



## REGULAR PORT COMMISSION MEETING

Tuesday, October 18, 2022, at 10:00 AM

City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

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### PUBLIC NOTICE OF MEETING

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

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

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

### AGENDA

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

#### **COVID-19 MEETING PROCEDURE**

*Public notice is hereby given that the Port Commission of the City of Port Lavaca, Texas, will hold a meeting TUESDAY, OCTOBER 18, 2022, beginning at 10:00 a.m., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:*

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

*Join Zoom Meeting:*

<https://us02web.zoom.us/j/83961910313?pwd=RWdEQWNwUE5hSVJpcktZYmp0Q1R1UT09>

*Meeting ID:* 839 6191 0313

*Passcode:* 765401

*One Tap Mobile*

+13462487799,,83387963416#,,,,\*789418# US (Houston)

*Dial by your location*

+1 346 248 7799 US (Houston)

**CALL TO ORDER**

**COMMENTS FROM THE PUBLIC** - *Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting on Zoom by logging on with your computer and/or smart phone as described in the zoom invitation below or on Facebook Live through the comment section, which will be monitored and answered. As appropriate.*

**CONSENT AGENDA**

1. CONDUCT ELECTIONS OF SECRETARY AND TAKE ANY ACTION DEEMED NECESSARY.
2. APPROVAL OF MINUTES
  - a) MINUTES OF SEPTEMBER 20, 2022 - REGULAR MEETING.
3. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT.

**REPORTS**

4. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND
  - a) Tariff Report
  - b) Account Aging Report
  - c) Payment Report
  - d) Revenue and Expenditure Report
  - e) Balance Sheet
  - f) Profit and Loss Cash Flow Report

**ACTION ITEMS: RECEIVE STATUS REPORTS**

5. ACTION ITEMS: RECEIVE STATUS REPORTS
  - a) Renovations to Nautical Landing Marina Breakwater - Presenter Jody Weaver
  - b) CDBG-MIT Coastal Resilience Project / Restore Project – Presenter Jody Weaver
  - c) Discuss property values and evaluations – Presenter Jim Rudellat
6. ACTION ITEM - RECEIVE STATUS REPORTS ON SPECIAL PROJECTS
  - a) Status report regarding TCEQ inspection in June 2022 of Tract 17 and 17A - Presenter Jody Weaver
  - b) CRG Limited Phase II Environmental Site Assessment of Harbor of Refuge Tracts 16, 17, and 17A - Presenter Jody Weaver

7. ACTION ITEM - RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT
  - a) City Harbor
  - b) Nautical Landings Building
  - c) Nautical Landings Marina
  - d) Smith Harbor
  - e) Harbor of Refuge

**ACTION ITEMS: RECEIVE REPORTS AND DISCUSS STATUS OF LEASES**

8. DISCUSS NEW LEASE FOR BAY LIMITED., EFFECTIVE NOVEMBER 1, 2022.
9. DISCUSS LEASE OF TRACT 3, 11 AND 12 AT HARBOR OF REFUGE.
10. DISCUSS LEASE OF TRACT 9, 9A AND 10 AT CITY HARBOR.
11. ANNOUNCEMENT BY THE CHAIRMAN THAT THE PORT COMMISSION WILL RETIRE TO CLOSED SESSION
  - FOR CONSULTATION WITH CITY ATTORNEY ON A MATTER 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, IN ACCORDANCE WITH TITLE 5, CHAPTER 551, SECTION 551.071(2) OF THE TEXAS GOVERNMENT CODE
  - TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY (DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PARTY), IN ACCORDANCE WITH CHAPTER 551, TITLE 5, SECTION 551.072 OF THE TEXAS GOVERNMENT CODE
12. RETURN TO OPEN SESSION AND TAKE ANY ACTION NECESSARY ON ITEM DICUSSED IN CLOSED SESSION

**COMMENTS**

13. 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, October 18, 2022**, beginning at 10:00 a.m., was posted at city hall, easily accessible to the public, as of **10:00 a.m. Friday, October 14, 2022**.

/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.

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