583  
Location : Gulfmark -Port Lavaca, TX  
Tank(s) - 2 | 1  
  
Date : 02-NOV-2022  
File NA° : PVI-12817  
Ref. NA° : ER221002-A

**QUANTITIES - CRUDE OIL****Total Load Quantities - Based on Shore Figures**

TCV, Barrels @ 60 °F 19,655.24  
Free Water 0.00  
GSV

Barrels @ 60 °F 19,655.24  
Gallons @ 60 °F 825,520.08

Long Tons - Air 2,783.693  
Metric Tons - Air 2,828.362  
Short Tons - Air 3,117.736  
Kilograms - Air 2,828,362.0  
Pounds - Air 6,235,471.0

API Gravity @ 60 °F (C) 24.5

**NSV**

Barrels @ 60 °F 19,641.54  
Gallons @ 60 °F 824,944.68

Long Tons - Air 2,781.752  
Metric Tons - Air 2,826.391  
Short Tons - Air 3,115.563  
Kilograms - Air 2,826,391.0  
Pounds - Air 6,231,125.0

S&W % 0.070\*\*  
S&W Vol. 13.70

S&W Source

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

**Total Vessel Quantities**

Vessel : ATC - 3482

TCV, Bbls @ 60 °F 19,671.04  
Free Water 0.00  
GSV

From : Camin Cargo Control  
To : GulfMark Energy Inc.

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

paulm@gulfmarkenergy.com  
shellys@gulfmarkenergy.com

**Load RECAP - Original**

Product : CRUDE OIL  
  
Vessel : ATC - 3482 & 3583  
Location : Gulfmark -Port Lavaca, TX  
Tank(s) - 2 | 1  
  
Date : 22-NOV-2022  
File NA° : PVI-12829  
Ref. NA° : ER221101-A

**QUANTITIES - CRUDE OIL****Total Load Quantities - Based on Shore Figures**

TCV, Barrels @ 60 °F 21,349.34  
Free Water 0.00  
GSV

Barrels @ 60 °F 21,349.34  
Gallons @ 60 °F 896,672.28

Long Tons - Air 3,035.311  
Metric Tons - Air 3,084.018  
Short Tons - Air 3,399.548  
Kilograms - Air 3,084,018.0  
Pounds - Air 6,799,096.0

API Gravity @ 60 °F (T) 23.9

**NSV**

Barrels @ 60 °F ~~21,349.34~~  
Gallons @ 60 °F 896,058.66

Long Tons - Air 3,033.234  
Metric Tons - Air 3,081.908  
Short Tons - Air 3,397.222  
Kilograms - Air 3,081,908.0  
Pounds - Air 6,794,443.0

S&W % 0.068\*\*  
S&W Vol. 14.61

S&W Source

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

**Total Vessel Quantities**

Vessel : ATC - 3583

TCV, Bbls @ 60 °F 21,291.15  
Free Water 0.00  
GSV



From : Camlin Cargo Control  
To : GulfMark Energy Inc.

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

paulm@gulfmarkenergy.com  
shellys@gulfmarkenergy.com

**Load RECAP - Original**

Product

: CRUDE OIL

Vessel

: FMT - 3060

Location

: Gulfmark -Port Lavaca, TX  
Tank(s) - 2 | 1

Date

: 01-NOV-2022

File NA°

: PVI-12821

Ref. NA°

: VG221101-B

**QUANTITIES - CRUDE OIL****Total Load Quantities - Based on Shore Figures**

TCV, Barrels @ 60 °F 12,005.22

Free Water 0.00

GSV

Barrels @ 60 °F 12,005.22

Gallons @ 60 °F 504,219.24

Long Tons - Air 1,701.343

Metric Tons - Air 1,728.644

Short Tons - Air 1,905.504

Kilograms - Air 1,728,644.0

Pounds - Air 3,811,008.0

API Gravity @ 60 °F (T) 24.4

NSV

Barrels @ 60 °F 12,001.97

Gallons @ 60 °F 504,082.74

Long Tons - Air 1,700.882

Metric Tons - Air 1,728.176

Short Tons - Air 1,904.988

Kilograms - Air 1,728,176.0

Pounds - Air 3,809,977.0

S&amp;W % 0.027\*\*

S&amp;W Vol. 3.25

S&amp;W Source

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

**Total Vessel Quantities**

Vessel : FMT - 3060

TCV, Bbls @ 60 °F 12,055.28

Free Water 0.00

GSV

## HELENA CHEMICAL

TARIFF REPORT FY 2022-2023

Date Received	Reference	Description	BARGE	RAIL	REPORTING MONTH	FERTILIZER BULK TONS	TARIFF AMOUNT PAID @ \$0.65 PER TON
11/15/2022	ACH PMT	HELENA CHEMICAL	3624.191	0	10/2022	3,624.191	\$2,355.72
12/2/2022	ACH PMT	HELENA CHEMICAL	11789.2	0	11/2022	11,789.200	\$7,662.98
1/10/2023	ACH PMT	HELENA CHEMICAL	1629.902	0	12/2022	1,629.902	\$1,059.44
		HELENA CHEMICAL			01/2023		
		HELENA CHEMICAL			02/2023		
		HELENA CHEMICAL			03/2023		
		HELENA CHEMICAL			04/2023		
		HELENA CHEMICAL			05/2023		
		HELENA CHEMICAL			06/2023		
		HELENA CHEMICAL			07/2023		
		HELENA CHEMICAL			08/2023		
		HELENA CHEMICAL			09/2023		
FY 2022-2023 - TOTAL							\$11,078.14

## MONTHLY RAIL FEE

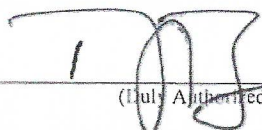
Date Received	MONTH	Reference	Description	RAIL	REPORTING MONTH	PAID
10/27/2022	OCT	ACH	MONTHLY RAIL FEE	\$833.00	10/2022	PAID
11/30/2022	NOV	ACH	MONTHLY RAIL FEE	\$833.00	11/2022	PAID
12/29/2022	DEC	ACH	MONTHLY RAIL FEE	\$833.00	12/2022	PAID
1/4/2023	JAN	ACE	MONTHLY RAIL FEE	\$833.00	01/2023	PAID
			MONTHLY RAIL FEE		02/2023	
			MONTHLY RAIL FEE		03/2023	
			MONTHLY RAIL FEE		04/2023	
			MONTHLY RAIL FEE		05/2023	
			MONTHLY RAIL FEE		06/2023	
			MONTHLY RAIL FEE		07/2023	
			MONTHLY RAIL FEE		08/2023	
			MONTHLY RAIL FEE		09/2023	

## MONTHLY TARIFF REPORT

DATE: December 21, 2022REPORTING PERIOD: December 2022  
(MONTH) (YEAR)COMPANY NAME: HELENA AGRI-ENTERPRISES, LLCMAILING ADDRESS: PO BOX 419  
(P. O. Box Number or Street)PORT LAVACA TX 77979  
(City) (State) (Zip Code)-----  
1,629.902 Tons of Fertilizer Barge @ 0.65¢ per ton  
(Name Product)  
(Name Product)0 Rail @ 0.65¢ per ton  
-----

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 \$ \$1,059.44 is attached hereto representing tariff due in accordance with above rate.

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

WITNESS MY HAND this 21 day of December, 2022Terminal Manager  
(Title)Trey Franz  
(Printed Name)  
(Duly Authenticated Signature)Port Commission's Main Office Phone Number:  
Port Commission's Main Mailing Address:(361) 552-9793 Ext. 242 rgarza@portlavaca.org Fax No.: (361) 552-6062  
City of Port Lavaca Port Commission 202 N. Virginia St Port Lavaca, TX 77979



## Monthly Tariff 2022

December 2022

[illegible][illegible]

<b>Barge</b>
<b>1,629.902</b>
<b>\$1,059.44</b>
<b>Rail</b>
<b>0.000</b>

December 2022



## DRAFT SURVEY BY DISPLACEMENT

### **MTC 7353 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 =	0.9955 ( <b>LIGHT</b> Condition)		
Spec Grv =	0.9955 ( <b>LOADED</b> Condition)		

#### LIGHT FREEBOARDS

Fwd Port =	11 ft	6.000 in
Fwd Stbd =	11 ft	6.000 in
Mid Port =	11 ft	6.000 in
Mid Stbd =	11 ft	5.750 in
Aft Port =	11 ft	7.000 in
Aft Stbd =	11 ft	7.000 in

#### LOADED FREEBOARDS

Fwd Port =	4 ft	1.000 in
Fwd Stbd =	4 ft	0.000 in
Mid Port =	3 ft	11.500 in
Mid Stbd =	4 ft	0.750 in
Aft Port =	4 ft	0.000 in
Aft Stbd =	4 ft	1.000 in

#### **Full Load:**

Mean Draft =	8 ft	11.625 in
Volume (Cu. Ft.) =	62,757.912	

#### **Light Barge:**

Mean Draft =	1 ft	5.708 in
Volume (Cu. Ft.) =	10,306.523	

#### **Cargo Deadweight:**

Pounds =	3,259,804
<b>Short Tons =</b>	<b>1,629.902</b>
Metric Tons =	1,478.624
Long Tons =	1,455.270

Marine Technical Surveyors, Inc.

