



SPECIAL PORT COMMISSION MEETING

Tuesday, August 01, 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.

MEETING PROCEDURE

Public notice is hereby given that the Port Commission of the City of Port Lavaca, Texas, will hold a meeting TUESDAY, AUGUST 1, 2023 beginning at 10:00 a.m., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:

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

Join Zoom Meeting:

<https://us02web.zoom.us/j/83187614016?pwd=MTcweExaakpmVVNlV3M2ZnhGcmRndz09>

Meeting ID: 831 8761 4016

Passcode: 597628

One Tap Mobile

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

Dial by your location

+1 346 248 7799 US (Houston)

CALL TO ORDER

COMMENTS FROM THE PUBLIC - *(Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting by logging on with your computer and using "Join Zoom Meeting" information on first page of this agenda).*

CONSENT AGENDA**ACTION ITEMS: NEW BUSINESS**

1. DISCUSS PROPERTY VALUES AND AMENDMENTS TO CHAPTER 54
WATERWAYS APPENDIX A - FEES, RATES AND CHARGES FOR FY 2023-
2024. PRESENTER - JIM RUDELLAT

2. DISCUSS NEW LEASE AGREEMENT FOR POOR BOYS BAIT STAND AT SMITH
HARBOR - PRESENTER JODY WEAVER

ADJOURNMENT**CERTIFICATION OF POSTING NOTICE**

This is to certify that the above notice of a regular meeting of The Port Commission of The City of Port Lavaca, scheduled for **Tuesday, August 01, 2023**, beginning at 10:00 a.m., was posted at city hall, easily accessible to the public, as of **05:00 p.m. Friday, July 28, 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: DISCUSS PROPERTY VALUES AND AMENDMENTS TO CHAPTER 54
WATERWAYS APPENDIX A - FEES, RATES AND CHARGES FOR FY 2023-
2024. PRESENTER - JIM RUDELLAT

INFORMATION:

CITY OF PORT LAVACA**PORT COMMISSION MEETING: July 18, 2023**

DATE: 7.14.2023
TO: PORT COMMISSION
CC: JODY WEAVER, INTERIM CITY MANAGER
FROM: JIM RUDELLAT, HARBOR MASTER
SUBJECT: **CHANGES TO APPENDIX A FEES, RATES & CHARGES**

I've gathered the below cited **commercial/shrimp boat rent amounts** in our region:

Seadrift: \$2.50/LF/month

Matagorda: \$3.00/LF/month (they lease to commercial boats, but not shrimp boats)

Palacios: \$4.00/LF/month

Rockport: \$185.00/month for the 1st 25 LF and \$5.00/LF/month beyond 25 ft.

Note: These rates include access to the boat slips from land.

Staff is suggesting the following:

- Establish the monthly commercial fishing vessel rental rate for a single boat slip to be \$175.00 for the 1st 25 ft and \$5.00 for each foot thereafter, which provides a monthly rent of \$300 for a 50 ft slip.

I've gathered the following information regarding **daily rates for barge docking:**

Port of Corpus Christi: up to 200 LF = \$240/day ; over 200 LF = \$296.00/day

Calhoun Co. Port Authority: 75 LF – 250 LF = \$83.16/day ; 250-350 LF = \$97.02/day; Over 350 LF = \$173.25/day

Currently we charge \$200/day but there is no stipulation regarding lengths. Staff is suggesting that we amend this to be as follows:

Up to 300 LF = \$200/day; over 300 LF = \$250/day

CITY OF PORT LAVACA

REGULARY PORT COMMISSION MEETING:

DATE: 8/1/2023

TO: PORT COMMISSION

CC: JODY WEAVER, INTERIM CITY MANAGER

FROM: JIM RUDELLAT, HARBOR MASTER

SUBJECT: CHAPTER 54 WATERWAYS APPENDIX A - FEES, RATES AND CHARGES

CHAPTER 54 / 2022-2023

Section Number	Subject	Fee Amount
	<i>Tariffs:</i>	
	Oysters per sack	\$0.00
	Oysters per barrel	\$0.00
	Shrimp per ton	\$0.00
	Crude/condensate per barrel	\$0.10
	Crude/condensate per ton of bulk	\$0.65
	Public Dock Space	
	Per day per barge	\$200.00
	Harbor of Refuge	
	Dockage Space - LF/month	\$3.30
	Use of Rail Spur - LS/month	\$833.00
	Marina Rates	
	Dockage Space - LF/month	\$6.30
	110 v. 30-amp Connection - per month	\$52.50
	220 v. 50-amp Connection - per month	\$105.00
	Water and Trash Included in all rentals If paid annually, will discount one month's rental	
	Transient rate < 35 ft.	\$15.75
	Transient rate > 35 ft.	\$21.00

COMMUNICATION

SUBJECT: DISCUSS NEW LEASE AGREEMENT FOR POOR BOYS BAIT STAND AT
SMITH HARBOR - PRESENTER JODY WEAVER

INFORMATION:

CITY OF PORT LAVACA

DATE: 7.14.2023
TO: PORT COMMISSION CC: J. RUDELLAT
FROM: JODY WEAVER, INTERIM CITY MANAGER
SUBJECT: POOR BOYS BAIT LEASE

The current lease for Poor Boys Bait expires on August 31, 2023.

Ausencio requests a longer lease, even 5 years if possible, but I think he will be OK with another 2 year lease while we are still looking at grant opportunities to make the Waterfront Master plan a reality and work with him on how Poor Boy Bait can be a part of this.

The current lease is \$1365/month which includes two shrimp boat slips as part of Poor Boys.

In consideration of a reduced cost of rent, the current lease requires Poor Boy Bait Stand to place a minimum half page ad in the Fall and Summer Visitors Guide of each year during the term of the lease. This value is approximately \$1,070 per year. Advertising dollars are a win-win for both the City and Poor Boy Bait. The City may not directly see this increase in cash payments of rent, but will see benefit in increased tourism and dollars spent in the City, not only at Poor Boy, but at gas stations, restaurants, hotels, etc. Tourists drawn to his bait shop will also see and be able to visit our Bayfront Park.

Ausencio did place a ½ page ad in the Fall/Winter 2021, but because he was not timely with his payment, he was not included in the Spring/Summer 2022, but then placed a full-page ad in the Fall/Winter 2023, but again because he didn't pay on time, was not included in the Spring/Summer issue. So, he is ½ page behind.

I would like to propose the following for consideration:

- 2-year lease (year 2 increases per the MCI)
- \$1,375.00/month beginning September 1, 2023.
- He places a ½ page color ad in the Fall/Winter 2024 Visitors Guide
- He places a full-page color ad in the Spring/Summer 2024 Visitor's Guide
- He places a ½ page color ad in the Fall/Winter 2025 and Spring/Summer 2025 Visitor's Guides
- If he fails to place any of these ads or not make payment on time, then the monthly rent will be increased by \$95.00/month effective immediately upon notification that an ad deadline or payment deadline was missed and will remain in place through the expiration of the lease.

Jim Rudellat reports that Keith Barrett at Aransas County Navigation District who has many small bait stands with one or more boat stalls that they rent out. The Rent runs \$1100 - \$2,500 per month depending on location, size, condition, number of stalls etc. The ACND owns the permanent structures and often times puts them out for bids when a lease is up. In our case, the structure is a portable building and is owned by Poor Boys Bait.

I hope we can all agree that having a bait stand and working shrimp boats located right in our harbor offering a quaint fisherman's atmosphere is of value to our tourism. But it's not much value if the out-of-town people don't know it's there. I appreciate the Port Commissioners thinking outside of the box and giving some consideration and value to out-of-town advertising when setting rental rates. However, it is noted that if the tenant does not comply fully with this requirement, then an increase in rent is warranted.