



REGULAR PORT COMMISSION MEETING

Tuesday, September 19, 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, SEPTEMBER 19, 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/84090657446?pwd=ZGZ6SWIyV0xocHdqMTRqSDRYa2xoUT09>

Meeting ID: 840 9065 7446

Passcode: 127394

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

1. APPROVAL OF MINUTES
 - a) MINUTES OF AUGUST 15, 2023 - 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. RECEIVE STATUS REPORTS
 - a) Renovations to Nautical Landings Marina Breakwater - Presenter Jody Weaver
 - b) CDBG-MIT Coastal Resilience Project - Presenter Jody Weaver
 - c) Restore Project - Presenter Jody Weaver
 - d) Culvert Replacement Project #P-2024-019 - Presenter Jody Weaver
5. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS
 - a) Status report regarding Voluntary Restoration Project II at the Harbor of Refuge - Presenter Jody Weaver
 - b) CRG Limited Phase II Environmental Site Assessment of the Harbor of Refuge Tracts 16, 17 and 17Ar - Presenter Jody Weaver
 - c) Discuss proposed submittal of proposal to Matagorda Bay Mitigation Trust in response to Request for Proposals #2023-2024-01 - Presenter Jody Weaver

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

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

RECEIVE REPORTS AND DISCUSS STATUS OF LEASES

7. DISCUSS NEW LEASE AGREEMENT FOR SPIRETEK INTERNATIONAL
- PRESENTER JODY WEAVER

COMMENTS

8. 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, September 19, 2023**, beginning at 10:00 a.m., was posted at city hall, easily accessible to the public, as of **3:00 p.m. Friday, September 15, 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 AUGUST 15, 2023 - REGULAR MEETING



REGULAR PORT COMMISSION MEETING

Tuesday, August 15, 2023 at 10:00 AM
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

MINUTES

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

On this the 15th day of August 2023, the Port Commission of the City of Port Lavaca, Texas, convened in regular session at 10:06 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
Mike McGuire	Commissioner
Sue Traylor	Commissioner
Robert Knox	Commissioner
Jaimie O'Neil	Commissioner

And with the following Commissioner absent:

Raymond Butler	Commissioner / Secretary
Larry Nichols	Commissioner

CONSENT AGENDA

1. APPROVAL OF MINUTES

- a) MINUTES OF JULY 18, 2023 - REGULAR MEETING
- b) MINUTES OF JULY 25, 2023 - SPECIAL MEETING
- c) MINUTES OF AUGUST 1, 2023 - SPECIAL MEETING

Motion made by Commissioner McGuire.

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

THAT, the minutes of the Port Commission, Regular and Special Meeting held on August 15th, 2023, are hereby approved.

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye: Alex Davila, Mike McGuire, Sue Traylor, Robert Knox, and Jamie O'Neil.

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 Special Meeting held on August 15th, 2023, are hereby approved.

Seconded by Commissioner Traylor.

Motion passed by the following vote:

Voting Aye: Alex Davila, Mike McGuire, Sue Traylor, Robert Knox, and Jamie O'Neil.

Voting Nay: None

REPORTS

3. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND

- a) Tariff Report
- b) Account Aging Report
- c) Payment Report
- d) Revenue and Expenditure Report
- e) Balance Sheet / 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's meeting packet dated August 15, 2023.

Agenda item discussed.

No action was taken.

4. RECEIVE STATUS REPORTS

a) **Renovations to Nautical Landings Marina Breakwater - Presenter Jody Weaver**

Comments from Jody Weaver: Apparently TPWL has about 40 projects "Stuck" in the approval process. TPWL personnel are working to identify what the hold-up is and get it corrected asap. Hopefully, this is a sign that we should have clearance to bid this project out very soon.

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

The following is a memo, in its entirety, from Josh Carter, PE, Ports and Coastal Portfolio Mgr.:

We received the draft habitat survey results. It turns out there is a large live oyster reef on the southern end of the site and the proposed alignment goes right over it, so we will need to revise the configuration of the breakwater in that location to avoid the direct impacts. We're now waiting to get full results of Geotech borings back to see if there are any other considerations to avoid before we work on a revision to the alignment. I believe we'll get Geotech data back this week. Then we will need to do some checking with modeling to be sure a revised alignment will provide same performance for the city. This won't take a long time but will take several days. We'd like to set up a time to show you a few potential variations in layout before we begin working on modeling but are not quite ready for that yet. Happy to discuss if you'd like. Based on this, permit application will be delayed for some time until we can get a revised alignment in order.

Our team is progressing with the Cultural Resources investigation that will be required as part of regulatory approval for the project. Our subconsultants Gray and Pape are working on preparing a draft antiquities permit application to the Texas Historical Commission (THC). Part of that application is identifying landowners of the areas where the work will occur; we have 100% of the on-land portions of the work on City property. I wanted to verify that you are the appropriate point of contact (POC) to identify as the property owner on the permit application?

Also, for both the THC antiquities permit and for the USACE 10/404 permit, is it correct to assume the city will be the applicant? We will have our regulatory team act as the agent for the application and be the POC for the permitting process.

Restore: State is shut down until September 1, 2023.

c) **Culvert Replacement Project #P-2024-019 - Presenter Jody Weaver**

Comments from Jody Weaver: Attached are the plans for the Culvert replacement project which is being advertised today with a bid opening of September 6, 2023. I have been in communication with the railroad, and I am submitting this for their review and approval. I offered to pay \$5,055 above the \$1,055 application fee for an expedited review within 15 days, but I been assured that they will get the review back to us asap without paying that additional fee. The submittal and payment will go out this afternoon.

5. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS

- a) Status report regarding Voluntary Restoration Project II at the Harbor of Refuge
- Presenter Jody Weaver

Jody Weaver, Interim City Manager advised Commissioners, there is no new information to report except that the CDBG-Mitt fund applications are due October 20, 2023. We are to be allocated about \$9.1M, we must still apply for the funding to assure compliance with the grant requirements. Mott McDonald has been executed for the CDBG-MIT project, however an RFQ for qualifications for engineering was solicited for more flexibility with this project and others.

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

Interim City Manager advised Commissioners, no new updates, waiting on TCEQ.

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

- 1) AIMS Companies are scheduling a time to CCTV the outfall – 2 weeks out from 7/13

B) Nautical Landings Building

- 1) 12 June 2023 Barefoot Construction commenced work on the new electric service.
AEP connected new electric service July 28, 2023.
- 2) Received letter from Spiretek International requesting a new lease for 2024.
Lease expires October 31, 2023

C) Nautical Landings Marina

- 1) Matt Estes boat sank Tuesday May 9, 2023 - contracted to have it refloated.
- 2) Abandon boat – no updates
- 3) Horizon Environmental has been onsite 15 times since last PC meeting.

D) Smith Harbor

- 1) Dredge spoils, Barefoot Construction

E) Harbor of Refuge

- 1) LCI has been hauling fill material & stockpiling.
- 2) Encore Dredging cleaning moving equipment to track 11.
- 3) Urban Engineering is working on task order #32 for RR drain culvert replacement - Engineering is completed.
- 4) Aerial spraying – no updates.

ACTION ITEMS: LEASES**7. DISCUSS NEW LEASE AGREEMENT FOR SPIRETECK INTERNATIONAL - PRESENTER JODY WEAVER**

- Tabled until the next Regular Port Commission Meeting 9/19/2023.

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

Spiretek's lease is up on October 31, 2023, and they have requested a new lease. Their current lease provides for an increase per the MCI on October 1 with a min 2% - 5% max increase. Looking at how the MCI is trending vs last year, it appears that we will be applying the 2% minimum increase on October 1, which will bring their monthly payment to \$1,912.50.

The attached spreadsheet provides the current Nautical Landings Office Building leases, showing our internal calculations of how the total monthly amount collected is distributed between rent and utilities. *Note: Edward Jones' lease breaks this out in the lease document, but the others just pay a lump sum amount which includes utilities.*

CURRENT RENTAL RATES FOR SPIRETEK:

Suite 2 (1440 sf): (Spiretek) Currently this space is leasing for an overall rent of \$1.37/SF. (Suite 2 has a view of the bay, and access to the deck from the adjoining hallway). As of October 1, the rent will increase in accordance with the MCI with a 2% minimum which will bring the rent to \$1.39/SF overall.

We are proposing for consideration a starting rent for a new lease of \$1.40/sf as shown in the attached spreadsheet. This would increase each year by the MCI or provide a 2% min/5% max.

8. DISCUSS PROPERTY VALUES AND AMENDMENTS TO CHAPTER 54 WATERWAYS APPENDIX A - FEES, RATES AND CHARGES FOR FY 2023-2024. PRESENTER - JODY WEAVER

Comments from Jody Weaver: Council approved the first reading for the new proposed tariff rates for FY 2023-2024.

CHAPTER 54—WATERWAYS

Section Number	Subject	Fee Amount
	Tariffs:	
	Oysters per sack	\$0.00
	Oysters per barrel	\$0.00
	Shrimp per ton	\$0.00
	Crude/condensate per barrel	\$0.10 \$0.125
	Crude/condensate per ton of bulk Bulk product liquid or dry per ton	\$0.65 \$0.79
	Public Dock Space	
	Per day per barge up to 200 LF	\$200.00
	Per day per barge greater than 200 LF	\$250.00
	Harbor of Refuge	
	Dockage Space – LF/month	\$3.30 \$4.00
	Use of Rail Spur – LS/month	\$833.00 \$1,000.00
	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
	Commercial Fishing Vessel Dockage Rate: first 25 ft in length per month	\$175.00
	For each additional foot of length > 25 ft per month	\$ 5.00

COMMENTS

9. COMMENTS FROM COMMISSIONERS.

Agenda item discussed.

No action necessary.

ADJOURNMENT

Commissioner Traylor made a motion to adjourn the meeting.

Commissioner McGuire seconded this motion.

Motion passed by the following vote:

Voting Aye:

Alex Davila, Mike McGuire, Robert Knox, Sue Traylor, and Jamie O'Neil.

Voting Nay: None

Meeting adjourned at 11:37 a.m.

These minutes were approved on September 19, 2023.

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: 19 SEPTEMBER 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: 31 March 2023, Put disposable oil boom out at south end of harbor where the city storm drain spills in harbor, due to oil coming from drain.

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: 19 SEPTEMBER 2023 Location: Harbor of Refuge

1. Road

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

2. Rail spur

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: Matt Glaze working on bid package for the drain pipe replacement under the rail spur. 4 AUGUST 23 plains completed, 9 AUGUST 23 plains submitted to UP for approval.

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. PERMITCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

8. Rub Rails & FendersCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

9. Cleats & KeelsCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

10. Gates & LocksCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

11. MulchCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

12. Cement CapCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

13. BulkheadCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

14. CLEAN UPCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

Harbor Master: _____

Port Lavaca Port Commission Monthly Inspection

Month: 19 SEPTEMBER 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: 1 AUGUST 23 replaced suction line on pump out
station at Dock B slip 50.

6. Electrical & Lights

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

7. Pilings, Guides & Rollers

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

8. Rub Rails & Fenders

Condition: Satisfactory Unsatisfactory Not Applicable

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

9. Cleats & Kevels

Condition: Satisfactory Unsatisfactory Not Applicable

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

10. Gates & Locks

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

11. Dredging

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

12. Cement Cap

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

13. Bulkhead

Condition: Satisfactory Unsatisfactory Not Applicable

Com

Harbor Master: _____

Port Lavaca Port Commission

Monthly Building Inspection

Month: 19 SEPTEMBER 2023 Location: NLB

1. Building Maintenance:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: 16 February 2023 Barefoot Construction commenced

Repairs. Build a new cupola, replaced siding at the north end of building and replaced about 30 % of bad deck boards and stained on the deck.

12 June 2023 commenced work 400 amp electrical panel received for new electrical services. 28 JULY 23 AEP connected new electrical service.

2. Decking:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

3. Flooring:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

4. Windows:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

5. Water Lines, Valves, Etc.

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

6. Electrical & Lights

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

7. HVAC

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

8. Roof:

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

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

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	PAID @ 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
1/27/2023	1165940	EQUALIZER, INC.	OIL	/	12/2022	72,185.200	\$7,218.52
2/22/2023	1169217	EQUALIZER, INC.	OIL	/	01/2023	51,425.550	\$5,142.55
3/21/2023	1172029	EQUALIZER, INC.	OIL	/	02/2023	50,414.030	\$5,041.41
4/26/2023	1176422	EQUALIZER, INC.	OIL	/	03/2023	66,110.200	\$6,611.02
5/26/2023	1179992	EQUALIZER, INC.	OIL	/	04/2023	72,043.510	\$7,204.35
6/29/2023	1183886	EQUALIZER, INC.	OIL	/	05/2023	58,158.560	\$5,815.86
8/1/2023	1187558	EQUALIZER, INC.	OIL	/	06/2023	60,497.010	\$6,049.70
8/25/2023	1190372	EQUALIZER, INC.	OIL	/	07/2023	56,371.100	\$5,637.11
		EQUALIZER, INC.	OIL	/	08/2023		
		EQUALIZER, INC.	OIL	/	09/2023		

FY 2022-2023 - TOTAL \$51,623.66

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
1/24/2023	DECEMBER	1165848	MONTHLY DOCK FEE	\$800.00	12/2022	PAID
2/22/2023	JANUARY	1169222	MONTHLY DOCK FEE	\$600.00	01/2023	PAID
3/22/2023	FEBRUARY	1172061	MONTHLY DOCK FEE	\$600.00	02/2023	PAID
4/26/2023	MARCH	1176417	MONTHLY DOCK FEE	\$600.00	03/2023	PAID
5/26/2023	APRIL	1179997	MONTHLY DOCK FEE	\$600.00	04/2023	PAID
6/29/2023	MAY	1183887	MONTHLY DOCK FEE	\$600.00	05/2023	PAID
N/A	JUNE	N/A	MONTHLY DOCK FEE	N/A	06/2023	N/A
8/4/2023	JULY	1188002	MONTHLY DOCK FEE	\$400.00	07/2023	PAID
8/22/2023	AUGUST	1190227	MONTHLY DOCK FEE	\$400.00	08/2023	PAID
	SEPTEMBER		MONTHLY DOCK FEE		09/2023	

CITY OF PORT LAVACA PORT COMMISSION

MONTHLY TARIFF REPORT

DATE:

7/31/2023

REPORTING PERIOD:

JULY
(MONTH)2023
(YEAR)

COMPANY NAME:

EQUALIZER INC

MAILING ADDRESS:

PO BOX 154579
(P. O. Box Number or Street)WACO
(City)TX
(State)76715
(Zip Code)

Tons of Fertilizer

BARGE
(Name Product)

@ 0.65¢ per ton

56,371.08

Barrels of Crude Oil

CRUDE OIL
(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 \$ 5,637.11 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 31 day of JULY, 2023.

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.
Shelly Smith / GulfMark Energy Inc.

paulm@gulfmarkenergy.com
shellys@gulfmarkenergy.com

Item #3.

Load RECAP - Original

Product : CRUDE OIL
Vessel : FMT - 3060
Location : Gulfmark - Port Lavaca, TX
Tank(s) - 2 | 1
Date : 10-JUL-2023
File NA° : PVI-12993
Ref. NA° : VG230701

QUANTITIES - CRUDE OIL

Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F 21,399.28
Free Water 0.30
GSV

Barrels @ 60 °F 21,399.28
Gallons @ 60 °F 898,769.76

Long Tons - Air 3,038.495
Metric Tons - Air 3,007.254
Short Tons - Air 3,403.115
Kilograms - Air 3,007,254.0
Pounds - Air 6,006,229.0

API Gravity @ 60 °F (C) 24.1

NSV

Barrels @ 60 °F 21,352.90
Gallons @ 60 °F 896,025.16

Long Tons - Air 3,031.921
Metric Tons - Air 3,000.574
Short Tons - Air 3,395.752
Kilograms - Air 3,000,574.0
Pounds - Air 6,791,503.0

S&W % 0.216**
S&W Vol. 46.30
S&W Source

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

Total Vessel Quantities

Vessel : FMT - 3060

TCV, Bbls @ 60 °F 21,488.42
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

Item #3.

Load RECAP - Original

Product : CRUDE OIL
Vessel : FMT - 3060
Location : Gulfmark -Port Lavaca, TX
Tank(s) - 2 | 1
Date : 10-JUL-2023
File NA° : PVI-12993
Ref. NA° : VG230701

QUANTITIES - CRUDE OIL

Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F 21,399.20
Free Water 0.00
GSV

Barrels @ 60 °F 21,399.20
Gallons @ 60 °F 890,769.76

Long Tons - Air 3,030.495
Metric Tons - Air 3,007.254
Short Tons - Air 3,403.115
Kilograms - Air 3,007,254.0
Pounds - Air 6,006,229.0

API Gravity @ 60 °F (C) 24.1

NSV

Barrels @ 60 °F 21,352.90
Gallons @ 60 °F 896,025.16
Long Tons - Air 3,031.921
Metric Tons - Air 3,000.574
Short Tons - Air 3,395.752
Kilograms - Air 3,000,574.0
Pounds - Air 6,791,503.0

S&W % 0.216**
S&W Vol. 46.30
S&W Source

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

Total Vessel Quantities

Vessel : FMT - 3060
TCV, Bbls @ 60 °F 21,400.42
Free Water 0.00
GSV

HELENA CHEMICAL

							0.65		
Date Received	Reference	Description	BARGE SHORT TONS	RAIL SHORT TONS	REPORTING MONTH	TOTAL FERTILIZER BULK TONS	BARGE ONLY	RAIL ONLY	TOTAL TARIFF AMOUNT PAID @ \$0.65 PER TON
11/15/2022	ACH PMT	HELENA CHEMICAL	3624.191	0	10/2022	3,624.191	\$2,355.72	\$0.00	\$2,355.72
12/2/2022	ACH PMT	HELENA CHEMICAL	11789.2	0	11/2022	11,789.200	\$7,662.98	\$0.00	\$7,662.98
1/11/2023	ACH PMT	HELENA CHEMICAL	1629.902	0	12/2022	1,629.902	\$1,059.44	\$0.00	\$1,059.44
1/27/2023	ACH PMT	HELENA CHEMICAL	3046.271	1509.621	01/2023	4,555.892	\$1,980.08	\$981.25	\$2,961.33
3/2/2023	ACH PMT	HELENA CHEMICAL	22473.47	756.675	02/2023	23,230.145	\$14,607.76	\$491.84	\$15,099.59
3/28/2023	ACH PMT	HELENA CHEMICAL	2992.468	1864.775	03/2023	4,857.243	\$1,945.10	\$1,212.10	\$3,157.21
4/24/2023	ACH PMT	HELENA CHEMICAL	14395.064	739.625	04/2023	15,134.689	\$9,356.79	\$480.76	\$9,837.55
6/2/2023	ACH PMT	HELENA CHEMICAL	9318.756	0	05/2023	9,318.756	\$6,057.19	\$0.00	\$6,057.19
6/27/2023	ACH PMT	HELENA CHEMICAL	4722.938	0	06/2023	4,722.938	\$3,069.91	\$0.00	\$3,069.91
7/26/2023	ACH PMT	HELENA CHEMICAL	1450.233	0	07/2023	1,450.233	\$942.65	\$0.00	\$942.65
9/11/2023	ACH PMT	HELENA CHEMICAL	7625.856	0	08/2023	7,625.856	\$7,625.86	\$0.00	\$4,956.81
		HELENA CHEMICAL			09/2023	Pending			
TOTAL			83068.349	4870.696	FY 2022-2023 - TOTAL		\$56,663.47	\$3,165.95	\$59,829.43

99-1810-00

MONTHLY RAIL FEE

Date Received	REPORTING 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	ACH	MONTHLY RAIL FEE	\$833.00	01/2023	PAID
1/31/2023	FEB	ACH	MONTHLY RAIL FEE	\$833.00	02/2023	PAID
2/28/2023	MAR	ACH	MONTHLY RAIL FEE	\$833.00	03/2023	PAID
4/4/2023	APR	ACH	MONTHLY RAIL FEE	\$833.00	04/2023	PAID
4/27/2023	MAY	ACH	MONTHLY RAIL FEE	\$833.00	05/2023	PAID
5/30/2023	JUNE	ACH	MONTHLY RAIL FEE	\$833.00	06/2023	PAID
6/27/2023	JULY	ACH	MONTHLY RAIL FEE	\$833.00	07/2023	PAID
7/28/2023	AUG	ACH	MONTHLY RAIL FEE	\$833.00	08/2023	PAID
8/28/2023	SEPT	ACH	MONTHLY RAIL FEE	\$833.00	09/2023	PAID

MONTHLY TARIFF REPORT

DATE:

August 29, 2023

REPORTING PERIOD:

August

(MONTH)

2023

(YEAR)

COMPANY NAME:

HELENA AGRI-ENTERPRISES, LLC

MAILING ADDRESS:

PO BOX 419

(P. O. Box Number or Street)

PORT LAVACA

(City)

TX

(State)

77979

(Zip Code)

7,625.856

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 \$ \$4,956.81 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 29 day of August, 2023

Terminal Manager

(Title)

Trey Franz

(Printed Name)

(Duly Authorized Signature)

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

(361) 552-9793 Ext. 242

rgarza@portlavaca.org

Fax No.: (361) 552-6062
Port Lavaca, TX 77979

<i>BARGES</i>	<i>MATERIAL / REF #</i>	<i>DATE</i>	<i>HELENA / Tons</i>	<i>LIQUID / DRY</i>
MTC 1416B	MAP	7/28/2023	1,549.842	DRY
CC1201	MICROES001	8/4/2023	1,474.943	DRY
AGS 858B	POTASH	8/1/2023	1,591.600	DRY
CC1145B	POTASH	8/9/2023	1,490.525	DRY
MTC 416	MICROES001	8/16/2023	1,518.946	DRY

[illegible]

Barge
7,625.856
\$4,956.81
Rail
0.000



DRAFT SURVEY BY DISPLACEMENT

MTC 1416 B

Barge Type : **BOX**

Depth =	14.000 ft	Length of Box =	200.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9955 (LIGHT Condition)		
Spec Grv =	0.9955 (LOADED Condition)		

LIGHT FREEBOARDS

Fwd Port =	12 ft	3.750 in
Fwd Stbd =	12 ft	4.000 in
Mid Port =	12 ft	5.000 in
Mid Stbd =	12 ft	5.500 in
Aft Port =	12 ft	4.500 in
Aft Stbd =	12 ft	3.500 in

LOADED FREEBOARDS

Fwd Port =	5 ft	2.500 in
Fwd Stbd =	5 ft	4.500 in
Mid Port =	5 ft	1.000 in
Mid Stbd =	5 ft	4.750 in
Aft Port =	5 ft	1.500 in
Aft Stbd =	5 ft	3.000 in

Full Load:

Mean Draft =	8 ft	9.125 in
Volume (Cu. Ft.) =	61,299.579	

Light Barge:

Mean Draft =	1 ft	7.625 in
Volume (Cu. Ft.) =	11,424.579	

Cargo Deadweight:

Pounds =	3,099,684
Short Tons =	1,549.842
Metric Tons =	1,405.995
Long Tons =	1,383.788

AmSpec MTS Inc.