Larry C. Zeringue, Operations

**MARINE TECHNICAL SURVEYORS, INC.**

## PRESTIGE OYSTER

Date Received	Reference	Description	OYSTERS	TONS	REPORTING		SACKS OF OYSTERS	TARIFF AMOUNT	
					MONTH			PAID @ \$0.30	PER SACK
		PRESTIGE OYSTER	NONE	/	10/2022			\$0.00	
		PRESTIGE OYSTER	NONE	/	11/2022			\$0.00	
		PRESTIGE OYSTER	NONE	/	12/2022			\$0.00	
		PRESTIGE OYSTER	NONE	/	01/2023				
		PRESTIGE OYSTER	NONE	/	02/2023				
		PRESTIGE OYSTER	NONE	/	03/2023				
		PRESTIGE OYSTER	NONE	/	04/2023				
		PRESTIGE OYSTER	NONE	/	05/2023				
		PRESTIGE OYSTER	NONE	/	06/2023				
		PRESTIGE OYSTER	NONE	/	07/2023				
		PRESTIGE OYSTER	NONE	/	08/2023				
		PRESTIGE OYSTER	NONE	/	09/2023				

FY 2022-2023 - TOTAL

\$0.00



CITY OF PORT LAVACA  
MONTHLY TARIFF REPORT

Item #3.

DATE:

1/4/2023

REPORTING PERIOD:

December  
(MONTH)

2022  
(YEAR)

COMPANY NAME:

Prestige Oysters Inc

MAILING ADDRESS:

PO Box 8448  
(P. O. Box Number or Street)

Bacliff  
(City)

TX  
(State)

77518  
(Zip Code)

Tons	Tons of Fertilizer BARGE / RAIL	(Name of Product)	@ 0.65¢ per ton
Tons	Barrels of Crude Oil	CRUDE OIL (Name of Product)	@ 0.10¢ per barrel
Tons	Sacks of Oysters	OYSTERS (Name of Product)	@ 0.30¢ per sack
Tons	Barrels of Oysters	OYSTERS (Name of Product)	@ 0.90¢ per barrel
Tons	Tons of Shrimp	SHRIMP (Name of Product)	@ \$8.00 per ton

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 is attached hereto representing tariff due in accordance with above rate.

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

WITNESS MY HAND this 4 day of January, 2023

V.P.  
(Title)

Lisa Galili  
(Printed Name)

[Signature]  
(Duly Authorized Signature)

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

(361) 552-9793 Ext. 221

City of Port Lavaca Port Commission

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

202 N. Virginia St

Fax No.: (361) 552-6062

Port Lavaca, TX 77979

1/13/2023 3:

## ACCOUNT AGING REPORT

PAGE: 1

BOOK: 99

CONTRACT Item #3.

STAT: Active

ACCOUNT NO#	LAST PAY	S	Γ -CURRENT--	1 MONTHS	2 MONTHS	3 MONTHS	4 MONTHS	BALANCE
99-1415-00	12/9/2022	A	4,891.77CR					4,891.77CR
99-1583-05	12/20/2022	A	3,200.00	2,625.00				5,825.00
99-1733-02	7/8/2022	A	218.87CR					218.87CR
99-1734-00	1/3/2023	A						0
99-1745-00	9/16/2022	A		1,417.50	1,417.50	8,291.41		11,126.41
99-1745-01	1/5/2023	A	500					500
99-1746-00	9/16/2022	A		4,372.01	4,372.01	25,645.22		34,389.24
99-1746-01	1/5/2023	A						0
99-1783-00	1/5/2023	A						0
99-1800-01	1/3/2023	A						0
99-1801-01	1/10/2023	A	300					300
99-1810-00	1/4/2023	A						0
99-1883-00	12/28/2022	A	331.65CR					331.65CR
99-1893-00	12/9/2022	A	2,805.53					2,805.53
99-1909-01	1/6/2023	A	646.08CR					646.08CR
99-1913-02	1/10/2023	A						0
99-1923-06	12/19/2022	A	116.56CR					116.56CR
99-1930-01	12/29/2022	A	31.48CR					31.48CR
99-1931-07	1/10/2023	A	720.00CR					720.00CR
99-1932-06	1/10/2023	A	720.00CR					720.00CR
99-1933-03	12/27/2022	A	93.75CR					93.75CR
99-1963-04	11/10/2022	A	266.7					266.7
99-1973-06	1/3/2023	A						0
99-1983-09	1/4/2023	A						0
99-1993-04	1/4/2023	A						0
99-2003-04	1/3/2023	A						0
99-2013-09	8/3/2022	A	264.6	264.6	264.6	291.06	264.6	1,349.46
99-2015-13	12/13/2022	A						0
99-2033-06	1/3/2023	A						0
99-2043-07	1/3/2023	A						0
99-2053-10	1/3/2023	A						0
99-2063-10	1/3/2023	A	0.10CR					0.10CR
99-2093-07	1/3/2023	A						0
99-2103-07	1/3/2023	A						0
99-2153-04	11/14/2022	A	291.9					291.9
99-2163-03	1/3/2023	A						0
99-2193-07	12/30/2022	A						0
99-2213-04	12/29/2022	A						0
99-2223-10	1/3/2023	A						0
99-2233-07	12/29/2022	A	228.9					228.9
99-2253-07	11/16/2022	A	228.9	228.9				457.8
99-2273-07	1/3/2023	A	352.80CR					352.80CR
99-2313-14	1/3/2023	A						0
99-2421-07	1/3/2023	A						0
99-2433-04	1/3/2023	A						0
99-2443-05	1/3/2023	A						0
99-2481-05	1/3/2023	A						0
99-2543-09	1/3/2023	A						0

\*\*\*\*\* BOOK # :00

: 48

36.53CR

8908.01

6054.11

34227.69

264.6

494

Page 36



VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-101258 ACE HARDWARE	I-170425	504 51000526.01	GENERAL SAFETY: PADLOCK	61667	\$119.28
VENDOR TOTALS					\$119.28
01-104219 AFTERMATH HOLDING CORP	I-221103779	504 51000533.14	CONTRACTED SERVICES: DAY ROOM CLEAN UP	61669	\$3,095.65
VENDOR TOTALS					\$3,095.65
01-103271 AMERICAN CONSTRUCTION	I-1786	504 51000533.14	CONTRACTED SERVICES: INSPECT HEATING ELEMENTS	61672	\$214.90
VENDOR TOTALS					\$214.90
01-102565 CARD SERVICE CENTER	I-0305/112022	504 51000521.01	OFFICE: AMAZON - SUPPLIES FOR CAMERA	333	\$59.98
01-102565 CARD SERVICE CENTER	I-0305/112022	504 51000521.01	OFFICE: AMAZON - MEMORY CARD	333	\$39.99
01-102565 CARD SERVICE CENTER	I-0305/112022	504 51000531.04	DUES, SUBSCRIPTION: US DRUG TEST - ANNUAL FEE	333	\$199.95
VENDOR TOTALS					\$299.92
01-103889 RENE RUBEN CARDONA	I-121922-01	504 51000533.14	CONTRACTED SERVICES: REPLACE BAD LIGHT SWITCH	61831	\$125.00
VENDOR TOTALS					\$125.00
01-104071 ENTERPRISE FLEET MANAGEMENT	I-FBN4620645	504 51000544.55	R & M- VEHICLE: PORT COMMISSION	61698	\$6.00
VENDOR TOTALS					\$6.00

