

MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
May 21, 2020

I. Chairman Jimmy Neeley called the meeting of May 21, 2020 to order at 1:00 p.m. Chairman Neeley announced the Notice of Meeting had been duly posted and there was a quorum present. The Pledge of Allegiance was recited. Chairman Neeley welcomed those in attendance and thanked them for coming.

ATTENDEES:

David Aparicio, Commissioner

Jimmy Neeley, Chairman

Greg Seaman Commissioner

Donny Tran, Commissioner

Victor Eggemeyer, Commissioner

Victor Martinez, Port Director

Verna H. Williams, Port Office Mgr.

Isidro Castanon, Port Attorney

Jose Ortiz, Maintenance Contractor

Tom Schmidt, Urban Engineering

Alan Schulman, Palacios Beacon

Mike Ferdinand, MCEDC

Anette Uher, Port Accountant Consultant

I. 5. Report from Matagorda County Economic Development Corporation. Mike Ferdinand, MCEDC Executive Director, gave a brief report.

II. 1. Consideration and approval of Minutes of Previous Meetings (4/23/2020). Minutes from the Regular Board Meeting of April 23, 2020 were reviewed. Commissioner Eggemeyer moved to accept the minutes as presented. Commissioner Aparicio seconded the motion. Motion passed with majority vote. Commissioner Tran abstained from motion since he was not present at this meeting.

II. 2. Consideration and approval of Lease Activity since last Regular Board Meeting. Mr. Martinez reported on lease activity since the last regular Board meeting. There was one renewed Recreational Lease (Squibb). There were two Commercial Hay Lease renewals (Aparicio, Eggemeyer); one Commercial Slip Lease renewal (Padgett), one Commercial Pasture Lease renewal (Strnadel) and one Commercial Dock Lease renewal (JoJo's). Occupancy for TB#3 Docks B-E is 92% and 87% for F&G slips are occupied. A motion was made by Commissioner Seaman to approve Port Lease Activity, as presented. Commissioner Tran seconded the motion. All voted affirmatively and the motion passed.

II. 3. Consideration and possible action to approve renewal of current Consulting Agreement between MCND#1 and Anette Uher for professional services related to port account. Mr. Martinez stated, Ms. Uher has proven to be an asset to MCND#1 needs by providing excellent and knowledgeable accounting skills. Her expertise has resulted in keeping costs down for our annual financial audit. Ms. Uher is also a County Investment Officer and assists the Port Director with investment accounting. I recommend to approve renewal of Ms. Uher's agreement for one year covering the period of June 16, 2020 through June 15, 2021 in the amount of \$8,400.00. Commissioner Aparicio made a motion to approve renewal for one year of a current Consulting Agreement between MCND#1 and Anette Uher for professional services related to port account. Commissioner Seaman seconded the motion. All voted affirmatively and the motion passed.

II. 4. Consideration and possible action New Investment Strategy. Mr. Martinez presented the information on Commercial Paper investment. After some discussion, Commissioner Aparicio made a motion to approve the Investment Committee to invest a small amount of funds, at time presented, into Commercial Paper. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

III. INTERNAL & FINANCIAL REPORTS for Board discussion and appropriate action Internal Reports.

a. Contractor's Port Maintenance Report

b. Port Director's Operations, Promotion & Development Activity verbal report.

Consideration and approval of Current Voucher Control Report. Commissioner Eggemeyer made a motion to accept the Current Voucher Control Report. Commissioner Tran seconded the motion. All voted affirmatively and the motion passed.

Consideration and approval of Current Register Reports. After review, Commissioner Seaman made a motion to approve the current Register Reports. Commissioner Tran seconded the motion. All voted affirmatively and the motion passed.

Consideration and approval of 1st Quarter Financial Report. Mr. Martinez reported the 1st Quarter Financial Report will not be available today. It will be presented at the June 18th meeting.

Consideration and approval of Current Investment Activity Report. Mrs. Gonzalez reported on the Current Investment Activity Report. Commissioner Tran made a motion to approve the Current Investment Activity Reports. Commissioner Aparicio seconded the motion. All voted affirmatively and the motion passed.

Consideration and approval of Quarterly Investment Report. Mrs. Gonzalez reported on the Quarterly Investment Report. Commissioner Eggemeyer made a motion to approve the Quarterly Investment Report. Commissioner Tran seconded the motion. All voted affirmatively and the motion passed.

IV. EXECUTIVE SESSION – At 2:50 p.m., the Board went into an Executive Session, as authorized by the Texas Government Code Sections 551.071, 551.072, and 551.087 of the Open Meetings Act, permitting discussion and deliberation in an Executive Meeting for the following purpose:

1. Consultation with Attorney on legal matters as permitted under Sections 551.071 including, but not limited to some of the other matters listed below to be discussed in Executive Session.
2. To conduct deliberations regarding real property and to conduct deliberations regarding economic development as permitted under Sections 551.072 and 551.087 including, but not limited to the following matters:
 - a. Discussion concerning future development of properties and leases
 - b. Discussion concerning lease renewals
 - c. Discussion on concerning default leases
 - d. Discussion on repair of Port property
 - e. Discussion on TxDot Rider 48 Program
 - f. Discussion on Tariffs

V. RETURN TO OPEN SESSION – The Commissioners returned to Open Session at 5:25 p.m. No other motions were offered for action from Executive Session.

VI. SCHEDULE THE NEXT MEETING DATE, TIME, AND PLACE. The next Regular Board Meeting was scheduled for Thursday, June 18, 2020 at 1:00 p.m. at the Port Administration Building.

VII. ADJOURNMENT. Commissioner Eggemeyer moved to adjourn and was seconded by Commissioner Tran the motion carried, and the meeting adjourned at 5:26 p.m.



Greg T. Seaman, Secretary