Tommy L. Prejean

Tommy L. Prejean, Operations

7/11/2023
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DRAFT SURVEY BY DISPLACEMENT

CC 1201

Barge Type : **RAKE**

Depth =	13.000 ft	Length of Box =	172.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9980 (LIGHT Condition)	Rake Length =	28.000 ft
Spec Grv =	0.9970 (LOADED Condition)	Rake Height =	13.000 ft

LIGHT FREEBOARDS

Fwd Port =	11 ft	0.000 in
Fwd Stbd =	11 ft	1.000 in
Mid Port =	11 ft	3.750 in
Mid Stbd =	11 ft	4.000 in
Aft Port =	11 ft	8.500 in
Aft Stbd =	11 ft	9.000 in

LOADED FREEBOARDS

Fwd Port =	4 ft	1.000 in
Fwd Stbd =	4 ft	3.000 in
Mid Port =	4 ft	1.500 in
Mid Stbd =	4 ft	3.500 in
Aft Port =	4 ft	4.250 in
Aft Stbd =	4 ft	4.000 in

Full Load:

Mean Draft =	8 ft	9.125 in
Volume (Cu. Ft.) =	57,788.958	

Light Barge:

Mean Draft =	1 ft	7.625 in
Volume (Cu. Ft.) =	10,385.281	

Cargo Deadweight:

Pounds =	2,949,886
Short Tons =	1,474.943
Metric Tons =	1,338.047
Long Tons =	1,316.913

AmSpec MTS Inc.



Tommy L. Prejean

Tommy L. Prejean, Operations

5/19/2023
Page 1

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**Shipment Notification****BOL#:**

Item #3.

Date:
07/06/2023**Pick Up / Order #:****Scale Ticket#:**

21336562

4700069675-10

PO#:**EXPORTER, SHIPPER, ORIGIN AND MAILING ADDRESS**Mosaic Global Sales, LLC
Bulk Services - St Louis
Barge Loading
7200 N. Wharf St
ST LOUIS MO 63102
UNITED STATES OF AMERICA

This Bill of lading is subject to the individually determined rates or contracts to which the carrier and shipper have agreed in writing, the provisions of this bill of lading, and any applicable federal or state regulations (with respect to truck shipments) and the terms and conditions of the Inform Straight Bill of Lading as set forth in 49CFR part 1035 App B and any applicable state regulations (with respect to rail shipments).

CONSIGNEE AND MAILING ADDRESSMosaic Global Sales, LLC
MOSAIC
C/o HELENA
208 MONTIER
PORT LAVACA TX 77979
UNITED STATES OF AMERICA

Subject to Section 7 of the applicable terms and conditions which are referred to above, if this shipment is to be delivered to the consignee without recourse to the consignor, the consignor shall sign the following statement: The carrier shall not make delivery of this shipment without payment of freight and all other lawful charges.

SOLD TO**Related****Not Related**Mosaic Global Sales, LLC
13830 Circa Crossing Dr.**Dangerous Goods** ☐**Freight****Commodity**

2812534

Gross Wgt

1591.600

STN

Tare Wgt

0

STN

Net Wgt

1591.600

STN

Country of Origin
CA**Car Initial & Number and Seal #**
See Below for Details**Description of Goods**
MOP, 60% RED GRANULAR**(TONS - S/T) 1,591.600 STN**
(TONNES - M/T) 1,443.875 MTN**CARRIERS CERTIFICATE**

This is to certify that the above named materials are properly classified, described, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation.

To the District Director of Customs, Port of Arrival. The undersigned carrier to whom or upon whose order the articles described above must be released hereby certifies that Broker not applicable is the owner or consignee of such articles within the purview of section 484(H), Tariff Act of 1930. I certify that this manifest is correct and true to the best of my knowledge.

Signature of Carrier: _____**Date:** _____**Route:** O: MO ST LOUIS D: TX PORT LAVACA
Contract/Tariff #:

I hereby certify that the information given above and on the continuation sheets, if any, is true and complete in every respect.

Mosaic Global Sales, LLC

(name of responsible employee of exporter)

Given firm name / address if different from exporter above.**Signature:** _____ **Status** ☐ **Owner****Date:** _____ ☐ **Agent****Weight subject to verification by the governing Weighing and Inspection Bureau in accordance with agreement.****MEMO :**

Guaranteed By : Mosaic Global Sales, LLC 13830 Circa Crossing Dr. Lithia FL 33547

Muriate of Potash 0-0-60 Red Granular

GUARANTEED ANALYSIS:

Soluble Potash (K2O) 60%

Derived from muriate of potash

Information regarding the contents and levels of metals in this product is available on the Internet at <http://www.regulatory-info-mos.com>

Additional handling, transportation, or improper/extended storage may affect product quality. No warranty is given or implied.

Visit www.MosaicCo.com, to find this product's Safety DataSheet and Product Label.

For Chemical Emergency ONLY (Spill, leak, fire, exposure or accident), call CHEMTREC at 800-424-9300 (North America - reference CCN201871).

VEHICLEID.NO**PO.NUMBER****SEAL.NO****Net weight in STN****Net weight in LB**

AGS858B

1,591.600 STN

3183200.000 LB

TOTAL:

1



DRAFT SURVEY BY DISPLACEMENT

MTC 416

Barge Type : **RAKE**

Depth =	13.000 ft	Length of Box =	172.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9980 (LIGHT Condition)	Rake Length =	28.000 ft
Spec Grv =	0.9970 (LOADED Condition)	Rake Height =	12.750 ft

LIGHT FREEBOARDS

Fwd Port =	11 ft	1.000 in
Fwd Stbd =	11 ft	0.000 in
Mid Port =	11 ft	5.250 in
Mid Stbd =	11 ft	5.000 in
Aft Port =	11 ft	9.500 in
Aft Stbd =	11 ft	9.750 in

LOADED FREEBOARDS

Fwd Port =	4 ft	2.500 in
Fwd Stbd =	4 ft	0.500 in
Mid Port =	4 ft	2.000 in
Mid Stbd =	3 ft	11.250 in
Aft Port =	4 ft	1.000 in
Aft Stbd =	4 ft	0.000 in

Full Load:

Mean Draft =	8 ft	11.125 in
Volume (Cu. Ft.) =	58,842.412	

Light Barge:

Mean Draft =	1 ft	6.917 in
Volume (Cu. Ft.) =	10,025.161	

Cargo Deadweight:

Pounds =	3,037,892
Short Tons =	1,518.946
Metric Tons =	1,377.966
Long Tons =	1,356.202

AmSpec MTS Inc.



Tommy L. Prejean

Tommy L. Prejean, Operations

5/19/2023
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ACTIVE AGING REPORT

9/15/2023

Item #3.

ACCOUNT NO#	LAST PAY	CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	- -BALANCE--
99-1415-00	6/9/2023	2,410.51CR					2,410.51CR
99-1733-02	9/11/2023	178.46CR					178.46CR
99-1734-00	8/29/2023						0
99-1745-00	9/16/2022					PENDING DECISION	0
99-1745-01	9/5/2023						0
99-1746-00	9/16/2022					PENDING DECISION	0
99-1746-01	9/5/2023						0
99-1783-00	9/5/2023						0
99-1800-01	9/1/2023						0
99-1801-01	9/1/2023						0
99-1810-00	8/28/2023	0.82CR					0.82CR
99-1883-00	9/1/2023	438.09					438.09
99-1893-00	9/1/2023						0
99-1909-01	9/6/2023	607.34CR					607.34CR
99-1913-02	9/11/2023						0
99-1923-06	9/6/2023	116.56CR					116.56CR
99-1930-01	8/29/2023	31.40CR					31.40CR
99-1931-07	9/5/2023	10.00CR					10.00CR
99-1932-06	9/5/2023	10.00CR					10.00CR
99-1933-03	8/24/2023	93.75CR					93.75CR
99-1963-04	9/1/2023						0
99-1973-06	9/5/2023						0
99-1983-09	9/5/2023						0
99-1993-04	9/5/2023						0
99-2003-04	9/1/2023	0.19CR					0.19CR
99-2013-09	8/3/2022	264.6	291.06	264.6	264.6	2,407.86	3,492.72
99-2043-07	9/1/2023						0
99-2053-11	8/31/2023						0
99-2063-10	9/1/2023	0.1					0.1
99-2103-07	9/1/2023						0
99-2153-04	9/1/2023						0
99-2163-03	9/1/2023						0
99-2193-07	8/31/2023						0
99-2213-04	9/1/2023						0
99-2223-11 (1)	8/14/2023	291.9					291.9
99-2233-07 (2)	9/11/2023	228.9	176.39				405.29
99-2253-07 (3)	7/3/2023	228.9	228.9				457.8
99-2313-14	9/1/2023						0
99-2421-07	9/1/2023						0
99-2433-04	6/1/2023			252.3	846.9		1,099.20
99-2443-05	9/1/2023						0
99-2453-09	6/1/2023			252.3	1,099.20		1,351.50
99-2453-10	9/1/2023						0
99-2481-05	9/1/2023						0
99-2543-09	9/1/2023						0
=====							
**** BOOK # :00	45	2006.54CR	696.35	769.2	2210.7	47923.51	49593.22

1 Paid over phone by C/C

2 Left message to return my call.

3 Left message to return my call.

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-102691 CULLEN, CARSDNER, SEERD	I-2401	504 51000532.07	LEGAL- REGULAR : PROFESSIONAL LEGAL SERVICES		63516	\$648.33
			VENDOR TOTALS			\$648.33
01-102490 U.S. BANK NATIONAL ASSOCIATION	I-07/2023	504 51000525.01	FUEL : FUEL JULY 2023		63661	\$53.64
			VENDOR TOTALS			\$53.64
01-102645 GEXA ENERGY, LP	I-33651351-4	504 51000536.01	ELECTRICITY : ELECTRICITY SERVICES JULY 2023		63523	\$2,343.23
			AC/BAY LIMITED			\$197.63
			LIGHT/BAY LIMITED & AC/DAYROOM & HARBOR MASTER			\$145.05
			SPIRETECH			\$174.62
			AC/EDWARD JONES & SOMETHING MORE			
			LIGHTS/DAYROOM, HARBOR MASTER			
			SUB PANEL/EDWARD JONES			\$235.91
			PL PLUMBING, G4S, & CONF. ROOM			\$312.09
			NL MARINA BUILDING FLOOD LIGHT			\$53.91
			NL BOAT SLIPS			\$719.51
			HARBOR OF REFUGE			\$0.00
			HARBOR OF REFUGE FLOOD LIGHT			\$504.51
			CITY HARBOR			\$0.00
			VENDOR TOTALS			\$2,343.23
01-100700 MCGREW, TERRI	I-412765	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		63631	\$600.00
			VENDOR TOTALS			\$600.00
01-101749 RICHARD A LEWIS	I-000518	504 51000542.25	R & M- BUILDING : REPAIRS TO MEN'S RESTROOM		63547	\$175.00
			VENDOR TOTALS			\$175.00

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-102750 POWER HARDWARE, LLC.	I-B70336	504 51000542.25	R & M- BUILDING : RECEPTACLE		63549	\$15.99
01-102750 POWER HARDWARE, LLC.	I-B70344	504 51000542.25	R & M- BUILDING : RECEPTACLE		63549	\$8.00
VENDOR TOTALS						\$23.99
01-102309 REPUBLIC SERVICES #847	I-0847-001284933	504 51000533.14	CONTRACTED SERVICES : CONTAINER - PORT COMMISSION		63642	\$378.88
VENDOR TOTALS						\$378.88
01-102621 UNIFIRST CORPORATION	I-2680030147	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		63559	\$50.42
01-102621 UNIFIRST CORPORATION	I-2680030846	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		63651	\$50.42
01-102621 UNIFIRST CORPORATION	I-2680031545	504 51000523.03	CLEANING & JANITORIAL : CLEANING SUPPLIES		63651	\$50.42
VENDOR TOTALS						\$151.26
01-102014 VERIZON WIRELESS	I-9939796867	504 51000536.02	TELEPHONE : CELL PHONE CHARGES		63565	\$40.18
VENDOR TOTALS						\$40.18

REPORT GRAND TOTAL:	\$4,414.51
---------------------	------------

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2023

Item #3.

04-PORT & HARBORS FUND
FINANCIAL SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>								
USER & SERVICE CHARGES	705,843	705,843	0	71,468.63	637,332.44	0.00	68,510.56	90.29
FINES & FORFEITURES	12,000	12,000	0	49.35	4,638.38	0.00	7,361.62	38.65
OTHER REVENUE	6,666	6,666	0	1,815.47	23,397.59	0.00	(16,731.59)	351.00
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	13,992	13,992	0	0.00	0.00	0.00	13,992.00	0.00
TOTAL REVENUES	1,738,501	1,738,501	0	73,333.45	665,368.41	0.00	1,073,132.59	38.27
<u>EXPENDITURE SUMMARY</u>								
TECHNOLOGY SERVICES	1,500	1,500	0	244.88	1,328.84	0.00	171.16	88.59
CITY HARBOR	17,000	17,000	0	0.00	9,471.55	0.00	7,528.45	55.72
HARBOR OF REFUGE	125,000	125,000	0	11,300.00	83,245.46	45,753.57	(3,999.03)	103.20
SMITH HARBOR	51,000	51,000	0	0.00	6,219.16	1,716.93	43,063.91	15.56
NAUTICAL LANDINGS MARINA	15,000	15,000	0	210.00	6,198.07	0.00	8,801.93	41.32
OPERATIONS	1,856,044	1,856,044	0	22,253.50	418,338.35	25,574.82	1,412,130.83	23.92
NON DEPARTMENTAL	0	0	0	0.00	66.52	0.00	(66.52)	0.00
TOTAL EXPENDITURES	2,065,544	2,065,544	0	34,008.38	524,867.95	73,045.32	1,467,630.73	28.95
REVENUES OVER/(UNDER) EXPENDITURES	(327,043)	(327,043)	0	39,325.07	140,500.46	(73,045.32)	(394,498.14)	20.63-

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2023

104-PORT & HARBORS FUND
REVENUES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
USER & SERVICE CHARGES								
136.01 CITY HARBOR-DOCK LEASE	115,000	115,000	0	11,463.19	69,463.85	0.00	45,536.15	60.40
136.09 HOR - DAILY DOCK RENTA	5,000	5,000	0	13,000.00	60,600.00	0.00	55,600.00	1,212.00
136.10 HOR - RENTAL	18,043	18,043	0	0.00	4,296.06	0.00	13,746.94	23.81
136.11 HOR - DOCK LEASES	280,000	280,000	0	20,911.01	223,498.18	0.00	56,501.82	79.82
136.12 TARIFFS	110,000	110,000	0	11,686.81	109,464.34	0.00	535.66	99.51
136.20 N L DOCK RENT- TRANSIE	500	500	0	352.80	432.80	0.00	67.20	86.56
136.21 N L-DOCK LEASE	80,000	80,000	0	5,742.20	77,582.23	0.00	2,417.77	96.98
136.22 N L -BLDG LEASE	73,600	73,600	0	6,647.62	73,194.98	0.00	405.02	99.45
136.23 N L - BLDG RENTAL	4,500	4,500	0	0.00	550.00	0.00	3,950.00	12.22
136.24 SMITH HARBOR RENT	19,200	19,200	0	1,665.00	18,250.00	0.00	950.00	95.05
TOTAL USER & SERVICE CHARGES	705,843	705,843	0	71,468.63	637,332.44	0.00	68,510.56	90.29
FINES & FORFEITURES								
442.01 LATE PAYMENT PENALTIES	12,000	12,000	0	49.35	4,638.38	0.00	7,361.62	38.65
TOTAL FINES & FORFEITURES	12,000	12,000	0	49.35	4,638.38	0.00	7,361.62	38.65
OTHER REVENUE								
451.01 INTEREST INCOME	6,066	6,066	0	1,815.47	20,926.19	0.00	14,860.19	344.98
455.01 OTHER FINANCING SOURCE	0	0	0	0.00	0.00	0.00	0.00	0.00
459.10 2018 C. O. PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.11 AUCTION PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	0.00
459.12 TML REIMBURSEMENTS	0	0	0	0.00	2,095.65	0.00	2,095.65	0.00
459.71 WASHER-DRYER INCOME	600	600	0	0.00	375.75	0.00	224.25	62.63
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	1,815.47	23,397.59	0.00	16,731.59	351.00
GRANT AND CONTRIBUTION R								
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
INTERGOVERNMENTAL REVENUE								
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 FARE 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
TOTAL REVENUES	1,738,501	1,738,501	0	73,333.45	665,368.41	0.00	1,073,132.59	38.27

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2023

Item #3.

04-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
SERVICES								
0070536.504 CABLE & INTERNET	1,500	1,500	0	244.88	1,328.84	0.00	171.16	88.59
TOTAL SERVICES	1,500	1,500	0	244.88	1,328.84	0.00	171.16	88.59
TOTAL TECHNOLOGY SERVICES	1,500	1,500	0	244.88	1,328.84	0.00	171.16	88.59

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2023

Item #3.

04-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
<hr/>								
SERVICES								
50800533.20 CONTRACTED SERV-CITY H	15,000	15,000	0	0.00	8,250.00	0.00	6,750.00	55.00
TOTAL SERVICES	15,000	15,000	0	0.00	8,250.00	0.00	6,750.00	55.00
<hr/>								
MAINTENANCE								
50800542.21 R & M- INFRAS- CITY HA	1,000	1,000	0	0.00	116.59	0.00	883.41	11.66
50800543.22 R & M- BLDG.- CITY HAR	1,000	1,000	0	0.00	1,104.96	0.00	104.96	110.50
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	1,221.55	0.00	778.45	61.08
<hr/>								
TOTAL CITY HARBOR	17,000	17,000	0	0.00	9,471.55	0.00	7,528.45	55.72
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CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2023

Item #3.

04-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
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SERVICES								
0820533.20 CONTRACTED SERV- HOR	25,000	25,000	0	0.00	49,853.83	10,753.57 (35,607.40)	242.43
TOTAL SERVICES	25,000	25,000	0	0.00	49,853.83	10,753.57 (	35,607.40)	242.43
<hr/>								
MAINTENANCE								
0820542.21 R & M- INFRASTRUCTURE	100,000	100,000	0	11,300.00	33,391.63	35,000.00	31,608.37	68.39
TOTAL MAINTENANCE	100,000	100,000	0	11,300.00	33,391.63	35,000.00	31,608.37	68.39
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TOTAL HARBOR OF REFUGE	125,000	125,000	0	11,300.00	83,245.46	45,753.57 (3,999.03)	103.20
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CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2023

Item #3.