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-102645 GEXA ENERGY, LP	I-3333969-4	504 51000536.01	ELECTRICITY: ELECTRICTY SERVICES NOVEMBER 2022	61708	\$1,992.79
			AC/BAY LIMITED		\$125.54
			LIGHT/BAY LIMITED & AC/DAYROOM & HARBOR MASTER		\$76.63
			SPIRETECH		\$236.06
			AC/EDWARD JONES & SOMETHING MORE		\$0.00
			LIGHTS/DAYROOM, HARBOR MASTER		\$0.00
			SUB PANEL/EDWARD JONES		\$175.80
			PL PLUMBING, G4S, & CONF. ROOM		\$192.99
			NL MARINA BUILDING FLOOD LIGHT		\$52.80
			NL BOAT SLIPS		\$640.71
			HARBOR OF REFUGE		\$0.00
			HARBOR OF REFUGE FLOOD LIGHT		\$492.26
			CITY HARBOR		\$0.00
			<b>VENDOR TOTALS</b>		<b>\$1,992.79</b>
01-102016 MARVELOUS GARDENS INC.	I-9280	504 51000533.14	CONTRACTED SERVICES: HERBICIDE CONTROL SPRAYING	61863	\$95.00
			<b>VENDOR TOTALS</b>		<b>\$95.00</b>
01-100334 PORT LAVACA, CITY OF	I-202212080112	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	61749	\$16.38
			<b>VENDOR TOTALS</b>		<b>\$16.38</b>
01-100335 PORT LAVACA, CITY OF	I-11/2022	504 51000536.03	WATER: WATER/SEWER NOVEMBER	61753	\$186.73
01-100335 PORT LAVACA, CITY OF	I-202212200123	504 51000536.03	WATER: 11-0638-03 MARK DIETZEL	61876	\$219.04
			<b>VENDOR TOTALS</b>		<b>\$405.77</b>

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-102309 REPUBLIC SERVICES #847	I-0847-001244326	504 51000533.14	CONTRACTED SERVICES: CONTAINER - PORT COMMISSION		61760	\$261.31
VENDOR TOTALS						\$261.31
01-100411 TESTENGEER INC	I-13587	504 51000562.03	CE- BUILDING: ELECTRICAL ENGINEERING		61816	\$4,770.00
VENDOR TOTALS						\$4,770.00
01-102621 UNIFIRST CORPORATION	I-2680003236	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES		61775	\$54.48
01-102621 UNIFIRST CORPORATION	I-2680004187	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES		61775	\$89.06
01-102621 UNIFIRST CORPORATION	I-2680004978	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES		61892	\$73.14
01-102621 UNIFIRST CORPORATION	I-2680005827	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES		61892	\$97.94
01-102621 UNIFIRST CORPORATION	I-2680006668	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES		61892	\$54.48
VENDOR TOTALS						\$369.10
01-100461 CAPITAL ONE	I-008661	504 51000521.01	OFFICE: 128GB MICRO SD CARD		324	\$28.52
VENDOR TOTALS						\$28.52

REPORT GRAND TOTAL:	\$11,799.62
---------------------	-------------

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

504-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	705,843	705,843	0	48,199.26	151,023.24	0.00	554,819.76	21.40
FINES & FORFEITURES	12,000	12,000	0	( 25.00)	4,559.21	0.00	7,440.79	37.99
OTHER REVENUE	6,666	6,666	0	4,723.88	8,403.91	0.00	( 1,737.91)	126.07
GRANT AND CONTRIBUTION R	1,000,000	1,000,000	0	0.00	0.00	0.00	1,000,000.00	0.00
INTERGOVERNMENTAL REVENUE	<u>13,992</u>	<u>13,992</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>13,992.00</u>	<u>0.00</u>
TOTAL REVENUES	1,738,501	1,738,501	0	52,898.14	163,986.36	0.00	1,574,514.64	9.43
<u>EXPENDITURE SUMMARY</u>								
TECHNOLOGY SERVICES	1,500	1,500	0	118.44	236.88	0.00	1,263.12	15.79
CITY HARBOR	17,000	17,000	0	0.00	0.00	0.00	17,000.00	0.00
HARBOR OF REFUGE	125,000	125,000	0	6,898.49	25,421.49	13,974.46	85,604.05	31.52
SMITH HARBOR	51,000	51,000	0	0.00	0.00	3,386.09	47,613.91	6.64
NAUTICAL LANDINGS MARINA	15,000	15,000	0	0.00	0.00	0.00	15,000.00	0.00
OPERATIONS	1,856,044	1,856,044	0	20,061.06	57,677.36	5,048.34	1,793,318.30	3.38
NON DEPARTMENTAL	<u>0</u>	<u>0</u>	<u>0</u>	<u>66.52</u>	<u>66.52</u>	<u>0.00</u>	<u>( 66.52)</u>	<u>0.00</u>
TOTAL EXPENDITURES	2,065,544	2,065,544	0	27,144.51	83,402.25	22,408.89	1,959,732.86	5.12
REVENUES OVER/(UNDER) EXPENDITURES	( 327,043)	( 327,043)	0	25,753.63	80,584.11	( 22,408.89)	( 385,218.22)	17.79-

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

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	7,120.99	21,205.74	0.00	93,794.26	18.44
436.09 HOR - DAILY DOCK RENTA	5,000	5,000	0	8,400.00	8,800.00	0.00	( 3,800.00)	176.00
436.10 HOR - RENTAL	18,043	18,043	0	1,432.02	4,296.06	0.00	13,746.94	23.81
436.11 HOR - DOCK LEASES	280,000	280,000	0	8,059.15	57,101.09	0.00	222,898.91	20.39
436.12 TARIFFS	110,000	110,000	0	7,662.98	13,261.13	0.00	96,738.87	12.06
436.20 N L DOCK RENT- TRANSIE	500	500	0	0.00	80.00	0.00	420.00	16.00
436.21 N L-DOCK LEASE	80,000	80,000	0	7,032.50	21,227.70	0.00	58,772.30	26.53
436.22 N L -BLDG LEASE	73,600	73,600	0	6,676.62	19,821.52	0.00	53,778.48	26.93
436.23 N L - BLDG RENTAL	4,500	4,500	0	150.00	300.00	0.00	4,200.00	6.67
436.24 SMITH HARBOR RENT	19,200	19,200	0	1,665.00	4,930.00	0.00	14,270.00	25.68
TOTAL USER & SERVICE CHARGES	705,843	705,843	0	48,199.26	151,023.24	0.00	554,819.76	21.40
<b>FINES &amp; FORFEITURES</b>								
442.01 LATE PAYMENT PENALTIES	12,000	12,000	0	( 25.00)	4,559.21	0.00	7,440.79	37.99
TOTAL FINES & FORFEITURES	12,000	12,000	0	( 25.00)	4,559.21	0.00	7,440.79	37.99
<b>OTHER REVENUE</b>								
451.01 INTEREST INCOME	6,066	6,066	0	2,400.98	6,081.01	0.00	( 15.01)	100.25
455.01 OTHER FINANCING SOURCE	0	0	0	0.00	0.00	0.00	0.00	0.00
459.10 2018 C. O. PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.11 AUCTION PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.12 TML REIMBURSEMENTS	0	0	0	2,095.65	2,095.65	0.00	( 2,095.65)	0.00
459.71 WASHER-DRYER INCOME	600	600	0	227.25	227.25	0.00	372.75	37.88
459.90 MISCELLANEOUS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.92 EQUITY BALANCE FORWARD	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER REVENUE	6,666	6,666	0	4,723.88	8,403.91	0.00	( 1,737.91)	126.07
<b>GRANT AND CONTRIBUTION R</b>								
481.00 CAPITAL CONTRIBUTIONS	0	0	0	0.00	0.00	0.00	0.00	0.00
481.01 GENERAL LAND OFFICE RE	0	0	0	0.00	0.00	0.00	0.00	0.00
482.01 CAPITAL CONTRIBUTIONS	0	0	0	0.00	0.00	0.00	0.00	0.00
482.02 GRANT REVENUE	1,000,000	1,000,000	0	0.00	0.00	0.00	1,000,000.00	0.00
TOTAL GRANT AND CONTRIBUTION R	1,000,000	1,000,000	0	0.00	0.00	0.00	1,000,000.00	0.00
<b>INTERGOVERNMENTAL REVENUE</b>								
493.00.1 XFER IN- FUND 001	0	0	0	0.00	0.00	0.00	0.00	0.00
493.88 XFER IN- 206 FARF FUND	13,992	13,992	0	0.00	0.00	0.00	13,992.00	0.00
TOTAL INTERGOVERNMENTAL REVENUE	13,992	13,992	0	0.00	0.00	0.00	13,992.00	0.00
<b>TOTAL REVENUES</b>	<b>1,738,501</b>	<b>1,738,501</b>	<b>0</b>	<b>52,898.14</b>	<b>163,986.36</b>	<b>0.00</b>	<b>1,574,514.64</b>	<b>9.43</b>

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

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
<u>SERVICES</u>								
50070536.504 CABLE & INTERNET	<u>1,500</u>	<u>1,500</u>	<u>0</u>	<u>118.44</u>	<u>236.88</u>	<u>0.00</u>	<u>1,263.12</u>	<u>15.79</u>
TOTAL SERVICES	1,500	1,500	0	118.44	236.88	0.00	1,263.12	15.79
 TOTAL TECHNOLOGY SERVICES	 <u>1,500</u>	 <u>1,500</u>	 <u>0</u>	 <u>118.44</u>	 <u>236.88</u>	 <u>0.00</u>	 <u>1,263.12</u>	 <u>15.79</u>

