

**MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
June 18, 2020**

I. Chairman Jimmy Neeley called the meeting of June 18, 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

Victor Eggemeyer, Commissioner

Victor Martinez, Port Director

Verna H. Williams, Port Office Mgr.

Isidro Castanon, Port Attorney

Jose Ortiz, Maintenance Contractor

Matt Glaze, Urban Engineering

Alan Schulman, Palacios Beacon

Mike Ferdinand, MCEDC

(Donny Tran, Commissioner Absent)

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 (5/21/2020). Minutes from the Regular Board Meeting of May 21, 2020 were reviewed. Commissioner Seaman moved to accept the minutes as presented. Commissioner Aparicio seconded the motion. All voted affirmatively and the motion passed.

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 (Rusk). There were no Commercial Leases. Occupancy for TB#3 Docks B-E is 92% and 87% for F&G slips are occupied. A motion was made by Commissioner Aparicio to approve Port Lease Activity, as presented. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

II. 3. Consideration and possible action to accept a bid for purchase of the District's surplus property a 1985 Laguna 25'9" sailboat. Mr. Martinez stated, there were no bids received. Mr. Castanon stated the District usually follows the County's statues on surplus items that are worthless. The District can give away or dispose of the vessel. Commissioner Aparicio made a motion to give the Port Director the authority to remove the District's surplus property which is a 1985 Laguna 25'9" sailboat. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

II. 4. Consideration and possible action to accept a bid for purchase of the District's surplus property a 1982 Catalina 25' sailboat. Mr. Martinez stated this sailboat's title was received from a recreational tenant in lieu of \$1,730 owed in rent. All security deposits held in the tenant's name have been applied toward the balance due. The boat title is in MCND#1's name and the boat was declared surplus. We received one bid in the amount of \$1,100 from Thomas Castanon. He has signed Sale of Surplus Properties Agreement, understanding the condition of the property and the requirements once it has been purchased. I recommend to accept the bid from Thomas Castanon for the purchase of this sailboat. Commissioner Seaman made a motion to accept a bid from Thomas Castanon in the amount of \$1,100 for the purchase of the 1982 Catalina 25' sailboat. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

II. 5. Consideration and possible action on lease payments. Mr. Martinez presented the spreadsheet of \$68,119.59 for the April-June 2020 Reduced Rent which was approved at the April Board Meeting. Mr. Castanon stated, since Commissioner Tran is not present and Commissioner Seaman and Commissioner Aparicio would normally abstain from commenting and voting on this item. Since there is only two Commissioners that can conduct business on this item; all four Commissioners can conduct business on this item. After some discussion, Chairman Neeley made the motion to a 25% Reduced Rent for the month of July and the Board would revisit this issue next month. Commissioner Eggemeyer seconded the motion. Commissioner Aparicio said yes to the vote and Commissioner Seaman asked to abstain. Motion passed by majority vote with 3 yes and 1 abstain vote.

II. 6. Consideration and possible action to approve amending the FY 2020 Budget. Mr. Martinez presented the following items:

- a. By transferring \$7,790 from Capital Improvements and Equipment – MEC Improvements Account for Salaries and Wages – Admin Account, effective January 1, 2020
- b. By transferring \$730 from Capital Improvements and Equipment – MEC Improvements Account for Payroll Taxes and Benefits Account effective January 1, 2020
- c. By transferring \$9,600 from Capital Improvements and Equipment – MEC Improvements Account for 2020 Payroll Liability-Retiree Insurance Account effective January 1, 2020
- d. By transferring \$4,637.00 from Capital Improvements and Equipment – MEC Improvements Account for Property Insurance & Surety Bonds effective March 26, 2020
- e. By transferring \$35,000 to the P&D line item from P&D Account for PCMC. These funds are available in the Promotion and Development account.

Commissioner Aparicio made a motion to approve amending the FY 2020 Budget as presented. 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 Seaman made a motion to accept the Current Voucher Control Report. Commissioner Aparicio 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 Aparicio 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. After review, Commissioner Aparicio made a motion to approve the 1st Quarter Financial Report. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

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


IV. EXECUTIVE SESSION – At 3:00 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 on concerning default leases
 - c. Discussion on repair of Port property
 - d. Discussion on Tariffs and Rates

V. RETURN TO OPEN SESSION – The Commissioners returned to Open Session at 4:31 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, July 23, 2020 at 1:00 p.m. at the Port Administration Building. Planning Worship will be the 2nd week of July.

VII. ADJOURNMENT. Commissioner Aparicio moved to adjourn and was seconded by Commissioner Eggenmeyer the motion carried, and the meeting adjourned at 4:32 p.m.



Greg T. Seaman, Secretary