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
<hr/>								
SERVICES								
50840533.20 CONTRACTED SERV- SMITH	50,000	50,000	0	0.00	6,219.16	1,716.93	42,063.91	15.87
TOTAL SERVICES	50,000	50,000	0	0.00	6,219.16	1,716.93	42,063.91	15.87
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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
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TOTAL SMITH HARBOR	51,000	51,000	0	0.00	6,219.16	1,716.93	43,063.91	15.56
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CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2023

Item #3.

04-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	10,000	10,000	0	0.00	5,500.00	0.00	4,500.00	55.00
TOTAL SERVICES	10,000	10,000	0	0.00	5,500.00	0.00	4,500.00	55.00
MAINTENANCE								
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	210.00	698.07	0.00	2,301.93	23.27
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	210.00	698.07	0.00	4,301.93	13.96
TOTAL NAUTICAL LANDINGS MARINA	15,000	15,000	0	210.00	6,198.07	0.00	8,801.93	41.32

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2023

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
PERSONNEL SERVICES								
51000511.01 SALARIES & WAGES	75,966	75,966	0	5,847.68	67,218.32	0.00	8,747.68	88.48
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	640.37	5,131.74	0.00	616.74	113.66
51000512.10 EMPLOYER-T.M.R.S.	4,460	4,460	0	342.08	3,977.79	0.00	482.21	89.19
51000512.20 GROUP H/D INS PREMIUMS	10,946	10,946	0	953.10	10,484.99	0.00	461.01	95.79
51000512.30 WORKER'S COMPENSATION	1,800	1,800	0	0.00	1,684.21	0.00	115.79	93.57
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	7,783.23	88,497.05	0.00	9,689.95	90.13
MATERIALS & SUPPLIES								
51000521.01 OFFICE	1,200	1,200	0	25.59	927.14	0.00	272.86	77.26
51000523.03 CLEANING & JANITORIAL	10,500	10,500	0	766.22	9,200.22	0.00	1,299.78	87.62
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	53.64	199.14	0.00	4,800.86	3.98
51000526.01 GENERAL SAFETY & TOOLS	300	300	0	6.87	154.96	0.00	145.04	51.65
51000528.03 NON-CAPITALIZED ASSETS	0	0	0	0.00	393.97	0.00	393.97	0.00
51000529.11 LIGHTING & DECORATION	2,000	2,000	0	0.00	1,629.90	0.00	370.10	81.50
TOTAL MATERIALS & SUPPLIES	19,000	19,000	0	852.32	12,505.33	0.00	6,494.67	65.82
SERVICES								
51000531.01 TRAVEL & TRAINING	500	500	0	0.00	568.76	0.00	68.76	113.75
51000531.04 DUES, SUBSCR., & PUBLI	5,700	5,700	0	0.00	199.95	0.00	5,500.05	3.51
51000532.01 AUDIT FEES	3,500	3,500	0	0.00	5,100.00	0.00	1,600.00	145.71
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	648.33	1,458.33	0.00	13,541.67	9.72
51000533.14 CONTRACTED SERVICES	24,000	24,000	0	473.88	14,954.73	0.00	9,045.27	62.31
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	5,835.65	0.00	15,845.35	26.92
51000535.11 FLOOD INS	1,700	1,700	0	0.00	1,792.00	0.00	92.00	105.41
51000536.01 ELECTRICITY	26,955	26,955	0	2,343.23	21,836.66	0.00	5,118.34	81.01
51000536.02 TELEPHONE	2,000	2,000	0	211.27	1,909.73	0.00	90.27	95.49
51000536.03 WATER	3,300	3,300	0	1,425.30	4,652.15	0.00	1,352.15	140.97
51000536.07 CABLE & INTERNET	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES	107,155	107,155	0	5,102.01	61,855.72	0.00	45,299.28	57.73
MAINTENANCE								
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	138.99	0.00	138.99	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	603.99	4,151.53	0.00	6,848.47	37.74
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	28.96	0.00	28.96	0.00
51000544.50 R & M- FURNITURE & EQU	6,000	6,000	0	1,486.54	2,552.36	0.00	3,447.64	42.54
51000544.55 R & M- VEHICLES & TRAI	500	500	0	40.83	471.60	0.00	28.40	94.32

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2023

04-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	2,131.36	7,343.44	0.00	27,856.56	20.86
SUNDRY									
51000551.11	VEHICLE LEASES	13,992	13,992	0	957.83	7,781.22	0.00	6,210.78	55.61
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	59,694.25	0.00	5,426.75	91.67
51000553.02	XFER OUT- FD 310- '08	124,813	124,813	0	0.00	24,919.48	0.00	99,893.52	19.97
51000553.05	XFER OUT- FD 322 - 201	130,576	130,576	0	0.00	105,946.68	0.00	24,629.32	81.14
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	6,384.58	198,341.63	0.00	136,160.37	59.29
CAPITAL EXPENDITURES									
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	48,205.18	25,574.82	21,220.00	77.66
51000563.05	CE- INFRASTRUCTURE	1,167,000	1,167,000	0	0.00	0.00	0.00	1,167,000.00	0.00
	TOTAL CAPITAL EXPENDITURES	1,262,000	1,262,000	0	0.00	49,795.18	25,574.82	1,186,630.00	5.97
TOTAL OPERATIONS									
		1,856,044	1,856,044	0	22,253.50	418,338.35	25,574.82	1,412,130.83	23.92
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CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: AUGUST 31ST, 2023

Item #3.

04-PORT & HARBORS FUND
NON DEPARTMENTAL
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDEGT BALANCE	% OF BUDGET
PERSONNEL SERVICES								
59800512.03 GROUP H/D INS CLAIMS	0	0	0	0.00	0.00	0.00	0.00	0.00
59800512.05 EMPLOYER- SOCIAL SECUR	0	0	0	0.00	36.98	0.00 (	36.98)	0.00
59800512.10 EMPLOYER- TMRS	0	0	0	0.00	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	0.00	66.52	0.00 (	66.52)	0.00
SUNDRY								
59800551.203 GROUP H/D INS CLAIMS	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUNDRY	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL NON DEPARTMENTAL	0	0	0	0.00	66.52	0.00 (	66.52)	0.00
TOTAL EXPENDITURES	2,065,544	2,065,544	0	34,008.38	524,867.95	73,045.32	1,467,630.73	0.00
REVENUES OVER/(UNDER) EXPENDITURES	(327,043)	(327,043)	0	39,325.07	140,500.46 (	73,045.32) (	394,498.14)	20.63-
*** END OF REPORT ***								

BALANCE SHEET - UNAUDITED

AS OF: AUGUST 31ST, 2023

Item #3.

504-PORT & HARBORS FUND

ACCOUNT# TITLE

ASSETS

111.21	CLAIM ON CONS CASH	426,113.73
112.11.6001	INVESTMENTS-LOGIC	272,529.95
113.22	ALLOWANCE FOR UNCOLLECT(	14,575.43)
113.24	UNAPPLIED CREDITS (	4,375.02)
113.27	PTC ACCTS RECEIVABLE (UB	66,555.75
113.27.1004	ACCTS REC-HARBOR OF REFU	1,160,520.00
116.01.0001	PREPAID INSURANCE	30,333.94
151.01.1000	LAND	1,919,338.57
152.01.1000	BUILDINGS	1,313,990.38
152.02.2000	ACCUM DEPRECIATION-BUIL(	853,854.24)
153.01.1000	IMPROVEMENTS OTHER THAN	2,050,980.24
153.02.2000	ACCUM DEPR-IMPR OTHER T(	1,709,300.60)
154.01.1000	MACHINERY & EQUIPMENT	43,140.00
154.02.2000	ACCUM DEPR-MACHINERY & (	29,844.16)
155.01.1000	CONSTRUCTION IN PROGRESS	57,151.00
156.01.1000	INFRASTRUCTURE	7,996,420.23
156.02.2000	ACCUM DEPREC.- INFRASTR(	2,832,083.21)

9,893,041.13

002

426,113.73+

272,529.95+

698,643.68*

TOTAL ASSETS

9,893,041.13

LIABILITIES

207.21	CUSTOMER DEPOSIT (	50.00)
211.10	AP PENDING (DUE TO CONS	16,021.86
211.67	SOCIAL SECURITY-PAYABLE(	405.61)
211.99	YMCA (	4.35)
212.30	ACCRUED VACATION	5,055.84
213.01	BOND PREMIUM (SERIES '18	82,933.89
214.01.0701	DUE TO PAYROLL FUND (	2,237.39)
215.90	DEFERRED REVENUE-OTHER	3,700.00
215.90.1004	DEFERRED REV-HARBOR OF R	1,160,520.00
216.20.3006	BONDS PAYABLE-CURRENT	180,000.00
221.20	BONDS PAYABLE NON-CURREN	1,745,000.00

3,190,534.24

TOTAL LIABILITIES

3,190,534.24

FUND EQUITY/BALANCE

BALANCE SHEET - UNAUDITED

AS OF: AUGUST 31ST, 2023

Item #3.

504-PORT & HARBORS FUND

ACCOUNT#	TITLE	
320.07	ENCUMBRANCES	(236,342.05)
320.08	RESERVE FOR ENCUMBRANCES	236,342.05
320.09	PRIOR YEAR ENCUMBRANCE	156,670.66
320.10	PRIOR YEAR RESERV/ENC	(156,670.66)
320.60	FUND BALANCE COMMITTED	90,552.00
320.65	NET INVEST. IN CAPITAL A	3,393,536.00
320.98	FUND BALANCE UNRESV	3,077,918.43
TOTAL FUND EQUITY/BALANCE		6,562,006.43
TOTAL REVENUES		665,368.41
TOTAL EXPENSES		524,867.95
EXCESS REVENUES OVER EXPENDITURES		140,500.46
TOTAL LIABILITIES & FUND EQUITY/BALANCE		9,893,041.13

BALANCE SHEET - UNAUDITED

AS OF: AUGUST 31ST, 2023

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 (	42,700.00)	
113.29.1000	ACCOUNTS RECEIVABLE- MIS	2,500.00	
155.01.1000	CONSTRUCTION IN PROGRESS	40,200.00	
			120,000.00

TOTAL ASSETS

120,000.00

LIABILITIES

0.00

TOTAL LIABILITIES

0.00

FUND EQUITY/BALANCE

320.07	ENCUMBRANCES (	1,124,330.36)	
320.08	RESERVE FOR ENCUMBRANCES	1,124,330.36	
			0.00

TOTAL REVENUES	120,000.00
TOTAL EXPENSES	0.00

EXCESS REVENUES OVER EXPENDITURES 120,000.00

TOTAL LIABILITIES & FUND EQUITY/BALANCE

120,000.00

BALANCE SHEET - UNAUDITED

AS OF: AUGUST 31ST, 2023

Item #3.

310-08 PC DEBT SERVICE

ACCOUNT#	TITLE		
<u>ASSETS</u>			
111.21	CLAIM ON CONS CASH	(11,298.75)	
			(11,298.75)
TOTAL ASSETS			(11,298.75)
<u>LIABILITIES</u>			
212.60	ACCRUED BOND INTEREST	3,824.00	
			3,824.00
TOTAL LIABILITIES			3,824.00
<u>FUND EQUITY/BALANCE</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	60,201.63	
TOTAL FUND EQUITY/BALANCE			83,125.34
TOTAL REVENUES		26,314.41	
TOTAL EXPENSES		124,562.50	
EXCESS REVENUES OVER EXPENDITURES		(98,248.09)	
TOTAL LIABILITIES & FUND EQUITY/BALANCE			(11,298.75)

BALANCE SHEET - UNAUDITED

AS OF: AUGUST 31ST, 2023

Item #3.

322-SERIES 2018 DEBT SERVICE

ACCOUNT#

TITLE

ASSETS

111.21	CLAIM ON CONS CASH	(24,362.50)	
			(24,362.50)
	TOTAL ASSETS		(24,362.50)

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	105,947.64
TOTAL EXPENSES	130,575.00

EXCESS REVENUES OVER EXPENDITURES	(24,627.36)
-----------------------------------	--------------

TOTAL LIABILITIES & FUND EQUITY/BALANCE	(24,362.50)
---	--------------

Port Commission Snapshot

	June	July	August	FYTD	
City Harbor					
Revenue	\$ 3,974.78	\$ 4,015.19	\$ 11,463.19	\$ 69,463.85	
Expenses	\$ 1,788.36	\$ 2,896.78	\$ 1,901.21	\$ 31,010.16	
Gain / (Loss)	<u>\$ 2,186.42</u>	<u>\$ 1,118.41</u>	<u>\$ 9,561.98</u>	<u>\$ 38,453.69</u>	
Harbor of Refuge					
Revenue	\$ 42,653.97	\$ 22,253.66	\$ 45,597.82	\$ 402,447.61	
Expenses	\$ 8,910.93	\$ 10,557.37	\$ 20,741.43	\$ 189,321.17	
Gain / (Loss)	<u>\$ 33,743.04</u>	<u>\$ 11,696.29</u>	<u>\$ 24,856.39</u>	<u>\$ 213,126.44</u>	
Nautical Landings					
Revenue	\$ 14,123.82	\$ 13,633.32	\$ 12,791.97	\$ 154,280.76	
Expenses	\$ 13,724.42	\$ 9,991.04	\$ 10,927.55	\$ 112,698.54	
Gain / (Loss)	<u>\$ 399.40</u>	<u>\$ 3,642.28</u>	<u>\$ 1,864.42</u>	<u>\$ 41,582.22</u>	
Smith Harbor					
Revenue	\$ 1,665.00	\$ 1,665.00	\$ 1,665.00	\$ 18,250.00	
Expenses	\$ 412.18	\$ 1,962.98	\$ 438.20	\$ 11,176.75	
Gain / (Loss)	<u>\$ 1,252.82</u>	<u>\$ (297.98)</u>	<u>\$ 1,226.80</u>	<u>\$ 7,073.25</u>	
Total Gain / (Loss)	<u><u>\$ 37,581.68</u></u>	<u><u>\$ 16,158.99</u></u>	<u><u>\$ 39,325.07</u></u>	<u><u>\$ 300,235.61</u></u>	\$ 665,368.41

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

Cash Profit and Loss Statement

	June	July	August	FYTD
City Harbor				
Dock Lease	\$ 3,974.78	\$ 4,015.19	\$ 11,463.19	\$ 69,463.85
Oyster Tarrifs	\$ -	\$ -	\$ -	\$ -
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
Total City Harbor	\$ 3,974.78	\$ 4,015.19	\$ 11,463.19	\$ 69,463.85
Harbor of Refuge				
Tarrifs				
Oil	\$ 5,815.86	\$ -	\$ 11,686.81	\$ 57,182.24
Fertilizer	\$ 9,127.10	\$ 942.65	\$ -	\$ 52,203.57
Oyster	\$ -	\$ -	\$ -	\$ 78.53
Rentals				
Daily Dock Rental	\$ 6,800.00	\$ 400.00	\$ 13,000.00	\$ 60,600.00
Dock Rentals	\$ -	\$ -	\$ -	\$ 4,296.06
Dock Leases	\$ 20,911.01	\$ 20,911.01	\$ 20,911.01	\$ 223,498.18
Late Payment Penalties	\$ -	\$ -	\$ -	\$ 4,589.03
Total Harbor of Refuge	\$ 42,653.97	\$ 22,253.66	\$ 45,597.82	\$ 402,447.61
Nautical Landings				
Dock Rent	\$ -	\$ -	\$ 352.80	\$ 432.80
Dock Lease	\$ 7,450.70	\$ 6,810.20	\$ 5,742.20	\$ 77,582.23
Building Lease	\$ 6,673.12	\$ 6,673.12	\$ 6,647.62	\$ 73,194.98
Building Rentals	\$ -	\$ 150.00	\$ -	\$ 550.00
Washer-Dryer	\$ -	\$ -	\$ -	\$ 375.75
Miscellaneous	\$ -	\$ -	\$ -	\$ 2,095.65
Late Payment Penalties	\$ -	\$ -	\$ 49.35	\$ 49.35
Auction Proceeds	\$ -	\$ -	\$ -	\$ -
Total Nautical Landings	\$ 14,123.82	\$ 13,633.32	\$ 12,791.97	\$ 154,280.76
Smith Harbor				
Rent	\$ 1,665.00	\$ 1,665.00	\$ 1,665.00	\$ 18,250.00
Late Payment Penalties	\$ -	\$ -	\$ -	\$ -
Total Smith Harbor	\$ 1,665.00	\$ 1,665.00	\$ 1,665.00	\$ 18,250.00
Interest Income	\$ 1,698.33	\$ 1,678.78	\$ 1,815.47	\$ 20,926.19
Total Income	\$ 64,115.90	\$ 43,245.95	\$ 73,333.45	\$ 665,368.41

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

Cash Profit and Loss Statement

Item #3.

	June	July	August	FYTD	
City Harbor					
Overhead Allocation	\$ 1,788.36	\$ 1,791.82	\$ 1,901.21	\$ 21,509.65	
R&M Infrastructure	\$ -	\$ -	\$ -	\$ 116.59	
R&M Building	\$ -	\$ 1,104.96	\$ -	\$ 1,133.92	
Contracted Services	\$ -	\$ -	\$ -	\$ 8,250.00	
Total City Harbor	\$ 1,788.36	\$ 2,896.78	\$ 1,901.21	\$ 31,010.16	
Harbor of Refuge					
Overhead Allocation	\$ 8,406.42	\$ 8,422.72	\$ 8,936.92	\$ 101,109.13	
Electricity	\$ 504.51	\$ 504.65	\$ 504.51	\$ 4,966.58	
R&M Infrastructure	\$ -	\$ 1,630.00	\$ 11,300.00	\$ 33,391.63	
Contracted Services	\$ -	\$ -	\$ -	\$ 49,853.83	
Total Harbor of Refuge	\$ 8,910.93	\$ 10,557.37	\$ 20,741.43	\$ 189,321.17	
Nautical Landings					
Overhead Allocation	\$ 3,449.09	\$ 3,455.78	\$ 3,666.75	\$ 41,484.29	
Cable & Internet	\$ 118.44	\$ 118.44	\$ 244.88	\$ 1,328.84	
R&M Building	\$ -	\$ 710.00	\$ 603.99	\$ 4,290.52	
R&M Infrastructure	\$ -	\$ 488.07	\$ 210.00	\$ 698.07	
R&M Furniture & Equip	\$ 1,065.82	\$ -	\$ 1,486.54	\$ 2,552.36	
Cleaning & Janitorial	\$ 875.28	\$ 1,068.25	\$ 766.22	\$ 9,200.22	
Lighting & Decoration	\$ -	\$ 1,629.90	\$ -	\$ 1,629.90	
Contracted Services	\$ 366.76	\$ 321.76	\$ 473.88	\$ 20,454.73	
Windstorm Insurance	\$ 5,835.65	\$ -	\$ -	\$ 5,835.65	
Flood Insurance	\$ -	\$ -	\$ -	\$ 1,792.00	
Electricity	\$ 1,340.86	\$ 1,531.38	\$ 1,838.72	\$ 16,870.08	
Telephone	\$ 135.94	\$ 179.81	\$ 211.27	\$ 1,909.73	
Water	\$ 536.58	\$ 487.65	\$ 1,425.30	\$ 4,652.15	
Landscaping	\$ -	\$ -	\$ -	\$ -	
R&M Improvement OTB	\$ -	\$ -	\$ -	\$ -	
Total Nautical Landings	\$ 13,724.42	\$ 9,991.04	\$ 10,927.55	\$ 112,698.54	
Smith Harbor					
Overhead Allocation	\$ 412.18	\$ 412.98	\$ 438.20	\$ 4,957.59	
Contracted Services	\$ -	\$ 1,550.00	\$ -	\$ 6,219.16	
Total Smith Harbor	\$ 412.18	\$ 1,962.98	\$ 438.20	\$ 11,176.75	
Total Expenses	\$ 24,835.89	\$ 25,408.18	\$ 34,008.38	\$ 344,206.61	
Operating Cash Flow	\$ 39,280.01	\$ 17,837.77	\$ 39,325.07	\$ 321,161.80	
CE- Land & Improvements	\$ -	\$ -	\$ -	\$ 1,590.00	
CE - Buildings	\$ 10,445.49	\$ -	\$ -	\$ 48,205.19	
CE - Infrastructure	\$ -	\$ -	\$ -	\$ -	
Dredging	\$ -	\$ -	\$ -	\$ -	
Transfer Out Fund 310	\$ -	\$ -	\$ -	\$ 24,919.48	
Transfer Out Fund 322	\$ -	\$ -	\$ -	\$ 105,946.68	
Net Cash Flow	\$ 28,834.52	\$ 17,837.77	\$ 39,325.07	\$ 140,500.45	\$ 524,867.96

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

Cash, Encumbrances, Budgeted CIP, & Bond Payments

Item #3.