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

504-PORT & HARBORS FUND  
CITY HARBOR  
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SERVICES</u>								
50800533.20 CONTRACTED SERV-CITY H	15,000	15,000	0	0.00	0.00	0.00	15,000.00	0.00
TOTAL SERVICES	15,000	15,000	0	0.00	0.00	0.00	15,000.00	0.00
<u>MAINTENANCE</u>								
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	 17,000	 17,000	 0	 0.00	 0.00	 0.00	 17,000.00	 0.00

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

504-PORT & HARBORS FUND  
HARBOR OF REFUGE  
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>SERVICES</u>								
50820533.20 CONTRACTED SERV- HOR	25,000	25,000	0	6,009.25	24,532.25	13,974.46 (	13,506.71)	154.03
TOTAL SERVICES	25,000	25,000	0	6,009.25	24,532.25	13,974.46 (	13,506.71)	154.03
<u>MAINTENANCE</u>								
50820542.21 R & M- INFRASTRUCTURE	100,000	100,000	0	889.24	889.24	0.00	99,110.76	0.89
TOTAL MAINTENANCE	100,000	100,000	0	889.24	889.24	0.00	99,110.76	0.89
 TOTAL HARBOR OF REFUGE	 125,000	 125,000	 0	 6,898.49	 25,421.49	 13,974.46	 85,604.05	 31.52



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

504-PORT & HARBORS FUND  
SMITH HARBOR  
DEPARTMENTAL EXPENDITURES

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

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

504-PORT & HARBORS FUND  
NAUTICAL LANDINGS MARINA  
DEPARTMENTAL EXPENDITURES

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

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

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	75,966	75,966	0	5,847.68	17,533.04	0.00	58,432.96	23.08
51000511.06 SALARIES & WAGES-TEMP	0	0	0	0.00	0.00	0.00	0.00	0.00
51000511.07 SALARIES & WAGES-OVERT	0	0	0	0.00	0.00	0.00	0.00	0.00
51000512.05 EMPLOYER-SOCIAL SECURI	4,515	4,515	0	427.00	1,280.22	0.00	3,234.78	28.35
51000512.10 EMPLOYER-T.M.R.S.	4,460	4,460	0	357.30	1,071.28	0.00	3,388.72	24.02
51000512.20 GROUP H/D INS PREMIUMS	10,946	10,946	0	953.18	2,859.60	0.00	8,086.40	26.12
51000512.30 WORKER'S COMPENSATION	1,800	1,800	0	0.00	1,260.04	0.00	539.96	70.00
51000512.31 UNEMPLOYMENT INSURANCE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000512.40 SAFETY PAY	500	500	0	0.00	0.00	0.00	500.00	0.00
TOTAL PERSONNEL SERVICES	98,187	98,187	0	7,585.16	24,004.18	0.00	74,182.82	24.45
<b>MATERIALS &amp; SUPPLIES</b>								
51000521.01 OFFICE	1,200	1,200	0	148.02	167.35	0.00	1,032.65	13.95
51000523.03 CLEANING & JANITORIAL	10,500	10,500	0	385.48	1,612.39	0.00	8,887.61	15.36
51000524.19 COVID-19 EXPENDITURES	0	0	0	0.00	0.00	0.00	0.00	0.00
51000525.01 FUEL	5,000	5,000	0	0.00	0.00	0.00	5,000.00	0.00
51000526.01 GENERAL SAFETY & TOOLS	300	300	0	119.28	148.09	0.00	151.91	49.36
51000528.03 NON-CAPITALIZED ASSETS	0	0	0	0.00	0.00	0.00	0.00	0.00
51000529.11 LIGHTING & DECORATION	2,000	2,000	0	0.00	0.00	0.00	2,000.00	0.00
TOTAL MATERIALS & SUPPLIES	19,000	19,000	0	652.78	1,927.83	0.00	17,072.17	10.15
<b>SERVICES</b>								
51000531.01 TRAVEL & TRAINING	500	500	0	0.00	0.00	0.00	500.00	0.00
51000531.04 DUES, SUBSCR., & PUBLI	5,700	5,700	0	199.95	199.95	0.00	5,500.05	3.51
51000532.01 AUDIT FEES	3,500	3,500	0	0.00	0.00	0.00	3,500.00	0.00
51000532.06 HEALTH & FITNESS	0	0	0	0.00	0.00	0.00	0.00	0.00
51000532.07 LEGAL- REGULAR	15,000	15,000	0	0.00	0.00	0.00	15,000.00	0.00
51000533.14 CONTRACTED SERVICES	24,000	24,000	0	3,791.86	4,664.48	0.00	19,335.52	19.44
51000535.01 GENERAL LIABILITY INSU	2,819	2,819	0	0.00	3,547.76	0.00	728.76	125.85
51000535.10 WINDSTORM INS	21,681	21,681	0	0.00	0.00	0.00	21,681.00	0.00
51000535.11 FLOOD INS	1,700	1,700	0	0.00	0.00	0.00	1,700.00	0.00
51000536.01 ELECTRICITY	26,955	26,955	0	1,992.79	4,276.02	0.00	22,678.98	15.86
51000536.02 TELEPHONE	2,000	2,000	0	0.00	352.20	0.00	1,647.80	17.61
51000536.03 WATER	3,300	3,300	0	405.77	816.69	0.00	2,483.31	24.75
51000536.07 CABLE & INTERNET	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES	107,155	107,155	0	6,390.37	13,857.10	0.00	93,297.90	12.93
<b>MAINTENANCE</b>								
51000541.02 LANDSCAPING	15,000	15,000	0	0.00	0.00	0.00	15,000.00	0.00
51000542.03 R & M- BUILDING	0	0	0	0.00	0.00	0.00	0.00	0.00
51000542.21 R & M- INFRAST. (HARBO	0	0	0	0.00	0.00	0.00	0.00	0.00
51000542.25 R & M- BUILD (NAUTICAL	11,000	11,000	0	0.00	0.00	0.00	11,000.00	0.00
51000543.04 R & M IMPROVEMENT OTB	2,500	2,500	0	0.00	0.00	0.00	2,500.00	0.00
51000543.06 R & M- IMPROVEMENTS (	0	0	0	0.00	0.00	0.00	0.00	0.00
51000543.22 R & M- BUILD (CITY HAR	0	0	0	0.00	0.00	0.00	0.00	0.00
51000544.50 R & M- FURNITURE & EQU	6,000	6,000	0	0.00	0.00	0.00	6,000.00	0.00
51000544.55 R & M- VEHICLES & TRAI	500	500	0	6.00	18.00	0.00	482.00	3.60

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

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
51000544.65	R & M- MACHINERY & EQU	200	200	0	0.00	0.00	0.00	200.00	0.00
51000544.75	DREDGING	0	0	0	0.00	0.00	0.00	0.00	0.00
	TOTAL MAINTENANCE	35,200	35,200	0	6.00	18.00	0.00	35,182.00	0.05
<u>SUNDRY</u>									
51000551.11	VEHICLE LEASES	13,992	13,992	0	0.00	0.00	0.00	13,992.00	0.00
51000552.02	PRI & INT EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.03	BOND ISSUANCE COST- AM	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.15	DEBT SERVICE- PRINCIP	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.25	DEBT SERVICE- INTEREST	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.01	XFER OUT- FD 001- ADMI	65,121	65,121	0	5,426.75	16,280.25	0.00	48,840.75	25.00
51000553.02	XFER OUT- FD 310- '08	124,813	124,813	0	0.00	0.00	0.00	124,813.00	0.00
51000553.05	XFER OUT- FD 322 - 201	130,576	130,576	0	0.00	0.00	0.00	130,576.00	0.00
51000553.60	XFER OUT- FD 165 HAZAR	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.65	XFER OUT- FD 210 EDA G	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.80	XFER OUT- FD 220	0	0	0	0.00	0.00	0.00	0.00	0.00
51000554.81	DEPRECIATION EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000554.84	BAD DEBT EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
	TOTAL SUNDRY	334,502	334,502	0	5,426.75	16,280.25	0.00	318,221.75	4.87
<u>CAPITAL EXPENDITURES</u>									
51000561.02	CE- LAND & IMPROVEMENT	0	0	0	0.00	1,590.00	0.00	( 1,590.00)	0.00
51000562.03	CE- BUILDING & IMPROV	95,000	95,000	0	0.00	0.00	0.00	95,000.00	0.00
51000563.05	CE- INFRASTRUCTURE	1,167,000	1,167,000	0	0.00	0.00	5,048.34	1,161,951.66	0.43
	TOTAL CAPITAL EXPENDITURES	1,262,000	1,262,000	0	0.00	1,590.00	5,048.34	1,255,361.66	0.53
<hr/>									
TOTAL OPERATIONS		1,856,044	1,856,044	0	20,061.06	57,677.36	5,048.34	1,793,318.30	3.38