				As of 06/30/2023	As of 07/31/2023	As of 08/31/2023
Ending Cash Assets						
Ending Cash				\$ 354,088.14	\$ 368,818.29	\$ 426,113.73
Investments Logic				\$ 270,037.08	\$ 271,251.95	\$ 272,529.95
Fund 210 Port Projects				\$ (42,700.00)	\$ (42,700.00)	\$ (42,700.00) *1
Debt Service Funds (310 & 322)				\$ -	\$ (35,661.25)	\$ (35,661.25)
Total Ending Cash Assets				\$ 581,425.22	\$ 561,708.99	\$ 620,282.43
Current Encumbrances				Ordered	Received	Outstanding
<u>PO#</u>	<u>Task Order</u>	<u>Contractor</u>	<u>Project Description</u>			
23-00039	#22	Victoria Engineering	Harbor of Refuge Restoration	\$ 25,000.00	\$ 14,246.43	\$ 10,753.57
23-00046		LJA Engineering	Planning Services - Waterfront	\$ 50,000.00	\$ 48,283.07	\$ 1,716.93
23-00071		Barefoot, Mark E.	Structural & Electrical Imprv. @ NL	\$ 73,780.00	\$ 48,205.18	\$ 25,574.82
23-00097	#32	Victoria Engineering	Culvert Replacement	\$ 35,000.00	\$ -	\$ 35,000.00
23-00099		Terracon Consultants	Culvert Replacement	\$ 11,300.00	\$ -	\$ 11,300.00
23-00034		Victoria Engineering	Breakwater Engineering	\$ 40,000.00	\$ 10,000.00	\$ 30,000.00
					Total	\$ 114,345.32
Budgeted Capital Improvement Projects						
1 Texas Parks & Wildlife Match						\$ 167,000.00
					Total	\$ 167,000.00
Remaining Bond Payments						
1 FY 22/23 Remaining Bond Payments						\$ -
					Total	\$ -

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

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

COMMUNICATION

SUBJECT: RECEIVE STATUS REPORTS

INFORMATION:

- a) Renovations to Nautical Landings Marina Breakwater - Presenter Jody Weaver
- b) CDBG-MIT Coastal Resilience Project - Presenter Jody Weaver
- c) Restore Project - Presenter Jody Weaver
- d) Culvert Replacement Project #P-2024-019 - Presenter Jody Weaver

Jody Weaver

4a

From: Matt Glaze <mglaze@urbanvictoria.com>
Sent: Thursday, September 14, 2023 10:09 AM
To: Jody Weaver
Subject: Re: Breakwater

They have been submitted, the timeline sounds long.

I'm pushing.

On Thu, Sep 14, 2023, 10:04 AM Jody Weaver <jweaver@portlavaca.org> wrote:

No word from TPWL? Did that biologist get his data submitted?

Jody

Jody Weaver

From: Matt Glaze <mglaze@urbanvictoria.com>
Sent: Tuesday, September 5, 2023 5:03 PM
To: Jody Weaver
Cc: Jim Rudellat
Subject: Re: TPWL breakwater

I have a biologist submitting the Section 7 we wrote because they won't accept it from me.

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

On Tue, Sep 5, 2023 at 4:59 PM Jody Weaver <jweaver@portlavaca.org> wrote:

Can you check again on the status of the breakwater?

Jody

CITY OF PORT LAVACA

PORT COMMISSION MEETING: SEPTEMBER 19, 2023

DATE: 9.14.2023
TO: PORT COMMISSION BOARD MEMBERS CC: JIM RUDELLAT, HARBOR MASTER
FROM: JODY WEAVER, INTERIM CITY MANAGER
SUBJECT: CDBG-MIT Coastal Resiliency Project

Attached is a copy of the update presentation that Mott McDonald shared with me on September 13 regarding this project. As was reported last month, Mott McDonald had to do some redesign when the Habitat Survey found that there were live oyster reefs conflicting in some areas with the proposed layout Alt 2A. As a result, they have proposed Alternate 3.

They plan to meet with the COE in October and submit the permit application in November.



City of Port Lavaca

Living Shoreline Project

Revised Alternative Layout and 30% Design Update

September 13, 2023

Non-confidential - Standard



Meeting Agenda

1

Data Collection
Update

2

Revised Layout

3

Next Steps

Meeting Agenda

1

Data Collection
Update

Mott MacDonald

3

Geotechnical Data

Data collected on week of June 27, 2023

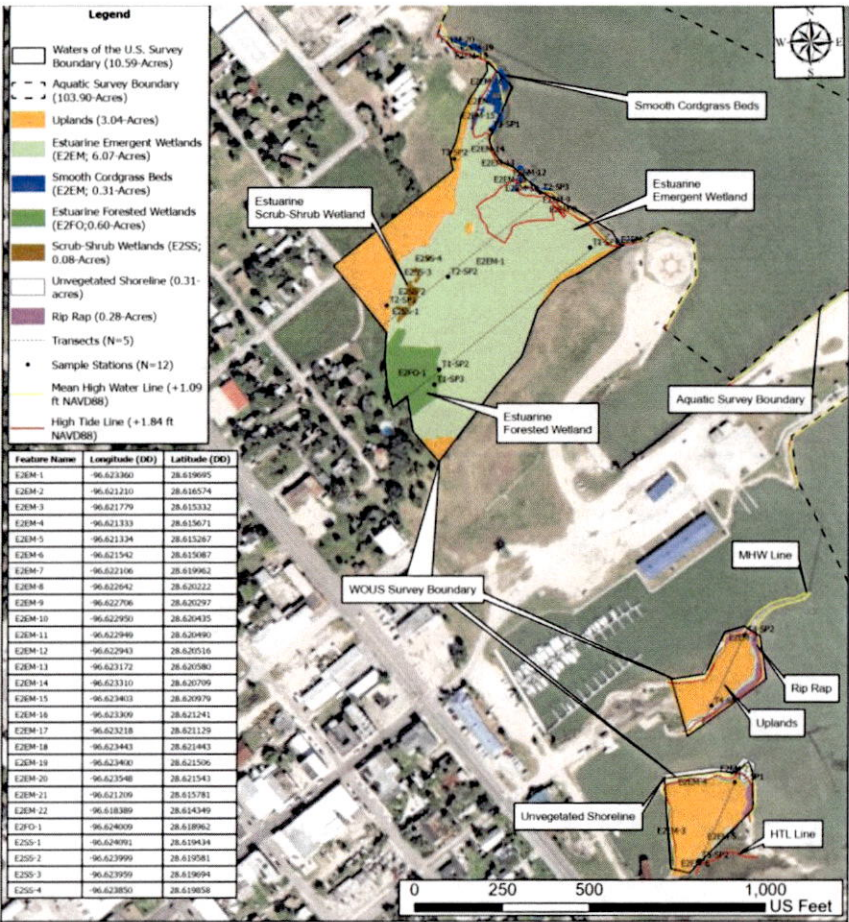
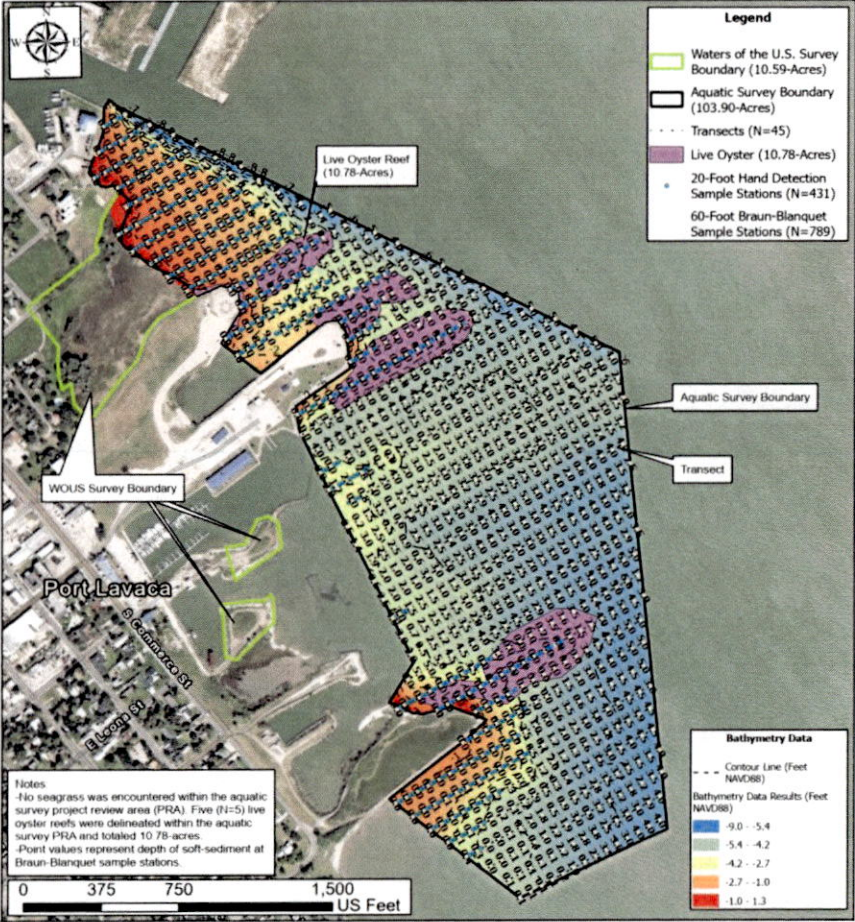
Generally favorable soil conditions

Soil samples obtained largely consisted of soft to hard cohesive soils, LEAN CLAY (CL), SANDY LEAN CLAY (CL), FAT CLAY (CH), FAT CLAY w/ SAND (CH), and SANDY FAT CLAY (CH), and loose to very dense cohesionless/semi-cohesionless soil, CLAYEY SAND (SC).

Mott MacDonald

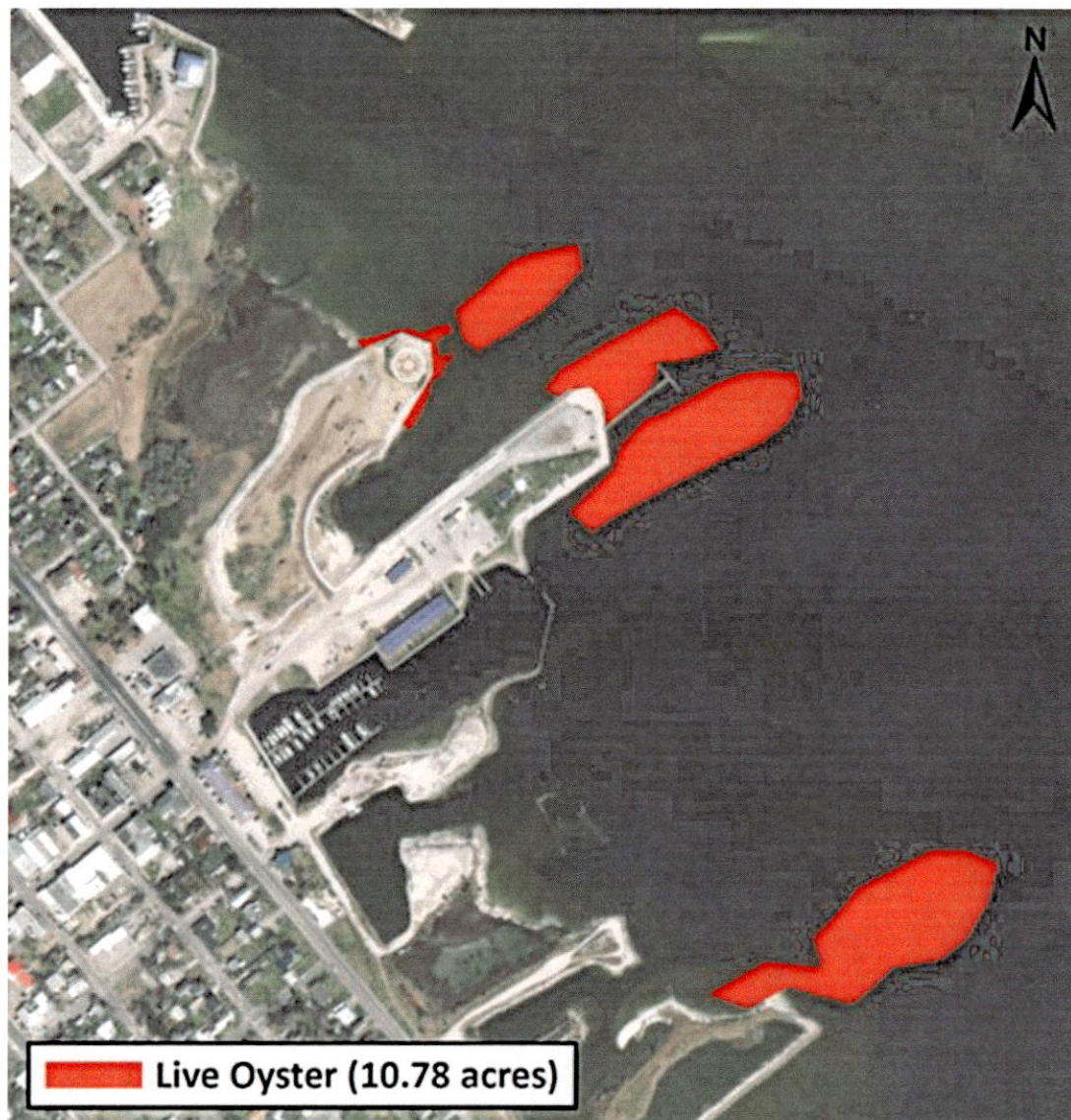


Habitat Survey

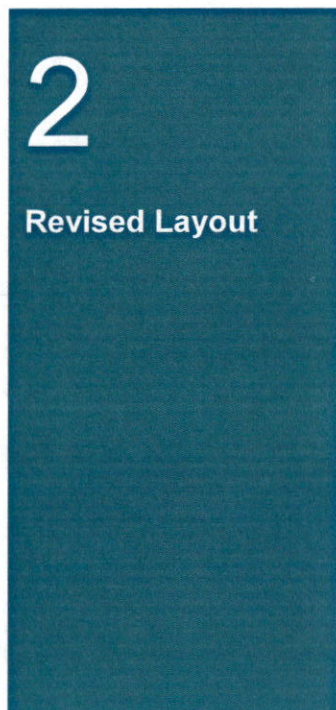


Habitat Survey

- No seagrass was encountered
- Total of 10.78 acres of live oyster reefs found:
 - The current breakwater footprint disrupts the live oysters
 - A new alternative (Alternative 3) was developed to avoid the live oysters



Meeting Agenda



Alternative 2A

Previous Preferred Alternative

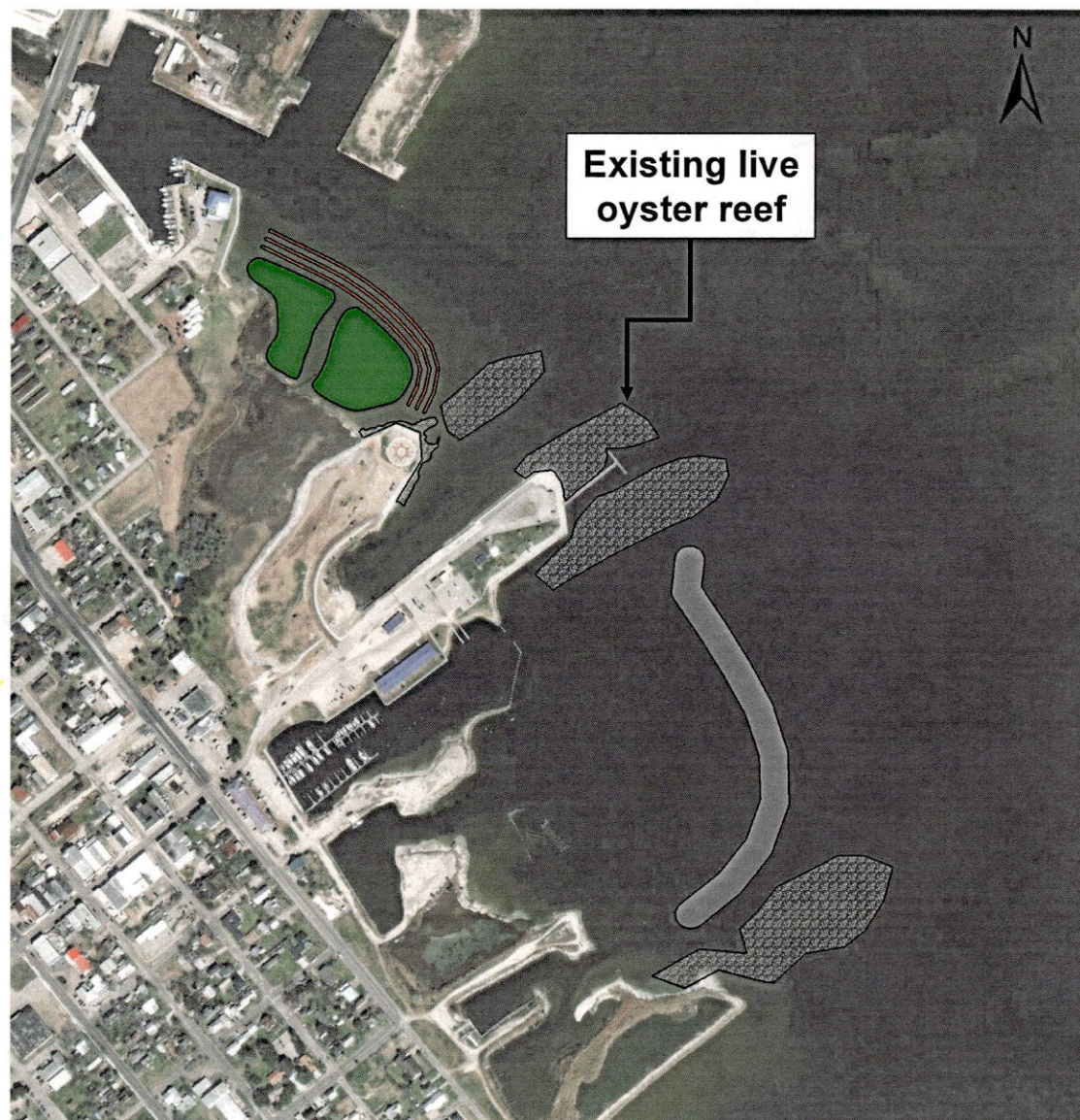
- **Rubble mound breakwater:**
 - ~2,000 ft long
 - +8 ft NAVD88 crest height
 - 5 ft crest width
 - 3H:1V seaward slope
 - 2H:1V landward slope
- **3 rows of oyster reef breakwater**
- **The footprint of Alternative 2A disrupts the existing live oyster reefs**



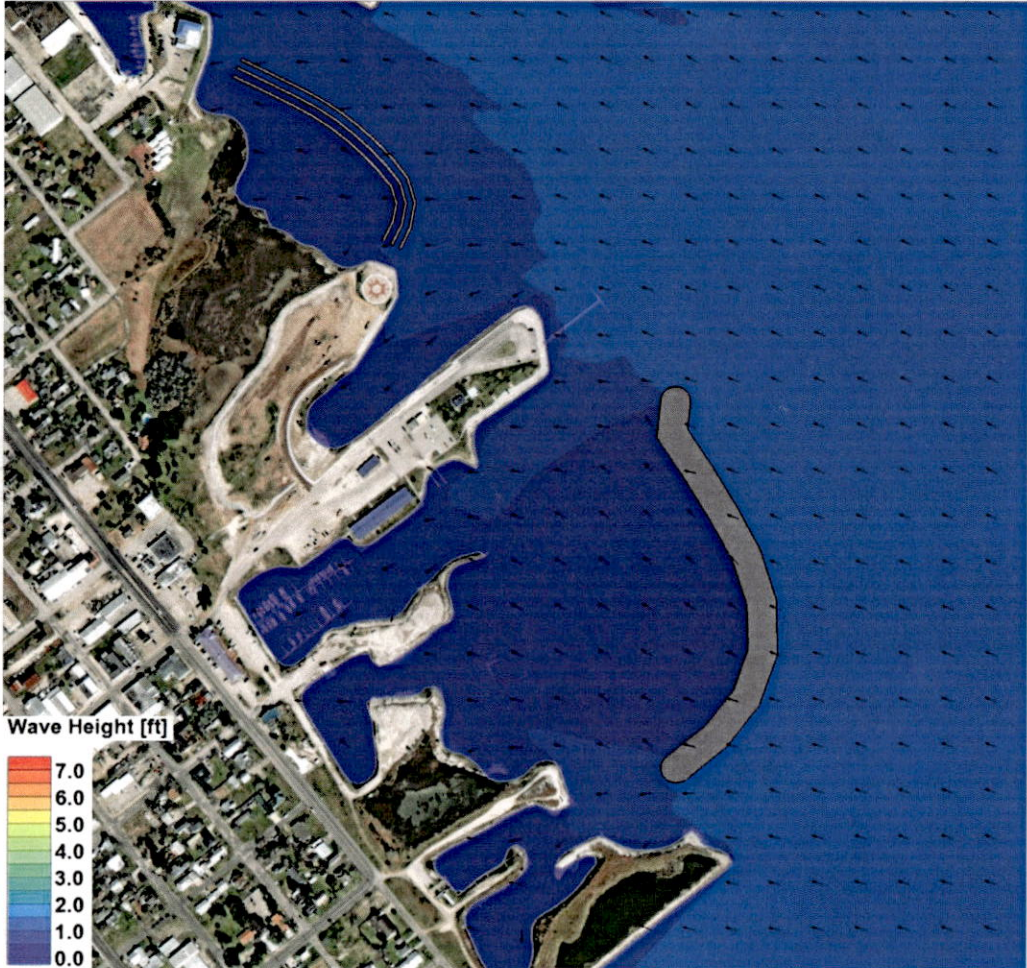
Alternative 3

Layout

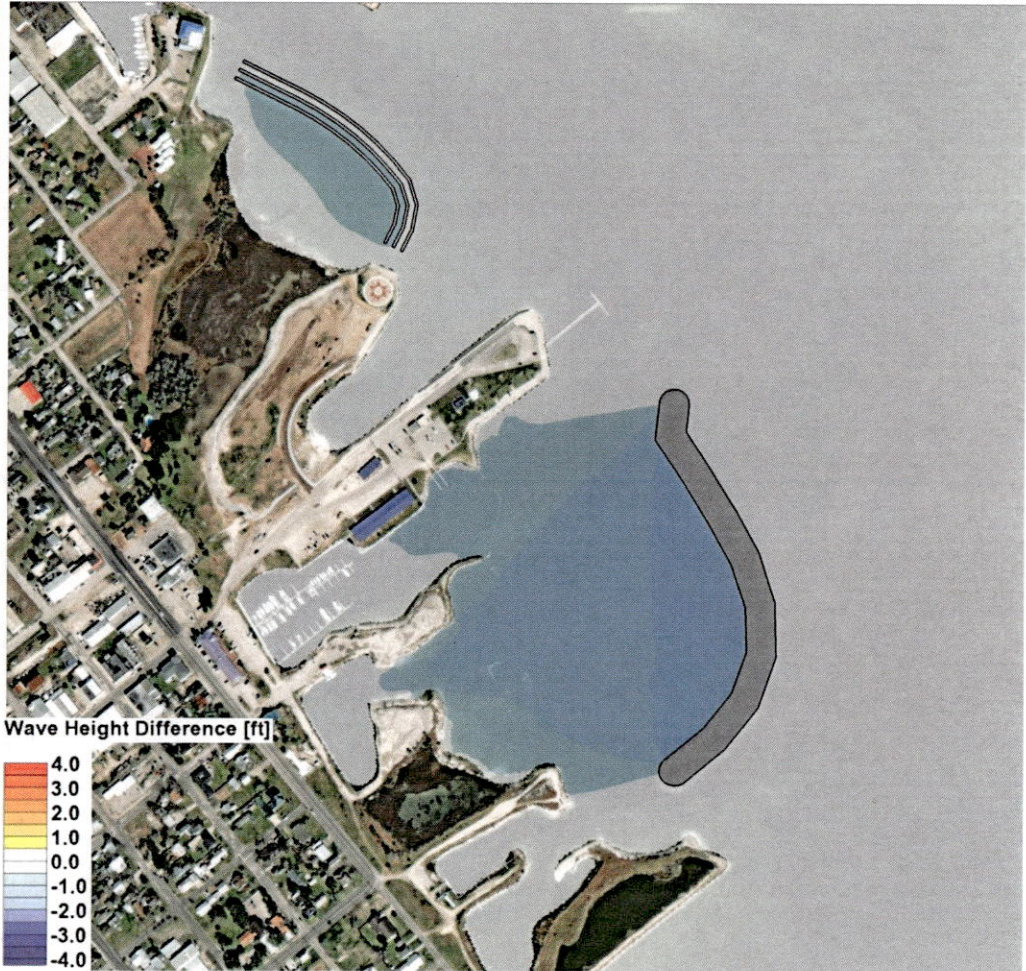
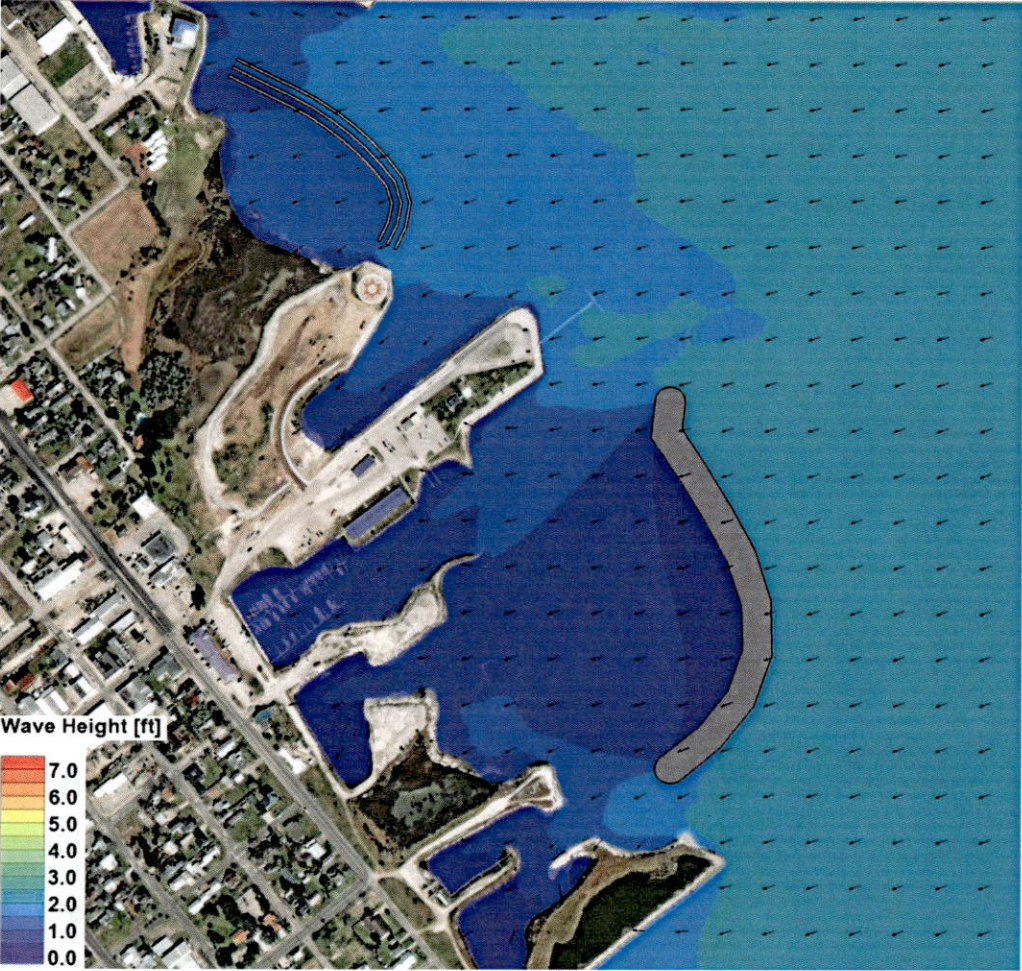
- **Rubble mound breakwater:**
 - ~1,500 ft long
 - +8 ft NAVD88 crest height
 - 5 ft crest width
 - 3H:1V seaward slope
 - 2H:1V landward slope
- **3 rows of oyster reef breakwater**



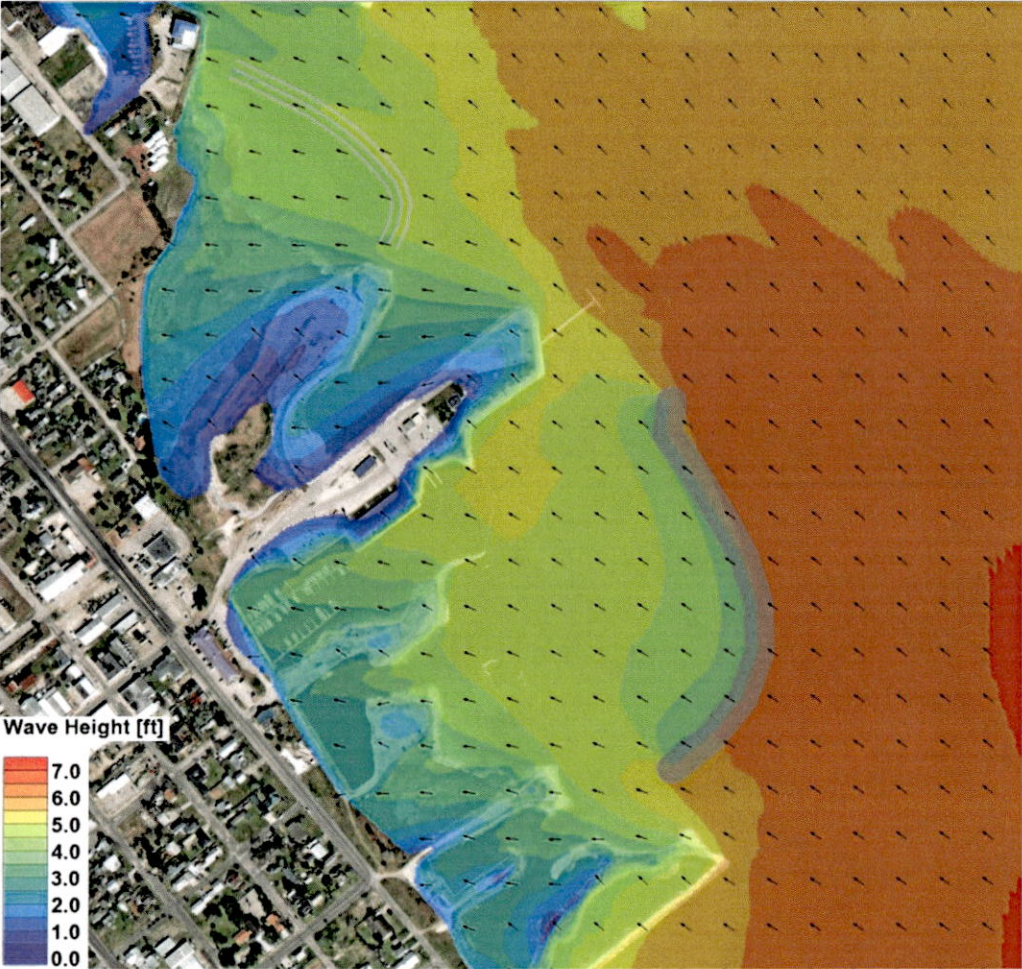
Alt 3 – Typical SE Results



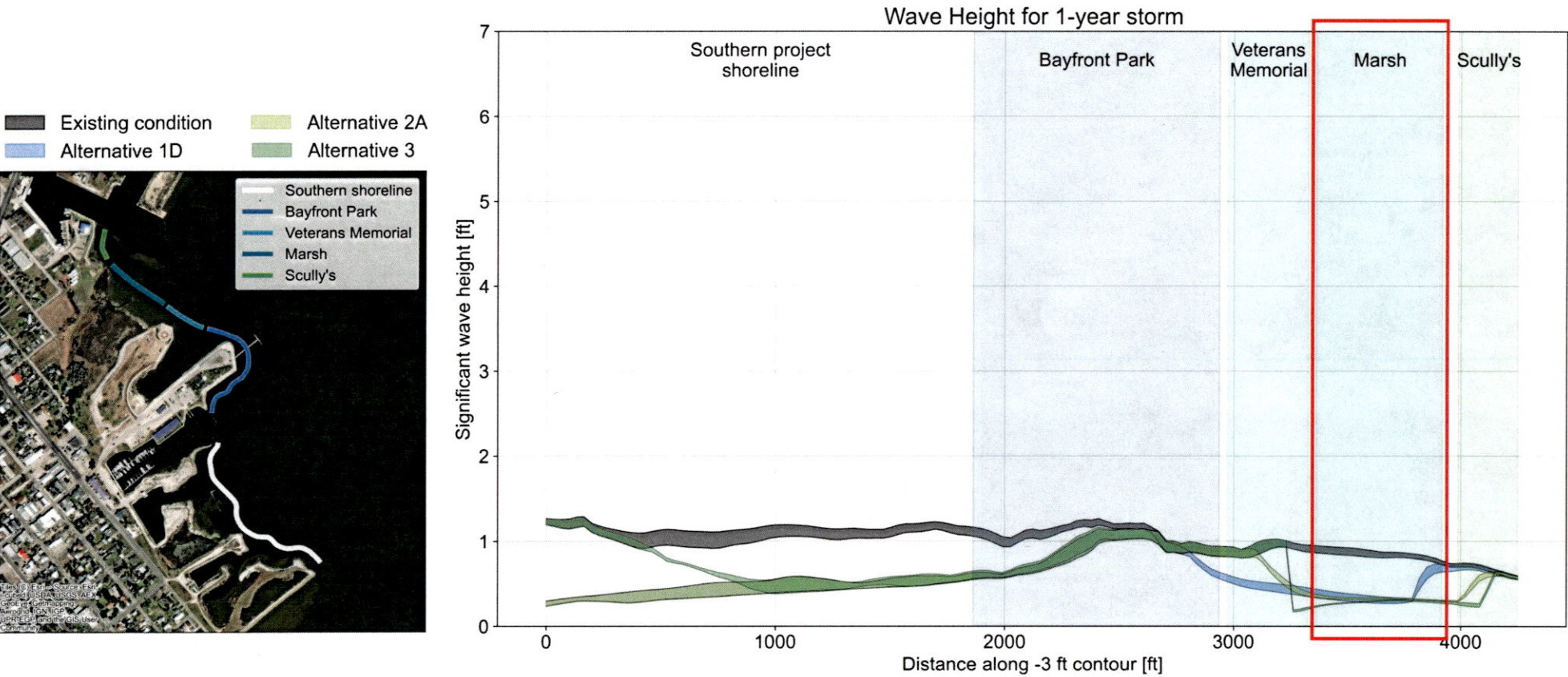
Alt 3 – 5yr NE Results



Alt 3 – 100yr SE Results



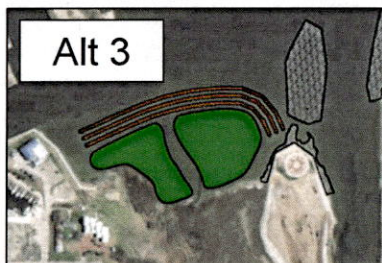
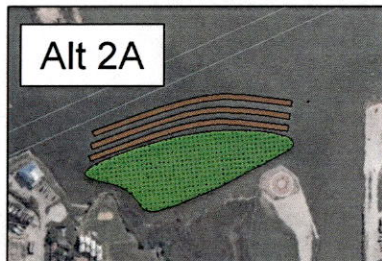
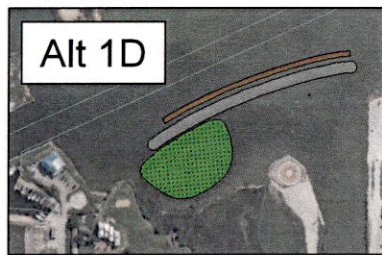
Typical Conditions for Marsh Tolerance