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

504-PORT & HARBORS FUND  
NON DEPARTMENTAL  
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<b>PERSONNEL SERVICES</b>								
59800512.03 GROUP H/D INS CLAIMS	0	0	0	0.00	0.00	0.00	0.00	0.00
59800512.05 EMPLOYER- SOCIAL SECUR	0	0	0	36.98	36.98	0.00 (	36.98)	0.00
59800512.10 EMPLOYER- TMRS	0	0	0	29.54	29.54	0.00 (	29.54)	0.00
59800512.40 SAFETY PAY	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES	0	0	0	66.52	66.52	0.00 (	66.52)	0.00
<b>SUNDRY</b>								
59800551.203 GROUP H/D INS CLAIMS	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUNDRY	0	0	0	0.00	0.00	0.00	0.00	0.00
<b>TOTAL NON DEPARTMENTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>66.52</b>	<b>66.52</b>	<b>0.00 (</b>	<b>66.52)</b>	<b>0.00</b>
<b>TOTAL EXPENDITURES</b>								
	2,065,544	2,065,544	0	27,144.51	83,402.25	22,408.89	1,959,732.86	0.00
<b>REVENUES OVER/ (UNDER) EXPENDITURES</b>	<b>( 327,043)</b>	<b>( 327,043)</b>	<b>0</b>	<b>25,753.63</b>	<b>80,584.11 (</b>	<b>22,408.89)</b>	<b>( 385,218.22)</b>	<b>17.79-</b>

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

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

## 504-PORT &amp; HARBORS FUND

ACCOUNT#                      TITLE

ASSETS

111.21	CLAIM ON CONS CASH	122,008.12
112.11.6001	INVESTMENTS-LOGIC	511,849.70
113.22	ALLOWANCE FOR UNCOLLECT(	14,575.43)
113.24	UNAPPLIED CREDITS (	4,375.02)
113.27	PTC ACCTS RECEIVABLE (UB	70,729.22
116.01.0001	PREPAID INSURANCE	17,319.91
151.01.1000	LAND	1,919,338.57
152.01.1000	BUILDINGS	1,313,990.38
152.02.2000	ACCUM DEPRECIATION-BUIL(	820,911.24)
153.01.1000	IMPROVEMENTS OTHER THAN	2,050,980.24
153.02.2000	ACCUM DEPR-IMPR OTHER T(	1,665,930.54)
154.01.1000	MACHINERY & EQUIPMENT	43,140.00
154.02.2000	ACCUM DEPR-MACHINERY & (	28,264.48)
155.01.1000	CONSTRUCTION IN PROGRESS	57,151.00
156.01.1000	INFRASTRUCTURE	7,996,420.23
156.02.2000	ACCUM DEPREC.- INFRASTR(	2,663,670.65)

8,905,200.01

TOTAL ASSETS

8,905,200.01

LIABILITIES

207.21	CUSTOMER DEPOSIT (	200.00)
211.10	AP PENDING (DUE TO CONS	1,922.79
211.99	YMCA (	4.35)
212.30	ACCRUED VACATION	4,885.92
213.01	BOND PREMIUM (SERIES '18	89,660.89
216.20.3006	BONDS PAYABLE-CURRENT	175,000.00
221.20	BONDS PAYABLE NON-CURREN	1,925,000.00

2,196,265.25

TOTAL LIABILITIES

2,196,265.25

FUND EQUITY/BALANCE

320.07	ENCUMBRANCES (	163,296.73)
320.08	RESERVE FOR ENCUMBRANCES	163,296.73
320.09	PRIOR YEAR ENCUMBRANCE	134,261.77
320.10	PRIOR YEAR RESERV/ENC (	134,261.77)

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

Item #3.

## 504-PORT &amp; HARBORS FUND

ACCOUNT#	TITLE		
320.60	FUND BALANCE COMMITTED	90,552.00	
320.65	NET INVEST. IN CAPITAL A	3,393,536.00	
320.98	FUND BALANCE UNRESV	3,144,262.65	
	TOTAL FUND EQUITY/BALANCE		6,628,350.65
	TOTAL REVENUES	163,986.36	
	TOTAL EXPENSES	83,402.25	
	EXCESS REVENUES OVER EXPENDITURES		80,584.11
	TOTAL LIABILITIES & FUND EQUITY/BALANCE		8,905,200.01

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

Item #3.

## 210-PORT COMMISSION PROJECTS

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

## ASSETS

=====

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

	0.00	
--	------	--

TOTAL ASSETS

	0.00	
--	------	--

## LIABILITIES

=====

	0.00	
--	------	--

TOTAL LIABILITIES

	0.00	
--	------	--

## FUND EQUITY/BALANCE

=====

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

TOTAL FUND EQUITY/BALANCE	0.00	
---------------------------	------	--

TOTAL REVENUES	0.00	
TOTAL EXPENSES	0.00	

EXCESS REVENUES OVER EXPENDITURES	0.00	
-----------------------------------	------	--

TOTAL LIABILITIES &amp; FUND EQUITY/BALANCE

	0.00	
--	------	--



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

Item #3.

## 310-08 PC DEBT SERVICE

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

ASSETS

111.21	CLAIM ON CONS CASH	87,963.97	
			87,963.97
	TOTAL ASSETS		87,963.97

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	60,201.63	
	TOTAL FUND EQUITY/BALANCE		83,125.34
	TOTAL REVENUES	1,014.63	
	TOTAL EXPENSES	0.00	
	EXCESS REVENUES OVER EXPENDITURES		1,014.63
	TOTAL LIABILITIES & FUND EQUITY/BALANCE		87,963.97

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

Item #3.

322-SERIES 2018 DEBT SERVICE

ACCOUNT# TITLE

ASSETS  
=====

111.21	CLAIM ON CON CASH	( 134.18)	
			( 134.18)
	TOTAL ASSETS		( 134.18)
			=====

LIABILITIES  
=====

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

FUND EQUITY/BALANCE  
=====

320.98	FUND BALANCE	( 6,803.14)	
	TOTAL FUND EQUITY/BALANCE	( 6,803.14)	
	TOTAL REVENUES	0.96	
	TOTAL EXPENSES	400.00	
	EXCESS REVENUES OVER EXPENDITURES	( 399.04)	
	TOTAL LIABILITIES & FUND EQUITY/BALANCE		( 134.18)
			=====

# Port Commission Snapshot

	October	November	December	FYTD
<b>City Harbor</b>				
Revenue	\$ 7,120.96	\$ 6,963.79	\$ 7,120.99	\$ 21,205.74
Expenses	\$ 2,267.88	\$ 1,661.04	\$ 1,724.19	\$ 5,653.11
<b>Gain / (Loss)</b>	<b>\$ 4,853.08</b>	<b>\$ 5,302.75</b>	<b>\$ 5,396.80</b>	<b>\$ 15,552.63</b>
<b>Harbor of Refuge</b>				
Revenue	\$ 30,226.79	\$ 32,261.55	\$ 25,529.15	\$ 88,017.49
Expenses	\$ 20,660.50	\$ 16,793.33	\$ 15,495.52	\$ 52,949.36
<b>Gain / (Loss)</b>	<b>\$ 9,566.29</b>	<b>\$ 15,468.22</b>	<b>\$ 10,033.63</b>	<b>\$ 35,068.13</b>
<b>Nautical Landings</b>				
Revenue	\$ 13,716.00	\$ 13,854.10	\$ 16,182.02	\$ 43,752.12
Expenses	\$ 5,268.06	\$ 7,111.37	\$ 9,527.41	\$ 21,906.84
<b>Gain / (Loss)</b>	<b>\$ 8,447.94</b>	<b>\$ 6,742.73</b>	<b>\$ 6,654.61</b>	<b>\$ 21,845.28</b>
<b>Smith Harbor</b>				
Revenue	\$ 1,600.00	\$ 1,665.00	\$ 1,665.00	\$ 4,930.00
Expenses	\$ 522.71	\$ 382.84	\$ 397.39	\$ 1,302.94
<b>Gain / (Loss)</b>	<b>\$ 1,077.29</b>	<b>\$ 1,282.16</b>	<b>\$ 1,267.61</b>	<b>\$ 3,627.06</b>
<b>Total Gain / (Loss)</b>	<b>\$ 23,944.60</b>	<b>\$ 28,795.85</b>	<b>\$ 23,352.65</b>	<b>\$ 76,093.10</b>