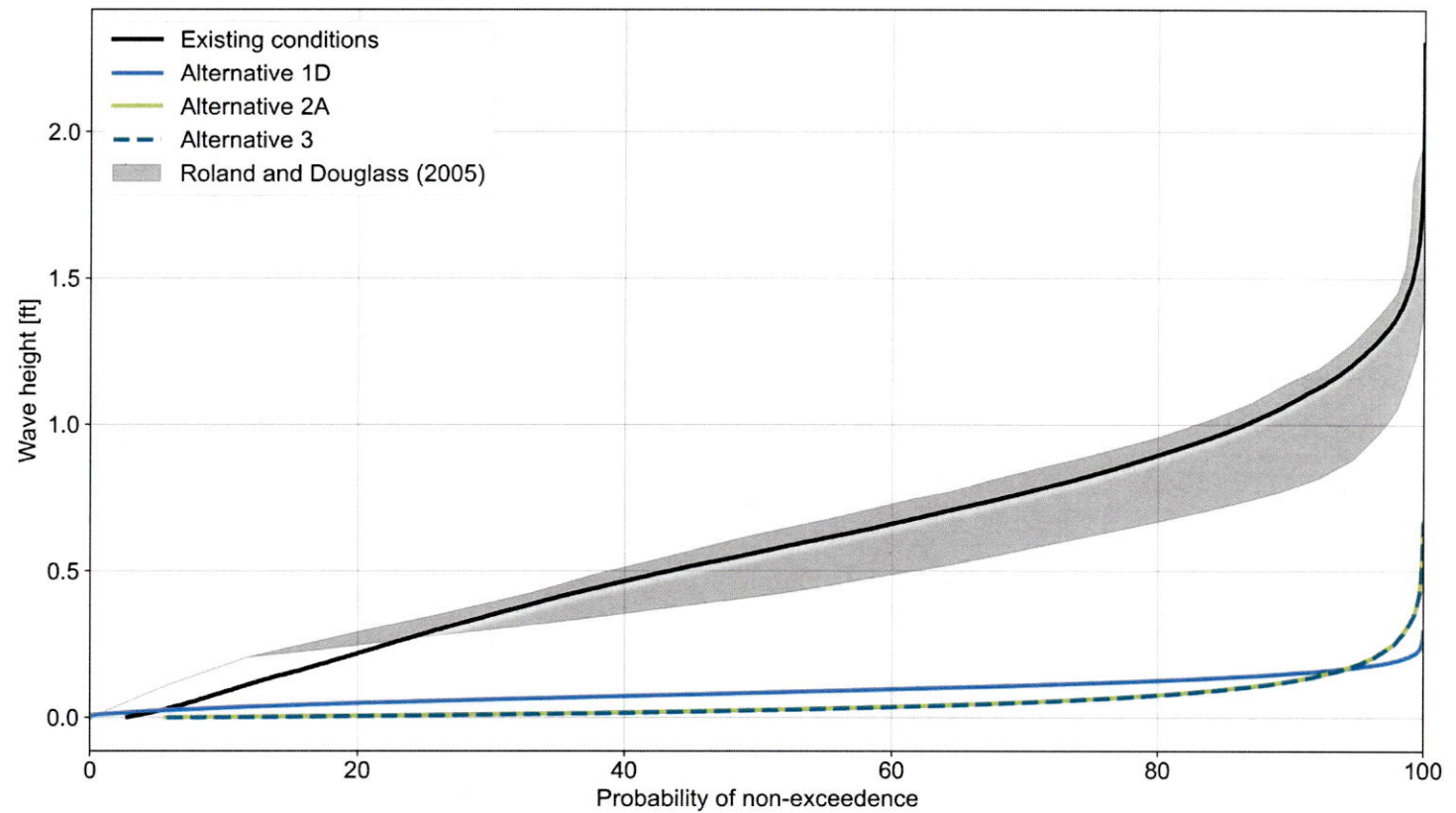
Mott MacDonald

Marsh Creation

Wave transmission and marsh vegetation tolerance for day-to-day conditions

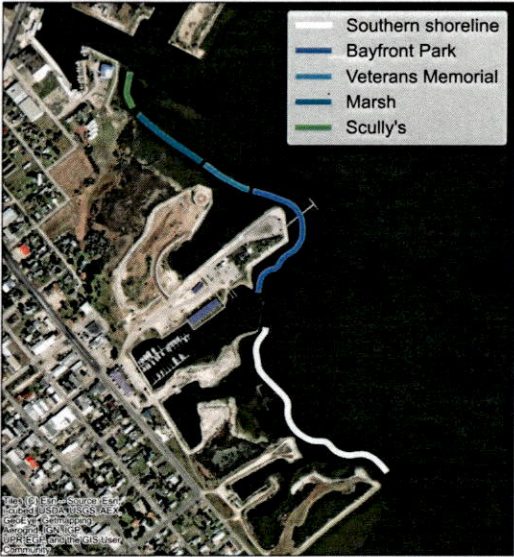


Mott MacDonald

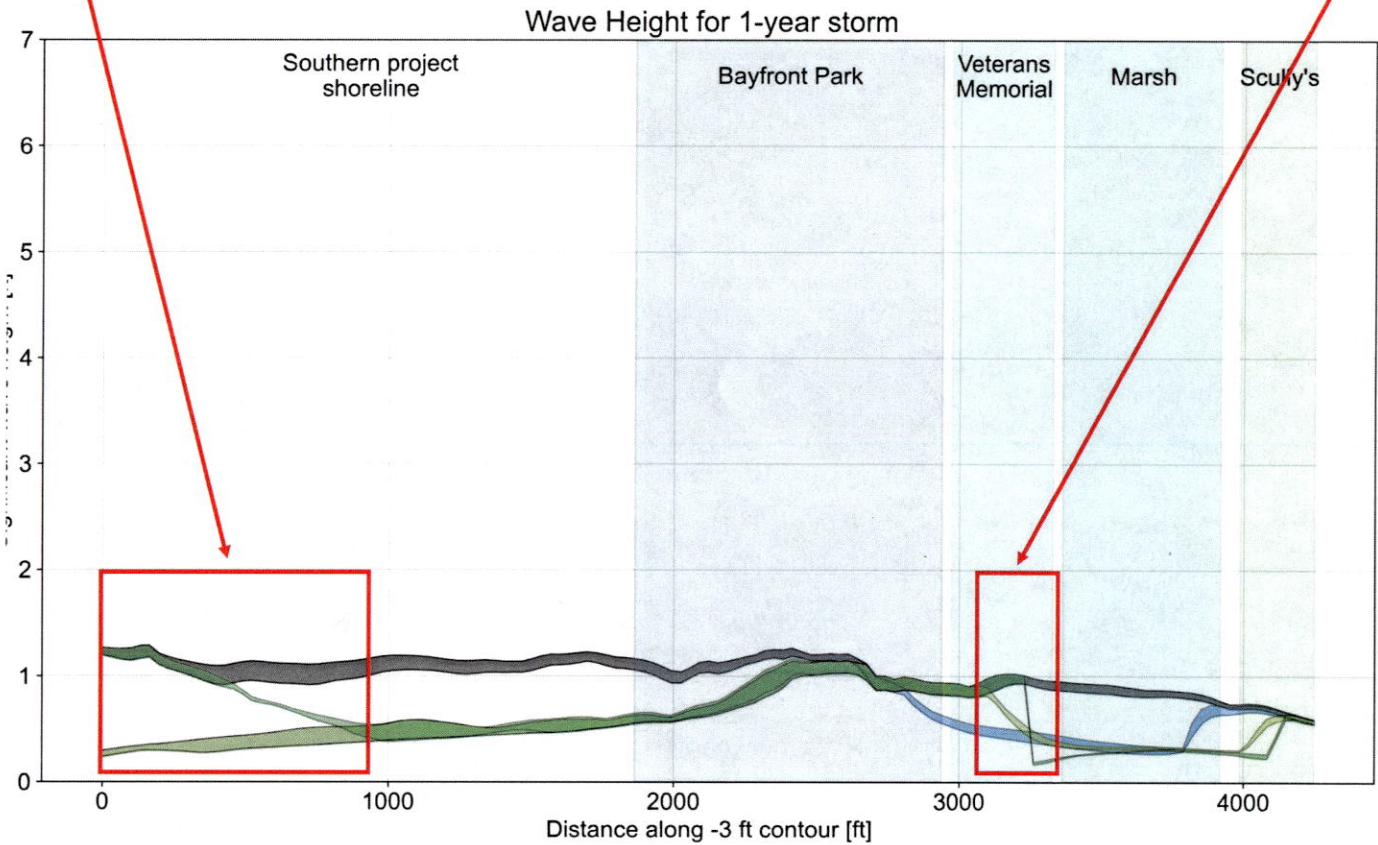


Typical Results

- Existing condition
- Alternative 1D
- Alternative 2A
- Alternative 3



Alternative 3 has gaps in shoreline protection in these areas due to the rubble mound breakwater being shortened and the oyster reef breakwaters being turned landward to avoid the existing live oyster reefs



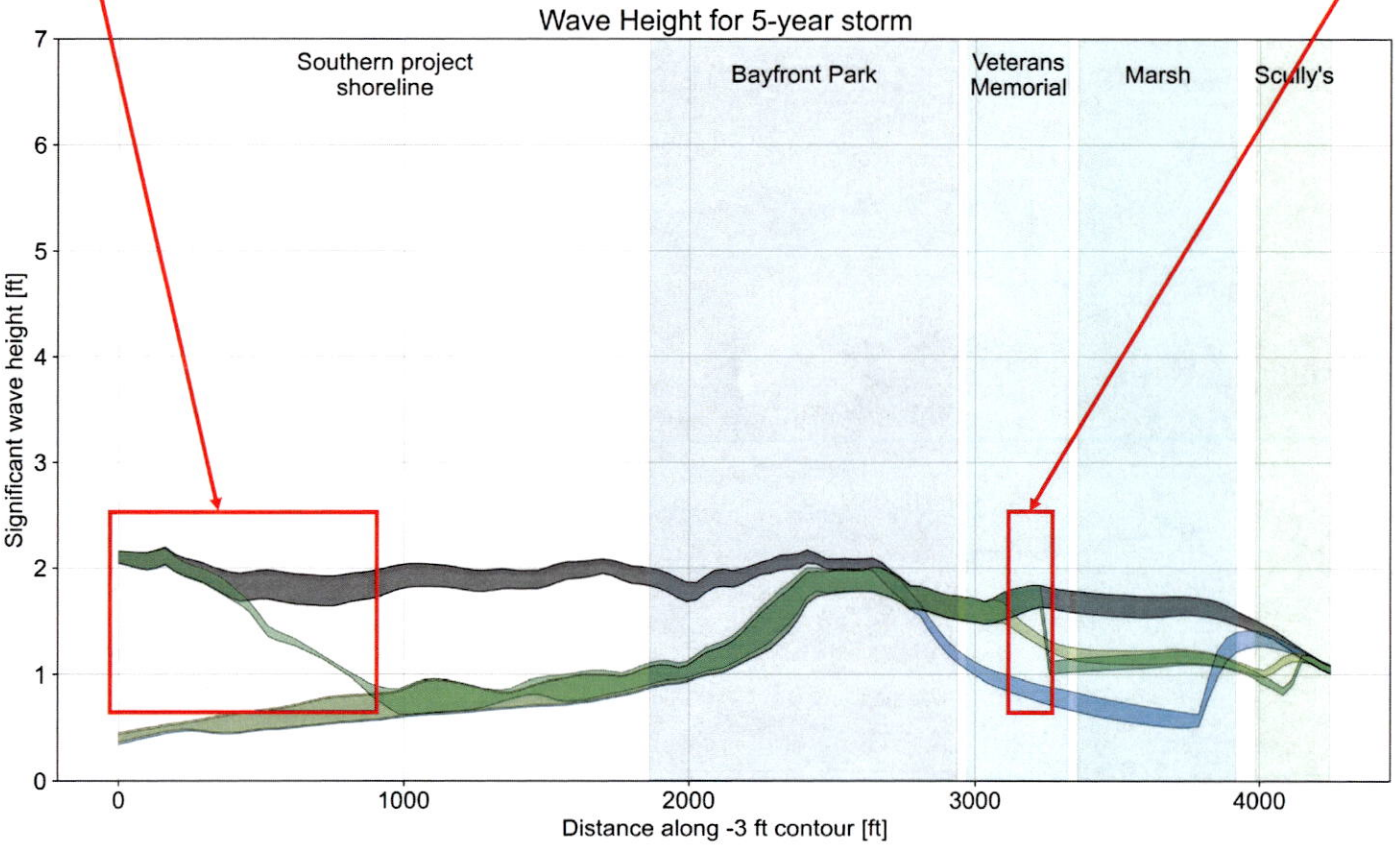
5yr Results

- Existing condition
- Alternative 1D
- Alternative 2A
- Alternative 3



Mott MacDonald

Alternative 3 has gaps in shoreline protection in these areas due to the rubble mound breakwater being shortened and the oyster reef breakwaters being turned landward to avoid the existing live oyster reefs

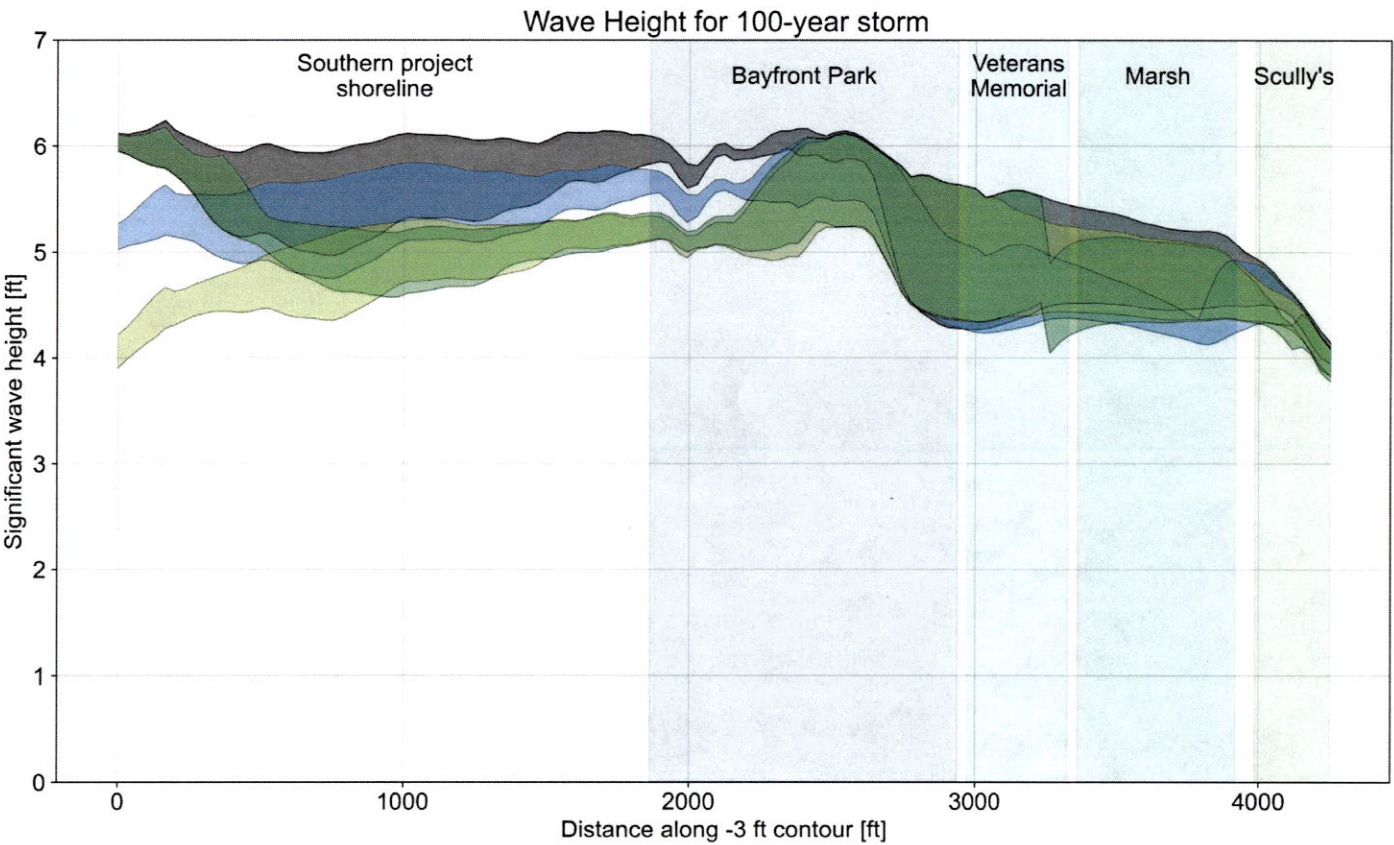
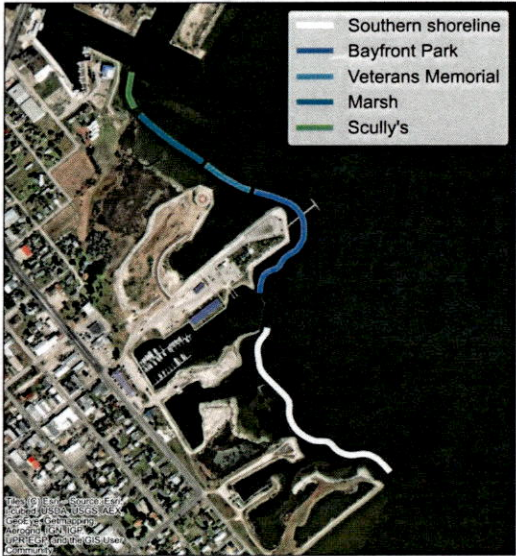


100yr Results

- Existing condition

Alternative 1D
- Alternative 2A

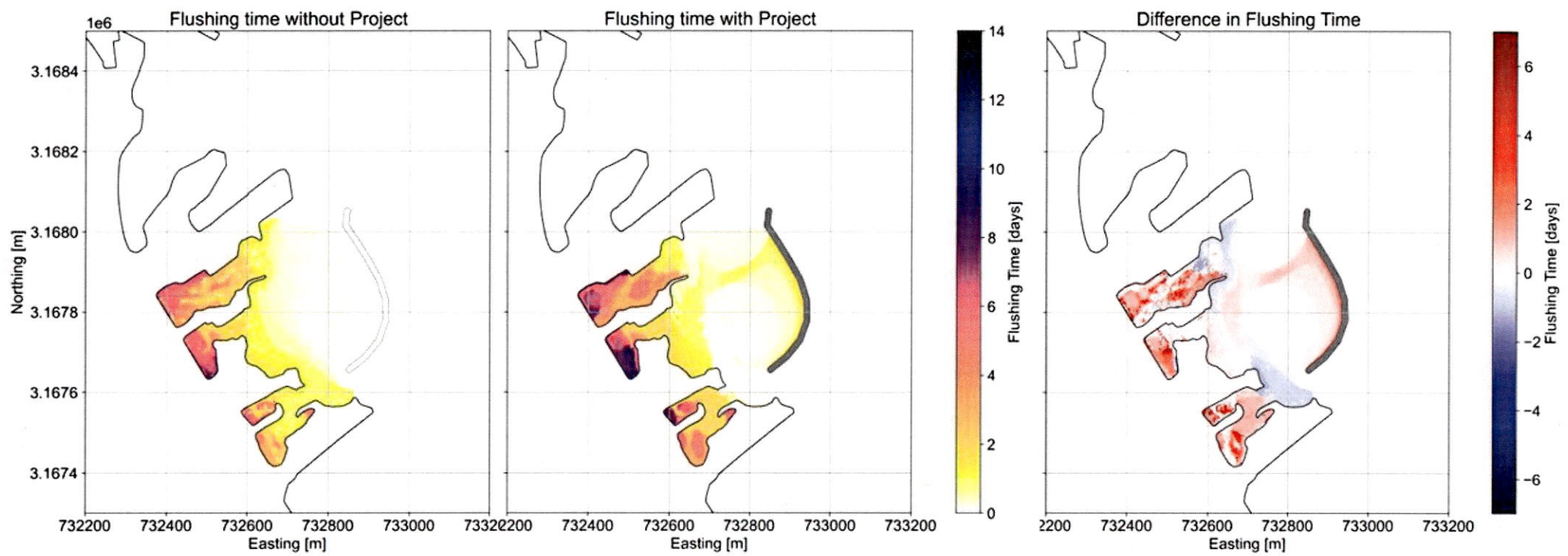
Alternative 3



Mott MacDonald

Flushing Analysis

Alternative 3



Mott MacDonald

Meeting Agenda

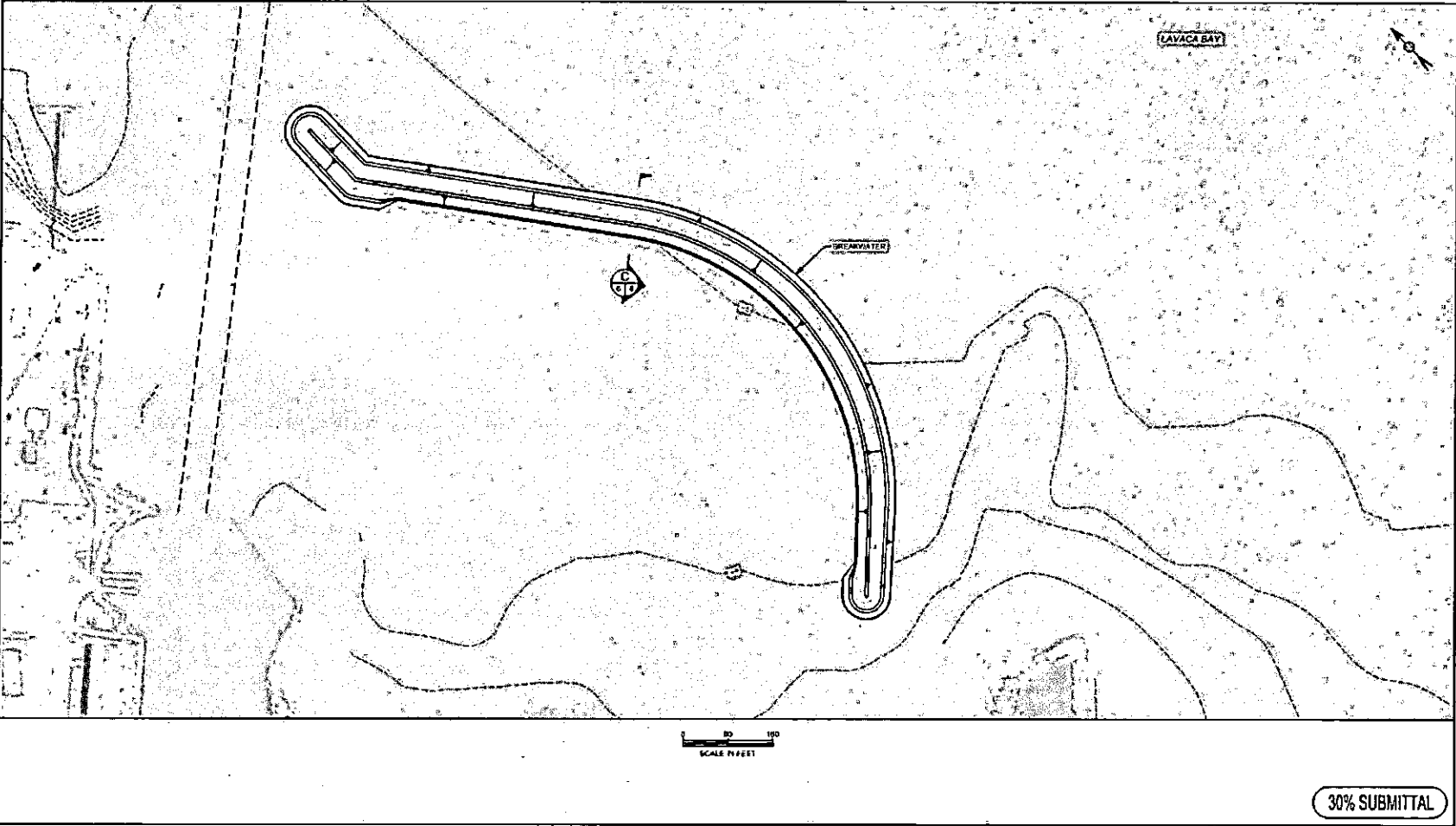
3

Conclusions and
Next Steps

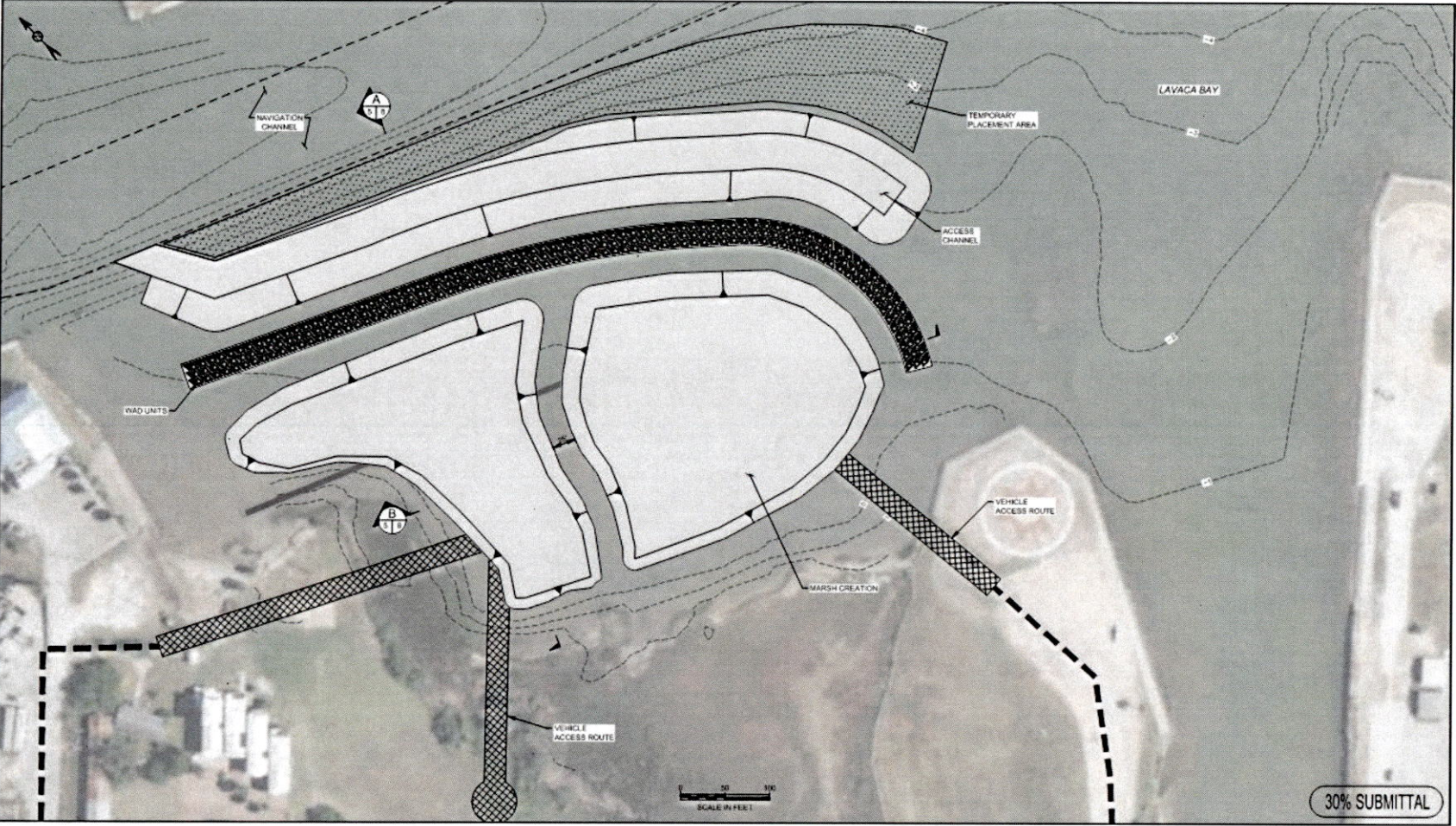
30% Design Plans



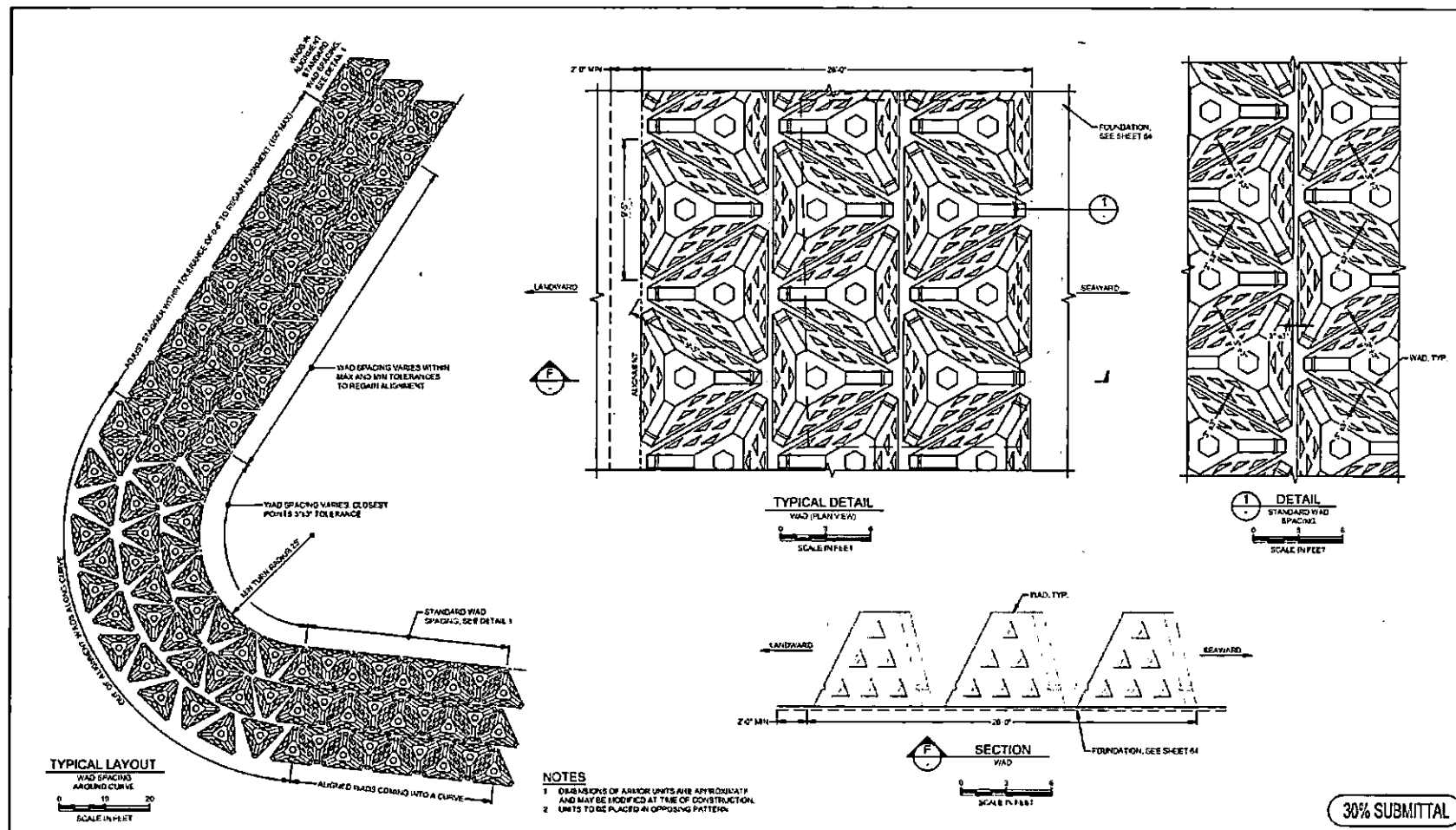
30% Design Plans



30% Design Plans

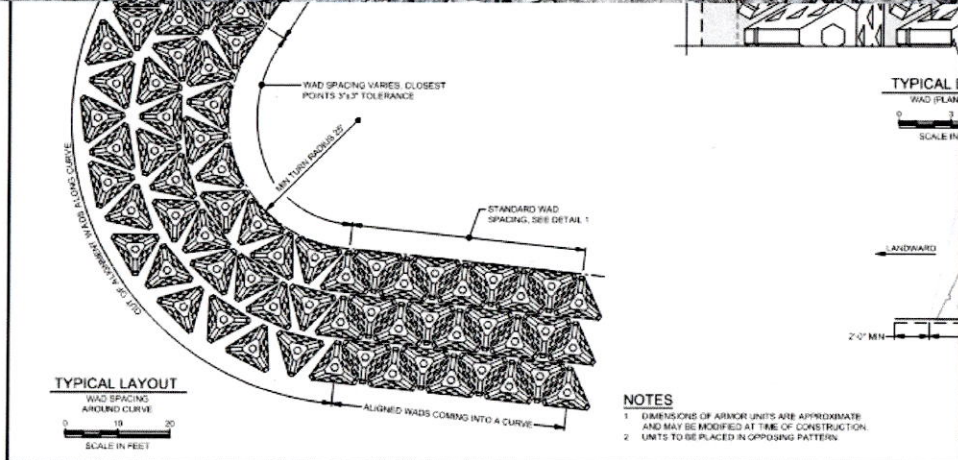
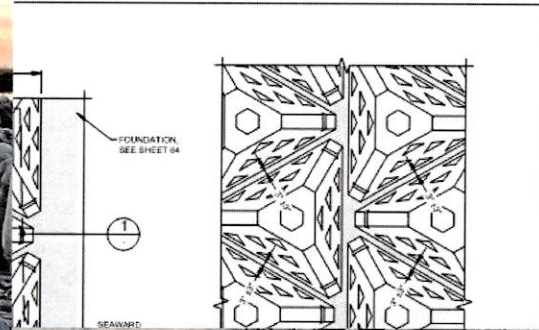


30% Design Plans



30% Design Plans

Future stages of design will include ability to use alternate products



<https://natrx.io/living-shorelines-by-natrx>

Engineering Schedule

Task	Start	End
Engineering Notice to Proceed	May 9, 2022(A)	
✓ Task 1. Develop Project Understanding	May 2022(A)	June 2022(A)
✓ Task 2 Data Collection Coordination and Analysis (historical data; new bathy and mag survey)	June 2022(A)	Nov 2022(A)
✓ Task 3 Coastal Analysis, Alternatives Development & Evaluation	June 2022(A)	May 2023(A)
✓ Task 4 Preliminary Design (30% design)	May 2023 (A)	Sep 2023 (A)
Task 5 Regulatory Compliance	Sep 2023 (A)	June 2024
Submit Permit Application		Nov 2023
Task 6 Final Design	Oct 2023	July 2024
Task 7 Bidding Support	Aug 2024	Oct 2024
Task 8 Engineering Services During Construction	Nov 2024	Aug 2025
Project Close		Aug 2025

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MOTT
MACDONALD

Thank you

Non-confidential - Standard

Jody Weaver

4 c

From: Sheri Land <Sheri.Land@tceq.texas.gov>
Sent: Thursday, September 14, 2023 2:34 PM
To: Jody Weaver
Cc: Samantha Litchke; Marissa Jimenez; RestoreGrants; Susan Lang
Subject: RE: Port Lavaca Clean up 42179

Oh that one was the federal system! LOL.....yep, this is frustrating!!!!!!

Sheri Land

RESTORE PROGRAM MANAGER

Texas Commission on Environmental Quality

RESTORE Act Program

General Law Division, MC 173

Phone: 512-239-0627

Cell: 512-815-7899

Sheri.Land@tceq.texas.gov

From: Jody Weaver <jweaver@portlavaca.org>
Sent: Thursday, September 14, 2023 2:33 PM
To: Sheri Land <Sheri.Land@tceq.texas.gov>
Cc: Samantha Litchke <Samantha.Litchke@tceq.texas.gov>; Marissa Jimenez <Marissa.Jimenez@tceq.texas.gov>;
 RestoreGrants <RestoreGrants@tceq.texas.gov>; Susan Lang <slang@portlavaca.org>
Subject: RE: Port Lavaca Clean up 42179

I have to laugh... and laugh out loud. This is what we were told last year or maybe even the year before. We will continue to wait 😊 Thanks!

Jody

From: Sheri Land <Sheri.Land@tceq.texas.gov>
Sent: Thursday, September 14, 2023 2:31 PM
To: Jody Weaver <jweaver@portlavaca.org>
Cc: Samantha Litchke <Samantha.Litchke@tceq.texas.gov>; Marissa Jimenez <Marissa.Jimenez@tceq.texas.gov>;
 RestoreGrants <RestoreGrants@tceq.texas.gov>; Susan Lang <slang@portlavaca.org>
Subject: RE: Port Lavaca Clean up 42179

Hi Jody, we are in the process of changing new financial systems at the agency and so this project is stuck in the process. It was supposed to be up and running by the 1st of September, but as you know, that never works. It is next in line to be finalized so we can send it over for signature. Hoping within the next two weeks.

Sheri Land

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General Law Division, MC 173

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Sheri.Land@tceq.texas.gov

CITY OF PORT LAVACA

MEETING: SEPTEMBER 19, 2023 **AGENDA ITEM** 4d

DATE: 09.14.2023

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

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: **HARBOR OF REFUGE RAILROAD CULVERT REPLACEMENT**

Background:

As you recall in April, the Port Commission made a recommendation to Council to solicit bids to replace the culvert in Corporation Ditch under the railroad in the Harbor of Refuge. In June, City Council approved Urban Engineering Task Order #32 to prepare bid documents. Plans were prepared to install 2 ea. 96" polymer coated Galvanized corrugated pipe. This allows for increased runoff that will come with future development.

We submitted the plans for UPRR review in accordance with out 1971 Track Agreement on 8.09.23.

Bids were opened on Wednesday September 6. Although we were anticipating at least two bids, only one was received from Lester Contracting, Inc. A bid tabulation is attached.

The Base Bid of \$749,850 is for the pipe specification that is specified by Union Pacific (8 Guage thickness and comes only from Illinois with a lead time of 10-12 weeks). Alternate Bid No. 1 is for an alternate pipe specification that meets railroad E80 loading but is less expensive and is more available with a lead time of 4-6 weeks. We were unable to get any feedback from the railroad regarding the alternate pipe specification prior to bidding, so we bid both alternatives.

Lester Contracting states that once they have the pipe, the actual work will take approximately 30 days.

Our request for approval to use the alternate pipe spec has been submitted to UPRR engineering, but we do not anticipate a response until next week. My contact at UPRR stated that as long as the pipe meets the required E80 loading then it will probably be OK, but it is not his call.

Financial Impact:

The adopted FY 2023-24 Capital Improvement Plan has \$300,000 budgeted for this culvert work, so we will require another \$449,850 or \$339,850 from General Fund Reserves depending upon which alternate we are able to construct.

I have provided the bid tabulation to Helena and asked them to let us know how they can participate financially. They have an internal meeting scheduled for early next week to discuss. City Council voted to table a decision on a construction contract award until September 25 to provide time to hear back from Helena Chemical.

Photographs of existing conditions:

CITY OF PORT LAVACA



Photograph of upstream side this summer after a rain
Note the collapsed end of the pipe on the left.



View from the downstream end of one of the
Pipes.



View of collapsed pipe on upstream side after clearing operations



View of upstream side after clearing operations

BID TABULATION					
CITY OF PORT LAVACA					
HARBOR OF REFUGE RAILROAD CULVERT REPLACEMENT					
U.E. JOB #E25760.00					
BID OPENING: SEPTEMBER 6, 2023					
				Lester Contracting, Inc.	
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
BASE BID					
GENERAL					
1.	Mobilization, Insurance and Bonds (Maximum 5% of Base Bid)	1	LS	\$ 28,000.00	\$ 28,000.00
2.	Barricading & Traffic Control (Furnish, Install, Maintain & Remove Signs & Warning Devices) (Includes Flagmen, Traffic Handling & Temporary Striping)	1	LS	\$ 2,000.00	\$ 2,000.00
3.	Construction Staking	1	LS	\$ 4,000.00	\$ 4,000.00
4.	Dewatering per Section 01563	1	LS	\$ 39,000.00	\$ 39,000.00
5.	Remove and Reinstall Railroad Track as required for Culvert Installation	1	LS	\$ 26,000.00	\$ 26,000.00
6.	Install new Railroad Tie (as directed by the Engineer)	10	EA	\$ 450.00	\$ 4,500.00
7.	Foundation Stone (3" x 5" Limestone, as directed by the Engineer)	250	TONS	\$ 75.00	\$ 18,750.00
8.	Storm Sewer (96" Polymer Coated, Galvanized Corrugated Metal Pipe)	200	LF	\$ 2,650.00	\$ 530,000.00
9.	Limestone Rip Rap (UPRR Class II)	600	TONS	\$ 160.00	\$ 96,000.00
10.	Trench Excavation Protection (Storm Sewer) (> 5' Cut)	200	LF	\$ 8.00	\$ 1,600.00
TOTAL BASE BID					\$ 749,850.00
ALTERNATE BID NO. 1					
A1.	Modify Pipe Specification (96" 12 ga, Helical Lock Seam, Polymer Coated Corrugated Metal Pipe)	200	LF	\$ (550.00)	\$ (110,000.00)
TOTAL ALTERNATE BID NO. 1					\$ (110,000.00)
TOTAL BASE BID + ALTERNATE BID NO. 1					\$ 639,850.00
CALENDAR DAYS TO SUBSTANTIAL COMPLETION					140

COMMUNICATION

SUBJECT: RECEIVE STATUS REPORTS ON SPECIAL PROJECTS

INFORMATION:

- a) Status report regarding Voluntary Restoration Project II at the Harbor of Refuge - Presenter Jody Weaver
- b) CRG Limited Phase II Environmental Site Assessment of the Harbor of Refuge Tracts 16, 17 and 17Ar - Presenter Jody Weaver
- c) Discuss proposed submittal of proposal to Matagorda Bay Mitigation Trust in response to Request for Proposals #2023-2024-01 - Presenter Jody Weaver

CITY OF PORT LAVACA

COUNCIL MEETING: SEPTEMBER 19, 2023**AGENDA ITEM 5a**

DATE: 09.15.2023

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

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: VOLUNTARY SHORELINE RESTORATION PROJECT (II) AT THE HARBOR OF REFUGE

BACKGROUND:

As you recall, TCEQ has approved our plan, which was prepared earlier this year by Urban Engineering, to construct a Voluntary Restoration of the shoreline along the east side of the Harbor of Refuge site which had been previously disturbed by a tenant. The attached Draft Opinion of Probable Cost for this project shows a cost of about \$426,000. Staff has proposed that we apply to GLO to use part of our \$9.1M allocation of CDBG-MIT dollars to fund this project.

We recently went out for Engineering RFQ's to select an engineer for this proposed project. A selection committee comprised of myself, Public Works Director Wayne Shaffer and Harbor Master Jim Rudellat reviewed and scored the 7 SOQ's received. The committee scored Urban Engineering the highest for this experience category (B) Shoreline erosion protection/restoration including coordination with TCEQ Municipal Solid Waste.

City Council approved a resolution Monday night to select Urban Engineering from this RFQ solicitation.

We are working with Grant Administrator KSBR on this application which is due on October 20.

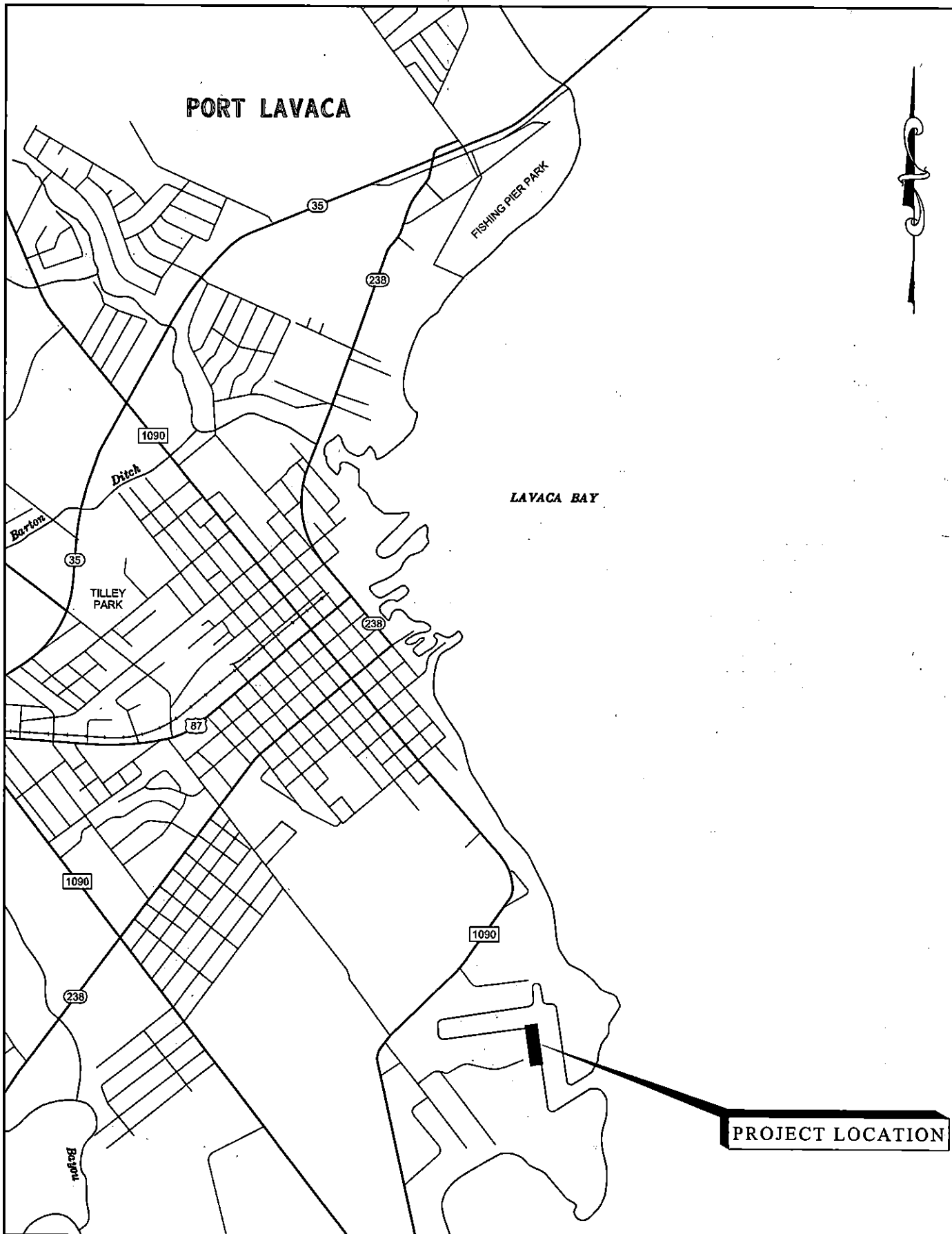
Draft documents attached:

- Opinion of Probable Cost
- General Location Map
- Restoration Exhibit

DRAFT

Item #5.