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

# Cash Profit and Loss Statement

	October	November	December	FYTD
<b>City Harbor</b>				
Dock Lease	\$ 7,120.96	\$ 6,963.79	\$ 7,120.99	\$ 21,205.74
Oyster Tarrifs	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
<b>Total City Harbor</b>	<b>\$ 7,120.96</b>	<b>\$ 6,963.79</b>	<b>\$ 7,120.99</b>	<b>\$ 21,205.74</b>
<b>Harbor of Refuge</b>				
Tarrifs				
Oil	\$ -	\$ 3,242.43	\$ -	\$ 3,242.43
Fertilizer	\$ -	\$ 2,355.72	\$ 7,662.98	\$ 10,018.70
Oyster	\$ -	\$ -	\$ -	\$ -
Rentals				
Daily Dock Rental	\$ -	\$ 400.00	\$ 8,400.00	\$ 8,800.00
Dock Rentals	\$ 1,432.02	\$ 1,432.02	\$ 1,432.02	\$ 4,296.06
Dock Leases	\$ 24,210.56	\$ 24,831.38	\$ 8,059.15	\$ 57,101.09
Late Payment Penalties	\$ 4,584.21	\$ -	\$ (25.00)	\$ 4,559.21
<b>Total Harbor of Refuge</b>	<b>\$ 30,226.79</b>	<b>\$ 32,261.55</b>	<b>\$ 25,529.15</b>	<b>\$ 88,017.49</b>
<b>Nautical Landings</b>				
Dock Rent	\$ 80.00	\$ -	\$ -	\$ 80.00
Dock Lease	\$ 6,820.40	\$ 7,374.80	\$ 7,032.50	\$ 21,227.70
Building Lease	\$ 6,665.60	\$ 6,479.30	\$ 6,676.62	\$ 19,821.52
Building Rentals	\$ 150.00	\$ -	\$ 150.00	\$ 300.00
Washer-Dryer	\$ -	\$ -	\$ 227.25	\$ 227.25
Miscellaneous	\$ -	\$ -	\$ 2,095.65	\$ 2,095.65
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
Auction Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Nautical Landings</b>	<b>\$ 13,716.00</b>	<b>\$ 13,854.10</b>	<b>\$ 16,182.02</b>	<b>\$ 43,752.12</b>
<b>Smith Harbor</b>				
Rent	\$ 1,600.00	\$ 1,665.00	\$ 1,665.00	\$ 4,930.00
Late Payment Penalties				\$ -
<b>Total Smith Harbor</b>	<b>\$ 1,600.00</b>	<b>\$ 1,665.00</b>	<b>\$ 1,665.00</b>	<b>\$ 4,930.00</b>
<b>Interest Income</b>	<b>\$ 1,646.98</b>	<b>\$ 2,033.05</b>	<b>\$ 2,400.98</b>	<b>\$ 6,081.01</b>
<b>Total Income</b>	<b>\$ 54,310.73</b>	<b>\$ 56,777.49</b>	<b>\$ 52,898.14</b>	<b>\$ 163,986.36</b>

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

# Cash Profit and Loss Statement

	October	November	December	FYTD
<b>City Harbor</b>				
Overhead Allocation	\$ 2,267.88	\$ 1,661.04	\$ 1,724.19	\$ 5,653.11
R&M Building	\$ -	\$ -	\$ -	\$ -
Contracted Services	\$ -	\$ -	\$ -	\$ -
<b>Total City Harbor</b>	<b>\$ 2,267.88</b>	<b>\$ 1,661.04</b>	<b>\$ 1,724.19</b>	<b>\$ 5,653.11</b>
<b>Harbor of Refuge</b>				
Overhead Allocation	\$ 10,660.50	\$ 7,807.97	\$ 8,104.77	\$ 26,573.25
Electricity	\$ -	\$ 462.36	\$ 492.26	\$ 954.62
R&M Infrastructure	\$ -	\$ -	\$ 889.24	\$ 889.24
Contracted Services	\$ 10,000.00	\$ 8,523.00	\$ 6,009.25	\$ 24,532.25
<b>Total Harbor of Refuge</b>	<b>\$ 20,660.50</b>	<b>\$ 16,793.33</b>	<b>\$ 15,495.52</b>	<b>\$ 52,949.36</b>
<b>Nautical Landings</b>				
Overhead Allocation	\$ 4,373.92	\$ 3,203.55	\$ 3,325.33	\$ 10,902.80
Cable & Internet	\$ 118.44	\$ -	\$ 118.44	\$ 236.88
R&M Building	\$ -	\$ -	\$ -	\$ -
R&M Infrastructure	\$ -	\$ -	\$ -	\$ -
R&M Furniture & Equip	\$ -	\$ -	\$ -	\$ -
Cleaning & Janitorial	\$ 202.41	\$ 1,024.50	\$ 385.48	\$ 1,612.39
Lighting & Decoration	\$ -	\$ -	\$ -	\$ -
Contracted Services	\$ 261.31	\$ 611.31	\$ 3,791.86	\$ 4,664.48
Windstorm Insurance	\$ -	\$ -	\$ -	\$ -
Flood Insurance	\$ -	\$ -	\$ -	\$ -
Electricity	\$ -	\$ 1,820.87	\$ 1,500.53	\$ 3,321.40
Telephone	\$ 311.98	\$ 40.22	\$ 405.77	\$ 757.97
Water	\$ -	\$ 410.92	\$ -	\$ 410.92
Landscaping	\$ -	\$ -	\$ -	\$ -
R&M Improvement OTB	\$ -	\$ -	\$ -	\$ -
<b>Total Nautical Landings</b>	<b>\$ 5,268.06</b>	<b>\$ 7,111.37</b>	<b>\$ 9,527.41</b>	<b>\$ 21,906.84</b>
<b>Smith Harbor</b>				
Overhead Allocation	\$ 522.71	\$ 382.84	\$ 397.39	\$ 1,302.94
Contracted Services	\$ -	\$ -	\$ -	\$ -
<b>Total Smith Harbor</b>	<b>\$ 522.71</b>	<b>\$ 382.84</b>	<b>\$ 397.39</b>	<b>\$ 1,302.94</b>
<b>Total Expenses</b>	<b>\$ 28,719.15</b>	<b>\$ 25,948.59</b>	<b>\$ 27,144.51</b>	<b>\$ 81,812.25</b>
<b>Operating Cash Flow</b>	<b>\$ 25,591.58</b>	<b>\$ 30,828.90</b>	<b>\$ 25,753.63</b>	<b>\$ 82,174.11</b>

CE- Land & Improvements	\$	-	\$	1,590.00	\$	-	\$	1,590.00
CE - Buildings	\$	-	\$	-	\$	-	\$	-
CE - Infrastructure	\$	-	\$	-	\$	-	\$	-
Dredging							\$	-
Transfer Out Fund 310	\$	-	\$	-	\$	-	\$	-
Transfer Out Fund 322	\$	-	\$	-	\$	-	\$	-
Net Cash Flow	\$	<u>25,591.58</u>	\$	<u>29,238.90</u>	\$	<u>25,753.63</u>	\$	<u>80,584.11</u>

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

# Cash, Encumbrances, Budgeted CIP, & Bond Payments

Item #3.

<b>Ending Cash Assets</b>				<b>As of 10/31/2022</b>	<b>As of 11/30/2022</b>	<b>As of 12/31/2022</b>
Ending Cash				\$ 84,777.92	\$ 107,189.16	\$ 122,008.12
Inventments Logic				\$ 508,331.11	\$ 509,972.71	\$ 511,849.70
Fund 210 Port Projects				\$ (162,700.00)	\$ (162,700.00)	\$ (162,700.00) *1
Debt Service Funds (310 & 322)				\$ 87,214.20	\$ 87,129.21	\$ 87,829.79
<b>Total Ending Cash Assets</b>				<b>\$ 517,623.23</b>	<b>\$ 541,591.08</b>	<b>\$ 558,987.61</b>
<b>Current Encumbrances</b>				<b>Ordered</b>	<b>Received</b>	<b>Outstanding</b>
<u>PO#</u>	<u>Task Order</u>	<u>Contractor</u>	<u>Project Description</u>			
01-10530	#22	Victoria Engineering	Harbor of Refuge Restoration	\$ 25,000.00	\$ 12,244.85	\$ 12,755.15
01-10805		LJA Engineering	Planning Services - Waterfront	\$ 50,000.00	\$ 46,613.91	\$ 3,386.09
					<b>Total</b>	<b>\$ 16,141.24</b>
<b>Budgeted Capital Improvement Projects</b>						
1	Texas Parks & Wildlife Match					\$ 167,000.00
					<b>Total</b>	<b>\$ 167,000.00</b>
<b>Remaining Bond Payments</b>						
1	FY 22/23 Remaining Bond Payments					\$ 255,389.00
					<b>Total</b>	<b>\$ 255,389.00</b>

\*1 This amount represents the negative fund balance in Fund 210 to be reimbursed by Fund 504. This amount includes Engineering for Breakwater for \$40,000, and CDBG- MIT application of \$30,400 that has been fully paid. We are still pending reimbursement of \$120,000 for the EDA Grant which will significantly reduce the negative fund balance in Fund 210.

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

# COMMUNICATION

SUBJECT: ACTION ITEMS: RECEIVE STATUS REPORTS

---

## INFORMATION:

a) Renovations to Nautical Landings Marina Breakwater - Presenter Jody Weaverb) CDBG-MIT Coastal Resilience Project / Restore Project - Presenter Jody Weaverc) Discuss property values and evaluations - Presenter Jody Weaver



**Jody Weaver**

---

**From:** Matt Glaze <mglaze@urbanvictoria.com> on behalf of Matt Glaze  
**Sent:** Monday, January 16, 2023 3:33 PM  
**To:** Jody Weaver  
**Cc:** Jim Rudellat  
**Subject:** Re: TPWL Breakwater

We have to get some approvals, US Fish and Wildlife & Texas Historical Commission.

THC has been submitted. USFWS is waiting for a response from TPWD. I'm hoping to have all this cleared by the time you're able to proceed.

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

On Mon, Jan 16, 2023 at 3:29 PM Jody Weaver <jweaver@portlavaca.org> wrote:

What is status (projected date of submittal) of the remaining items?

Jody

**From:** Matt Glaze <mglaze@urbanvictoria.com>  
**Sent:** Tuesday, January 3, 2023 5:55 PM  
**To:** Jody Weaver <jweaver@portlavaca.org>  
**Cc:** Jim Rudellat <jrudellat@portlavaca.org>  
**Subject:** Re: TPWL Breakwater

We have some items to be submitted to them. We'll get those done asap.

**Jody Weaver**

**From:** Joshua Carter <Joshua.Carter@mottmac.com> on behalf of Joshua Carter  
**Sent:** Friday, January 13, 2023 11:14 AM  
**To:** J Weaver; Veronica Pauda  
**Cc:** Katy; Aaron Horine  
**Subject:** City of Port Lavaca - Living Shoreline Breakwaters CDBG-MIT progress update  
**Attachments:** 20230113 - CPL Living Shoreline Breakwater - Monthly-Progress-Report December 2022.pdf

Jody, Veronica,

I've attached a progress report for the subject project. Please let me know if you have any questions.

We are still progressing on evaluating the alternatives and have a better idea when the computations will be completed.  
Can we meet sometime the week of 2/20/23 in Port Lavaca to present results? I think any day would be ok for us. If I had a choice, I'd prefer Wednesday 2/22 around 1030 am, but am open to any other day that week.

thanks,  
Josh

**Josh Carter, PE, D.CE**

Vice President  
Ports and Coastal Portfolio Manager  
Deputy Coastal Practice Leader  
D +1 504-383-9785 C +1 512-289-3857  
joshua.carter@mottmac.com



Mott MacDonald  
110 Wild Basin Road  
Suite 100  
Austin  
TX 78746  
United States of America

[Website](#) | [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [YouTube](#)

We're proud to be in the Glassdoor  
Best Places To Work 2023  
[Join our team](#)



The information contained in this e-mail is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. If you are not the intended recipient of this e-mail, the use of this information or any disclosure, copying or distribution is prohibited and may be unlawful. If you received this in error, please contact the sender and delete the material from any computer.



# Monthly Progress Report

Reporting Period: ~~November~~ 2022

December

## Project Information

Project Name	Port Lavaca Living Shoreline Breakwater
City Resolution	R-050922-5
CDBG-MIT Contract	20-087-001-D226
City PM	Jody Weaver
Mott MacDonald PM	Josh Carter
Mott MacDonald Project Number	507107066
Date	01/13/2023

## Project Milestones

Milestone Description	Date (Actual=A)	Notes
<b>Task 1: Project Kickoff</b>		
Project Kickoff Meeting	6/8/2022 (A)	
Memorandum of Project Understanding	6/21/2022 (A)	
<b>Task 2: Data Collection and Analysis</b>		
Collect available coastal processes data	7/29/2022 (A)	
Collect USACE historical survey data		Not yet started
Collect new bathymetric and topographic data	8/3/2022 (A)	New data collection complete
Collect new geotechnical data	3/20/2023*	Not Started; wait for template design
Collect new cultural resources data	3/20/2023*	Not Started; wait for template design
Collect new habitat data	3/20/2023*	Not Started; wait for template design
Technical memorandum on data collection	4/7/2023*	In progress
<b>Task 3: Coastal Analysis, Alts Development, Alt Eval</b>		
Coastal Engineering Analysis	11/4/2022 (A)	Via presentation 11/4/2022
Alternatives Development	11/4/2022 (A)	Via presentation 11/4/2022
Meeting on Alternatives Development	11/4/2022 (A)	Completed in person on 11/4/2022
Alternatives Evaluation	2/17/2023	Delayed due to computational time
Meeting on Alternatives Evaluation	2/20/2023	Delayed waiting on computation
Tech Memo on CEA and Alts Analysis	2/24/2023	Delayed waiting on computation
<b>Task 4: Preliminary Design</b>		
Prelim design: 30% plans, cost, report	4/10/2023*	
<b>Task 5: Regulatory Compliance</b>		
Prepare application and permit plans	4/17/23*	
<b>USACE Regulatory Permitting</b>		
USACE pre-application meeting	5/22/2023*	
Submit USACE Permit Application	6/5/2023*	
Issuance of USACE Permit	1/15/2024*	

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

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

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



Milestone Description	Date (Actual=A)	Notes
<b>TXGLO Coastal Lease</b>		
Submit coastal lease application to GLO	6/5/2023*	
<b>Task 6: Engineering Design</b>		
Submit 70% Design	6/19/2023*	
Submit 95% Design	8/21/2023*	
Develop for proposal package	1/15/2024*	
<b>Task 7: Construction Proposal Solicitation Assistance</b>		
Out to bid	3/11/2024*	
Issue Construction NTP	6/10/2024*	

\*revised 1/13/2023

## Project Budget

Budget Summary	% Complete by Budget	notes
Task 1: Develop Project Understanding	100%	
Task 2: Data Collection and Analysis	78% Mott / 11% by sub	Only bathy survey has been conducted to date.
Task 3: Coastal Analysis, Alts Development, Alts Eval	75%	Work ongoing
Task 4: Preliminary Design	1%	Initiate coordination on geotechnical investigation
Task 5: Regulatory Compliance	1%	Initiation coordination on habitat and CR surveys
Task 6: Final Design	0%	
Task 7: Bidding Phase Services	0%	
Task 8: Engineering Services during Construction	0%	
Task 9: Project Management	9%	
<b>Overall</b>	<b>20%</b>	

## Activities Performed This Period

### Activity Summary

<b>Task 1: Project Kickoff</b>
<ul style="list-style-type: none"> <li>Task Completed</li> </ul>
<b>Task 2: Existing and New Data Collection</b>
<ul style="list-style-type: none"> <li>Bathy and magnetometer survey completed 8/3/2022; deliverable received 8/9/2022. Survey deliverable submitted</li> <li>Ongoing: USACE coordination on historical dredging data of Port Lavaca Channel and other information on Matagorda Channel deepening. USACE slow to respond. Note this is not impacting project schedule</li> <li>Other new data collection – geotechnical, habitat surveys, cultural resources surveys - waiting development of draft project template to direct location of that data collection</li> </ul>
<b>Task 3: Coastal Analysis, Alts Development, Alts Evaluation</b>
<ul style="list-style-type: none"> <li>Coastal data processing and analysis is complete</li> <li>New bathy data incorporated into larger scale bathymetric surface of Lavaca and Matagorda Bay is complete. This is basis of modeling, analysis and design to progress through next tasks</li> </ul>

### Activity Summary

---

- Coastal modeling of site is complete
  - Storm surge model is set up for existing conditions; runs complete.
  - Local wave model is set up for existing conditions; runs for existing conditions complete.
  - Modeling of flushing of harbor for existing and base alternative complete.
- Alternatives development
  - Completed development of alternatives for evaluation.
  - Initiated modeling of proposed alternatives; all are ongoing:
    - Wave transmission through artificial reefs
    - Typical wave conditions
    - Storm wave conditions
    - Flushing of alternatives
  - Note: wave condition modeling of site computation time is longer than originally anticipated. Overall resulting delay expected to be ~ 2 months. Schedule updated to reflect this delay.
- Reporting
  - Conducted meeting on CEA and alternatives development with the City and KSBR on 11/4/2022
  - Initiated drafting of CEA and Alternatives Development and Evaluation memo. Memo development expected to be complete after completion of alternatives analysis in late February.