ENGINEER'S OPINION OF PROBABLE COSTS					
Harbor of Refuge Restoration CDBG-MIT					
CITY OF PORT LAVACA					
PREPARED BY: URBAN ENGINEERING					
9/6/2023					
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
1.	Mobilization, Insurance and Bonds	1	LS	\$ 50,000.00	\$ 50,000.00
2.	Silt Fence	1,000	LF	\$ 10.00	\$ 10,000.00
3.	Bluff Excavation	4,800	CY	\$ 18.00	\$ 86,400.00
4.	Site Grading	1	LS	\$ 31,500.00	\$ 31,500.00
5.	Place Clay Cap (18") (Classification Sand Clayey (SC) or Low Plasticity Clayey (CL))	4,450	CY	\$ 17.00	\$ 75,650.00
6.	Place Seed & Topsoil (6")	1,500	CY	\$ 36.00	\$ 54,000.00
7.	Furnish & Install Erosion Control Blanket (Bionet S75BN Erosion Control Blanket as manufactured by Bionet or approved equal)	4,700	SY	\$ 13.50	\$ 63,450.00
TOTAL CONSTRUCTION COST					\$ 371,000.00
8.	Engineering	1	LS	\$ 35,650.00	\$ 35,650.00
9.	Grant Administration	1	LS	\$ 19,000.00	\$ 19,000.00
TOTAL PROJECT COST					\$ 425,650.00



**CoPL HARBOR OF REFUGE
BOAT SLIP RESTORATION 2**

GENERAL LOCATION MAP



2004 N. Commerce, Victoria, Texas 77901 • 36
urbanvictoria.com • TREF# F-160



CoPL HARBOR OF REFUGE BOAT SLIP RESTORATION 2

RESTORATION EXHIBIT

CITY OF PORT LAVACA

PORT COMMISSION MEETING: SEPTEMBER 19, 2023**DATE:** 9.14.2023**TO:** PORT COMMISSION BOARD MEMBERS CC: JIM RUDELLAT, HARBOR MASTER**FROM:** JODY WEAVER, INTERIM CITY MANAGER**SUBJECT:** **CRG Limited Phase II ESA HOR**

We received the attached approval letter from TCEQ on August 15. Note in the 4th paragraph that TCEQ states that TRRP Standard B Commercial/Industrial has been attained and no post response action care is required.

TCEQ is requiring that we establish “institutional control” of the site, in other words memorialize the “commercial/industrial” designation with a deed restriction. They do not want any residential development on these tracts. Attached is the draft Environmental Deed Notice prepared by CRG, which will cover the 74 acres described in the landfill closure document.

Attached:

TCEQ Approval of the Affested Property Assessment Report (APAR)

Draft copy of the required Environmental Deed Notice

Jon Niemann, *Chairman*
 Emily Lindley, *Commissioner*
 Bobby Janecka, *Commissioner*
 Kelly Keel, *Interim Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 15, 2023

Transmitted via email

Ms. Jody Weaver
 City of Port Lavaca
 202 South Virginia Street
 Port Lavaca, Texas 77979

Re: Approval
Affected Property Assessment Report (APAR), January 31, 2023
 Harbor or Refuge - City of Port Lavaca
 South Virginia Street, Port Lavaca, Calhoun County
 Facility ID No. T3678; CN600755052; RN102335361

Dear Ms. Weaver:

The Texas Commission on Environmental Quality (TCEQ) has reviewed the above-referenced document. The APAR includes the investigation results to further evaluate the recognized environmental conditions (RELs) observed during the recent Phase I Environmental Site Assessment (ESA) at the site. Both soil and groundwater were assessed for the selected contaminants of concern (COCs)¹.

Concentrations of arsenic, barium, and lead slightly exceeded their Tier 1 ^{GW}Soil_{ing} protective concentration level (PCL) in the initial surface soil (0.0 - 1.0 feet) samples. In samples collected from slightly deeper strata (2.5 - 5.0 feet), there were no exceedances of the Tier 1 ^{GW}Soil_{ing} PCL except for lead. Lead was detected at concentrations 18.8 milligrams/kilograms (mg/Kg) at 10.0 - 12.0 feet which is slightly higher than the Tier 1 PCL of 15 mg/Kg. The lead concentration was below the calculated Tier 2 ^{GW}Soil_{ing} PCL. TPH was reported in four (0.0 - 1.0 feet) surface soil samples at concentrations ranging from 23.5 J to 336 mg/Kg. The samples were further analyzed for VOCs and SVOCs. Phenol was reported in samples at an estimated concentration of .106 mg/Kg which is below the RAL of 19 mg/Kg. No other SVOC or VOC were reported.

Groundwater samples were also collected from five permanent groundwater monitoring wells. No COCs exceeded their Tier 1 ^{GW}GW_{ing} PCLs for groundwater.

The TCEQ concurs that, Texas Risk Reduction Program (TRRP) Remedy Standard B - Commercial/Industrial has been attained such that no post-response action care is required. The investigation has been completed in accordance with 30 Texas

¹ Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), Total Petroleum Hydrocarbons (TPH), and 8 RCRA metals - arsenic (As), barium (Ba), cadmium (Cd), chromium (Cr), lead (Pb), mercury (Hg), selenium (Se), and silver (Ag)

Ms. Jody Weaver
Page 2
August 15, 2023
Facility ID No. T3678

Administrative Code (TAC) §350.51. Please note that this approval applies only to the conditions described in the APAR.

In accordance with the institutional control requirements of 30 Texas Administrative Code (TAC) §350.111, Proof of filing the institutional control must be submitted to the TCEQ within 90 days of the date of this letter.

Please note that it is the continuing obligation of persons associated with a site or facility to ensure that industrial solid waste and/or municipal hazardous waste are managed in such a way that it does not cause a discharge of waste or an imminent threat of discharge, nor a nuisance or an endangerment to either human health or the environment as required by 30 TAC §335.4. Be advised that the burden remains upon the owner to take necessary and authorized action to correct such conditions whenever they exist.

Questions concerning this letter should be directed to me at (512) 239-1107. When responding by mail, please submit one paper copy and one electronic copy (on USB or disc) of all correspondence and reports to the TCEQ Remediation Division at Mail Code MC-127. An additional copy should be submitted in electronic format to the local TCEQ Region Office. The information in the reference block should be included in all submittals. Note that the electronic and hard copies should be identical, complete copies. A Correspondence ID Form (TCEQ Form 20428) must accompany each document submitted to the Remediation Division and should be affixed to the front of your submittal. The Correspondence ID Form helps ensure that your documents are identified correctly and are routed to the applicable program for a timely response.

Sincerely,



Kirk Coulter, P.G., Project Manager
Team 1, VCP-CA Section
Remediation Division
Texas Commission on Environmental Quality

KEC/kec

cc: Mr. Timothy Perdue, TCEQ, Waste Section Manager, Corpus Christi Regional Office, MC R-14 (via email)

Mr. Kevin Casler, CRG Texas Environmental Services, Inc. (via email)

DRAFT

**Texas Commission on Environmental Quality
Environmental Deed Notice**

STATE OF TEXAS	§
	§
COUNTY OF CALHOUN	§

This Deed Notice is filed to provide information concerning certain environmental conditions and/or use limitations pursuant to the Texas Commission on Environmental Quality (TCEQ) Texas Risk Reduction Program Rule (TRRP) found at 30 Texas Administrative Code (TAC), Chapter 350, and affects the real property (Property) described as follows:

As of the date of this Deed Notice, the City of Port Lavaca is the record owner of fee title to the real property and premises, and appurtenances thereto, located in Calhoun, County Texas. The Property is part of the 74.08-acre tract of land which was used a Solid Waste Disposal Site from June 7, 1948 to October 10, 1978 and is recorded as Tract A in Volume 313, Page 657 of the Calhoun County Deed Records and more fully described on **Exhibit A**, which is attached hereto and incorporated herein, and identified as the "Property".

This Deed Notice is required for the following reasons:

The site's parent tract is listed as a Closed & Abandoned Landfill Inventory (CALF) site. The landfill was closed in 1977. The identified CALF site listing for the site is considered a recognized environmental condition in connection to the site. According to historical accounts, the landfill accepted household / domestic trash and debris. There are no reports of chemical / petroleum substance disposal, however much of the reported history is anecdotal. There are no records pertaining to the actual waste accepted but field observations would support acceptance of vegetative and other miscellaneous debris. Historical aerial photographs also suggest possible dredge spoil placement / use as a cover media. Landfill operations are believed to pre-date engineered cap and cover requirements.

The property owner engaged a third-party environmental consultant to evaluate recognized environmental conditions (RELs) observed during a Phase I Environmental Site Assessment (ESA) at the site. Both soil and groundwater were assessed for selected contaminants of concern (COCs).

Concentrations of arsenic, barium, and lead slightly exceeded their Tier 1 ^{GW}Soil_{ING} protective concentration level (PCL) in the initial surface soil (0.0 – 1.0 feet) samples. In samples collected from slightly deeper strata (2.5 – 5.0 feet), there were no exceedances of the Tier 1 ^{GW}Soil_{ING} PCL except for lead. Lead was detected at concentrations 18.8 milligrams/kilograms (mg/Kg) at 10.0 – 12.0 feet which is slightly higher than the Tier 1

PCL of 15 mg/Kg. The lead concentration was below the calculated Tier 2 ^{GW}Soil_{ING} PCL. TPH was reported in four (0.0 – 1.0 feet) surface soil samples at concentrations ranging from 23.5 J to 336 mg/Kg. The samples were further analyzed for VOCs and SVOCs. Phenol was reported in samples at an estimated concentration of .106 mg/Kg which is below the RAL of 19 mg/Kg. No other SVOC or VOC were reported.

Groundwater samples were also collected from five permanent groundwater monitoring wells. No COCs exceeded their Tier 1 ^{GW}GW_{ING} PCLs for groundwater.

As soil on the Property is impacted by minor concentrations of the referenced constituents of concern (“COCs”), portions of the Property are be considered to be Affected Property as that term is defined in the Texas Risk Reduction Program (TRRP).

TCEQ has determined that the Affected Property currently meets TRRP Remedy B Standards for Commercial/Industrial use. Based on the reports, the chemicals of concern pose no significant present or future risk to humans or the environment based on commercial/industrial land use. No further remediation of the Affected Property is required by the TCEQ as long as the Affected Property is not to be used for residential purposes as the property may not be protective for residential use. If any person desires in the future to use the Affected Property for residential purposes, the TCEQ must be notified at least 60 days in advance of such use and additional response actions may be necessary before the property may be used for residential purposes. Persons contemplating a change in land use for the Affected Property are encouraged to review the definitions for commercial/industrial and residential land use contained in TRRP as the definition of residential land use is broad. This Deed Notice is being applied to the entire parcel as described in Exhibit A.

For additional information, contact:

TCEQ
Central Records
12100 Park 35 Circle,
Building E
Austin, Texas 78753

Mail: TCEQ - MC 199
P O Box 13087
Austin, Texas 78711-3087

TCEQ Program and Identifier No.: _____

This Notice may be rendered of no further force or effect only by a superseding deed notice executed by the TCEQ or its successor agencies and filed in the same Real Property Records as those in which this Deed Notice is filed.

Executed this _____ day of _____, _____.

PROPERTY OWNER AND RESPONDER: **City of Port Lavaca**

Signature _____

Printed Name: _____

Title: _____

STATE OF
(_____) COUNTY

BEFORE ME, on this the _____ day of _____, 2023 personally appeared _____, _____ known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

Signature _____

Notary Public in and for the State of _____

County of _____

My Commission Expires:

Exhibit A

Metes and Bounds Description

Property

**NOTICE TO RESPONDENTS
REQUEST FOR PROPOSALS
2023-2024-01**

The Matagorda Bay Mitigation Trust (Trust) invites qualified governmental and non-profit entities to submit a proposal for:

**2023-2024 FUNDING CYCLE PROJECTS
TO FUND ENVIRONMENTAL MITIGATION PROJECTS,
STUDIES AND INITIATIVES IN THE MATAGORDA BAY
AND SAN ANTONIO BAY SYSTEMS**

Electronic responses addressed to the Trustee must be received **BEFORE October 16 at 5:00 PM, C.S.T.**, at <https://www.mbmtrust.com/rfps/> . All Responses must be in the Trust's possession on or before the scheduled date and time (no late responses will be considered). **The Trust will only accept electronic deliveries.**

The RFP documents can be obtained at <https://www.mbmtrust.com/rfps/>.

Be advised that your entity may download the documents from Trust's web page at <https://www.mbmtrust.com/rfps/> to review the documents. Any changes/additions via addendum can be accessed by your entity at this site. Any questions in reference to this RFP should be directed to the Trustee at trustee@mbmTrust.com .

The contract will be awarded to the Respondent(s) on the basis of the effectiveness of addressing the Funding Priorities, demonstrated competence, and qualifications to perform the project for a fair and reasonable price.

The Trust reserves the right to refuse and reject any or all responses, waive any or all formalities or technicalities, accept the response or portions of the response determined to be the best value and most advantageous to the Trust, and hold the responses for a period of 120 days without taking action. Respondents are required to hold their responses firm for the same period of time.

Electronic Submissions (PDF file size limit: 15MB):

Attn: Trustee

<https://www.mbmtrust.com/rfps/>

LABELING INSTRUCTIONS:

**MATAGORDA BAY MITIGATION TRUST
REQUEST FOR PROPOSALS
2023-2024 FUNDING CYCLE PROJECTS
2023-2024-01**

COMMUNICATION

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

INFORMATION:

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

A) City Harbor

- 1) AIMS Companies have scheduled 20 September 2023 to CCTV the storm drains.

B) Nautical Landings Building

- 1) 12 June 2023 Barefoot Construction commenced work on the new electric service and siding replacement.
- 2) Received letter from Spiretek International requesting a new lease for 2024.
Lease expires October 31, 2023

C) Nautical Landings Marina

- 1) Matt Estes boat sank Tuesday 9 May 2023 have contracted to have it refloated.
- 2) Abandon boat.
- 3) Horizon Environmental has been onsite 18 times since last PC meeting.

D) Smith Harbor

- 1) Dredge spoils.

E) Harbor of Refuge

- 1) LCI has been hauling fill material & stockpiling.
- 2) Encore Dredging cleaning moving equipment to track 11.
- 3) RR drain culvert replacement bid opening 6 September 2023,
received one bid LCI.
- 4) Contacted by Jason Svetlik with Simplot about available property to lease.
- 5) Dredge pipe west shoreline.
- 6) Aerial spraying

F) To Do List - Raymond Butler

COMMUNICATION

SUBJECT: DISCUSS NEW LEASE AGREEMENT FOR SPIRETEK INTERNATIONAL -
PRESENTER JODY WEAVER

INFORMATION:

CITY OF PORT LAVACA

7

PORT COMMISSION MEETING: SEPTEMBER 19, 2023

DATE: 9.14.2023
TO: PORT COMMISSION BOARD MEMBERS CC: JIM RUDELLAT, HARBOR MASTER
FROM: JODY WEAVER, INTERIM CITY MANAGER
SUBJECT: CONSIDER RENTAL RATES AND TERMS FOR NEW LEASE FOR SPIRETEK

Spiretek lease is up on October 31 and they have requested a new lease. Their current lease requires for an MCI (2%min-5% max) increase on Oct, which will bring their rent payment up to \$1,912.50 using the 2% minimum, since the MCI has been well under 1%.

The attached spreadsheet provides the current Nautical Landings Office Building leases, showing our internal calculations of how the total monthly amount collected is figured. *Note: Edward Jones lease breaks this out in the lease document, but the other just pay a lump sum amount which includes utilities.*

RENTAL RATES FOR SPIRETEK

Suite 2 (1440 sf): (Spiretek) Currently this space is leasing for a rent of \$1.21 + utilities, for an overall rental rate of \$1.37. On Oct 1, this overall amount will increase by 2%.

In considering a proposed rate for a new lease, I reached out to Russell Cain and learned that current prevailing rental rates are about \$1.25 + utilities. So, with this in mind, I offer the following proposal:

- The per sf rate for rent is established at \$1.25/sf. (a 3.8% increase)
- We charge \$15.00 extra for use of the public restrooms. (We have been charging \$25 for both the restrooms and the breakroom, but Spiretek has their own breakroom within their rented space.)
- The electric cost is increased by 18.01% to reflect the increase kwh cost from Gexa (\$236.20/mo)
- And the Utilities increase by 40.69% due to the increase in water/sewer/trash over the past year. (\$28.14)

End result is as shown in the attached spreadsheet: an overall rent of \$2,080 per month. This is a 5.7% (\$111.25) increase above the overall rent established on Nov 1, 2022. (\$64.34 of this additional monthly rent is due solely to increase in utility costs).

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for ensuring the integrity of financial data and for facilitating audits. The text also highlights the need for transparency and accountability in all financial dealings.

The second part of the document provides a detailed overview of the accounting process. It begins by defining the various components of an accounting system, including the general ledger, subsidiary ledgers, and the trial balance. It then explains how these components are used to record and summarize financial transactions. The text also discusses the importance of maintaining accurate records of all transactions and the need for transparency and accountability.

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The tenth part of the document provides a detailed overview of the accounting process. It begins by defining the various components of an accounting system, including the general ledger, subsidiary ledgers, and the trial balance. It then explains how these components are used to record and summarize financial transactions. The text also discusses the importance of maintaining accurate records of all transactions and the need for transparency and accountability.

NAUTICAL LANDINGS OFFICE BUILDING LEASES: SEPTEMBER 2023

Suite 1D	PL Plumbing	268 sf			
Rent:	\$ 1.33 /sf	\$ 356.50			
Elect:	\$ 0.37 /sf	\$ 100.00			
Breakroom/restroom:	\$ 25.00				
	\$ 1.80 /sf	\$ 481.50			
Suite 1E/F	G4S	320 sf			
Rent:	\$ 1.531 /sf	\$ 490.00			
Elect:	\$ 0.313 /sf	\$ 100.00			
Breakroom/restroom:	\$ 25.00				
	\$ 1.922 /sf	\$ 615.00			
			2% incr*	\$ 627.30	
Suite 2	Spiretek	1440 sf	As of Oct. 1, 22*		
Rent:	\$ 1.204 /sf	\$ 1,733.75			
Restrooms (not breakrm):	\$ 15.00				
Elect:	\$ 0.139 /sf	\$ 200.00	18.10%	\$ 236.20	\$ 0.16 /sf
Water:	\$ 20.00		40.69%	\$ 28.14	
	\$ 1.37	\$ 1,968.75	2% incr*	\$ 2,008.13	\$ 1.39 /sf
					* per option submitted on time
Suite 3	Edward Jones	1055 sf			
Rent:	\$ 1.035 /sf	\$ 1,092.00			
Elect:	\$ 0.109 /sf	\$ 115.00			
Water:	\$ 20.00				
	\$ 1.16	\$ 1,227.00			
Suite 4	SMM	622 sf			
Rent:	\$ 0.932 /sf	\$ 580.00			
Elect:	\$ 0.109 /sf	\$ 68.00			
Water:	\$ 20.00				
	\$ 1.07	\$ 668.00	2% incr*	\$ 681.36	
Suite 5	Bay Ltd	1160 sf			
Rent:	\$ 1.169 /sf	\$ 1,356.56			
Elect:	\$ 0.164 /sf	\$ 190.00			
Water:	\$ 20.00				
	\$ 1.35 /sf	\$ 1,566.56			

Proposed New rate to reflect increased utilities

\$ 1,800.00	\$ 1.25 /sf
\$ 15.00	
\$ 236.20	\$ 0.164 /sf
\$ 28.14	
\$ 2,079.34	\$ 1.444 /sf
USE \$ 2,080.00	\$1.44 /sf

+ Annual increase per MCI or with 2% min/5% max

\$2,080 is a 5.7% increase above what they were paying before the Oct 1 increase.

Avg Elect. North end:	\$790	\$ 642.27	\$ (147.98)	** This can be estimate for Day Rm and part of HM to be paid by Marina Rates)
Avg Elect. South end:	\$276	\$ 218.01	\$ (57.99)	** This would account for the conference room/kitchen/batrooms
	\$1,066	\$ 860.28		

Avg water North end:	\$80	\$ 95.56		
Avg water South end:	\$60	\$ 50.00		
	\$140	\$ 145.56	\$ 5.56	

	rate in 2022	current rate	
Gexa electric cost rate increase	0.03883	0.04586	18.01%

Water	\$ 19.50	\$ 27.18	
GBRA	\$ 9.42	\$ 11.46	
Sewer	\$ 17.75	\$ 27.02	
	\$ 46.67	\$ 65.66	40.69%