---

#### Task 4: Preliminary Design

- Initiated planning on geotechnical investigation

---

#### Task 5: Regulatory Compliance

- Initiated planning on habitat survey layout and scoping with sub

---

#### Task 6: Final Design

- Not yet started

---

#### Task 7: Bidding Phase Services

- Not yet started

---

#### Task 8: Construction Proposal Solicitation Assistance

- Not yet started

---

#### Task 9: Project Management

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

### Anticipated Effort Next Period

- Finalize evaluation of project alternatives
- Prepare presentation on results of alternatives evaluation
- Provide recommendations on preferred alternative; will need City to provide their opinion to finalize selection of preferred alternative. Will meet with City to present results and make selection
- Anticipate meeting with the City week of 2/20/2023
- Develop scope for habitat, cultural resources, and geotechnical investigations (pending agreement on project footprint)

### Outstanding Items

- USACE has not responded to coordination requests. Mott will continue outreach. Note this is not slowing project progress

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

Sincerely,



Josh Carter, PE, D. CE

Project Manager; Office: 504-383-9785; Email: [Joshua.carter@mottmac.com](mailto:Joshua.carter@mottmac.com)

**PORT COMMISSION MEETING: January 17, 2023- REGULAR**  
**AGENDA ITEM: NUMBER 4 (c)**

**Discuss property values and evaluations - Presenter Jody Weaver**

Update on Port Facilities Appraisals

I just wanted to drop you an email and give you an update. Between the holidays, a stint of illness, and some court testimony work, I got behind on these reports. That said, I have shifted full focus to them and am working diligently to get them completed. Our office has another appraiser working on the Nautical Landing building and marina who is an expert in that asset class.

I expect to have the first of our reports to you shortly with the remainder trickling by the end of this month. Thank you for your patience and feel free to reach out with any questions or concerns.

Sincerely,



**Richard Jander**

Director  
Valbridge Property Advisors | Houston

974 Campbell Road, Suite 204  
Houston, Texas 77024

Office: [713.467.5858](tel:713.467.5858)  
Direct: [832.369.2562](tel:832.369.2562)  
Mobile: [214.864.3900](tel:214.864.3900)



*National Coverage. Local Knowledge. **Valuation Independence.***

# COMMUNICATION

SUBJECT: ACTION ITEM - RECEIVE STATUS REPORTS ON SPECIAL PROJECTS

---

## INFORMATION:

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





*This is the latest correspondence 50  
with TCEQ on this matter. Jry*

**CITY OF  
PORT LAVACA**

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

Item #5.

December 29, 2022

Mr. Timothy C. Perdue, CHMM  
Waste Section Manager  
TCEQ Corpus Christi Region Office  
500 N. Shoreline Blvd., Ste 500  
Corpus Christi, Texas 78401-0318

VIA: EMAIL [timothy.perdue@tceq.texas.gov](mailto:timothy.perdue@tceq.texas.gov); [luis.lugo@tceq.texas.gov](mailto:luis.lugo@tceq.texas.gov)

Re: Notice of Violation for Compliant Investigation at:  
City of Port Lavaca Landfill, Harbor of Refuge on FM 1090, Port Lavaca (Calhoun County)  
Regulated Entity No.: 102335361, TCEQ ID No. :1008. Investigation No. 1818323

Mr. Perdue,

Please find attached additional documented corrective action associated with Investigation #1818323.

**Please note that we are herewith respectfully requesting approval of two (2) time extensions in order to submit documentation of full compliance as explained and detailed below.**

**Track No. 818146**

- Photos of the cleanup of Area 3 of exposed MSW on December 14 and Dec 16, 2022
- We completed the cleanup of MSW in Area 3 on December 16, 2022 and prepared a waste profile of all the collected debris from Areas 1, 2 and 3, which was placed in a roll-off container. We are waiting on test results back from the laboratory to provide to Republic Services, who will then haul the roll-off container to the landfill in Victoria, Texas for disposal. We will submit the disposal documentation as soon as we have it and respectfully request an extension to January 31, 2023, to do so.

**Track No. 818159 and Track No. 818189**

- As reported in our response letter dated November 19, 2022, the contaminated soil has been placed in 55 gal drums on site. We had arranged for CRG Environmental, Inc. to haul these to the Victoria Landfill for disposal. Unfortunately, with weather delays and holiday schedules this did not happen in December, but it's scheduled to happen in the next couple of weeks. We respectfully request an extension to January 31, 2023, to submit all of the final disposal documentation.



Track No. 818146



December 14, 2022 MSW 3 Area cleanup



December 14, 2022 MSW 3 Area cleanup – bagged solid waste in trailers – transported to Republic Roll-off at the Public Works yard.





December 16, 2022 – MSW Area 3 cleanup



December 16, 2022 – MSW Area 3 cleanup bagged trash on trailer at roll-off at Public Works Yard

Also, with regard to the statement of commitment from the City of Port Lavaca regarding the final cover of the closed MSW landfill, which was submitted to you on November 19, 2022: as previously reported, the former lessee is in the process of transitioning their operations to another lease site which is not within the boundary of the this former landfill, however it is taking longer than they originally envisioned and they will not have completed the transition by December 31, 2022. We have agreed to allow them until March 31, 2023, to completely remove all of their materials and equipment from the site.

Respectfully submitted,



JoAnna P. "Jody" Weaver  
Interim City Manager  
[jweaver@portlavaca.org](mailto:jweaver@portlavaca.org)  
361-827-3601



**Jody Weaver**

---

**From:** John Hogue <john@crgtexas.com> on behalf of John Hogue  
**Sent:** Thursday, January 12, 2023 3:00 PM  
**To:** Jody Weaver  
**Subject:** APAR update

Jody

Finally have the recent sampling data back and am working on finishing up the APAR. Should make the deadline. It's coming together.

Only minor arsenic exceedance in one groundwater sample this time! That's good. Water and sediment were clean (no surprise).

Although no one drinks the water there, you still have to assess to residential levels and as the arsenic PCL is federal, I'm unable to easily dismiss it.

I'm going to spin this as an isolated exceedance not related to operations at or on the landfill. Naturally occurring arsenic in soil, etc.

TPH issues that were there...have been addressed by the tenant's surface cleanup activities.

Lead, arsenic and barium were observed in soil but only arsenic made it to GW. No other chemical issues were identified.

I was able to make lead and barium go away as concerns. Levels just aren't high enough.

Will update you further as things progress.

JH

**John I. Hogue, PG, CHMM, LPST-PM**  
**Senior Project Manager**  
**CRG Texas Environmental Services, Inc.**  
[John@crgtexas.com](mailto:John@crgtexas.com)  
2504 Avenue I, Rosenberg Texas 77471

Main: 713-474-1570 Ext 7021

Direct: 713-474-1565

Mobile: 713-818-2758

Efax: 713-481-1861

Fax: 832-595-2815

Hear the latest from CRG Texas Environmental Services by signing up for our newsletter: <https://www.crgtexas.com/crg-news/>

Learn about our services at: [www.crgtexas.com](http://www.crgtexas.com)

Online Payments: <http://crgtexas.com/pay-online/>

🌱 Please consider the environment before printing this email 🌱

"Caring for Our Environment's Future"

# COMMUNICATION

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

---

## INFORMATION:

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

**A) City Harbor**

- 1) Ran adds for bids to lease track 9 & 9A.

The Galveston County Daily News on 11/23/2022 & 11/30/2022.

Corpus Christi Caller Times on 11/22/2022 & 11/29/2022.

Received no bids are inquiries.

- 2) Encore cleaned up track 10 & improved the road for exchange  
from Prestige Oysters, to secure one of there dredges for a couple of weeks.

**B) Landings Building Nautical**

- 1) January 9<sup>th</sup> Council awarded Barefoot Construction the contract for repairs and upgrades to NLB.

**C) Nautical Landings Marina**

- 1) Matt Estes City Attorney awaiting probate.
- 2) Abandon boat, found owner. In process of auctioning boat..
- 3) Horizon Environmental has been onsite 10 times since last PC meeting.

**C) Smith Harbor**

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

**E) Harbor of Refuge**

- 1) Aerial spraying.
- 2) LCI has been hauling fill material & stockpiling.
- 3) Clean up track 11, 14 & brush staging area.
- 4) Alcoa should be moving the mulch as soon as it dries up.