

MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
February 25, 2021

I. Chairman Neeley called the meeting of February 25, 2021 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	Isidro Castanon, Port Attorney
Victor Eggemeyer, Commissioner (1:50 pm)	Matt Glaze, Urban Engineering
Jimmy Neeley, Chairman	Alan Schulman, Palacios Beacon
Greg Seaman Commissioner	Jose Ortiz, Maintenance Contractor
Victor Martinez, Port Director	Dr. Joe Fox (Ed Rachal Foundation)
Verna H. Williams, Port Office Mgr.	Taylor Hunt (Ed Rachal Foundation)
(Absent-Donny Tran)	Dave Roberts (Ed Rachal Foundation)

II. 1. Consideration and approval of Minutes of Previous Meetings (1/21/2021). Minutes from the Regular Board Meeting of January 21, 2021 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 (Kilgore). There was one Commercial Lease Addendum (Ed Rachal). Occupancy for TB#3 Docks B-E is 92% and 73% for F&G slips are occupied. A motion was made by Commissioner Seaman to approve Port Lease Activity, as presented. Commissioner Aparicio seconded the motion. All voted affirmatively and the motion passed.

II. 3. Consideration and possible action to approve the Building Cleaning Contract effective March 1, 2021. Mr. Martinez stated, this is a new building cleaning contract with Ms. Contreras. The amount of the contract will remain the same at \$650 per month. She has done a great job during her time with us and I recommend we continue a new continual contract with her. Commissioner Aparicio made a motion to approve the Building Cleaning Contract with Linda Contreras, effective March 1, 2021. Commissioner Seaman seconded the motion. All voted affirmatively and the motion passed.

II. 4. Consideration and possible action to approve the Mowing Services Agreement with Ortiz Lawn & Shredding, Jose Ortiz, effective March 1, 2021. Mr. Martinez stated the current Mowing Services Agreement with Ortiz Lawn & Shredding, Jose Ortiz is ending February 28, 2021. This new Agreement shall commence on March 1, 2021 and remain in force for (2) years, not to extend beyond February 28, 2023. Also, the mowing areas which show in Exhibit "A" have been updated and presented to the Contractor. Contractor agrees with the updated information. The amount will remain at \$49,500 yearly and no other changes made. Commissioner Aparicio made a motion to approve the Mowing Services Agreement with Ortiz Lawn & Shredding, Jose Ortiz, effective March 1, 2021. Commissioner Seaman seconded the motion. All voted affirmatively and the motion passed.

II. 5. Presentation, discussion, and possible action to approve Palacios Marine Aquaculture Research's improvement plans on the Marine Education Center buildings. Dr. Joe Fox and Dave Roberts did a presentation called "Palacios Agriculture Research Center" on proposed improvements to be done. After the presentation Commissioner Seaman made a motion to approve Palacios Marine Aquaculture Research's improvement plans as presented. Commissioner Aparicio seconded the motion. All voted affirmatively and the motion passed.

II. 6. Presentation and discussion on Palacios Marine Aquaculture Research's future development of the Marine Education Center.

II. 7. Consideration and possible action to approve to declare surplus property selected portions of land from the Marine Education Center property. After some discussion, Commissioner Aparicio made a motion to table this Agenda Item until the next Board Meeting. Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

II. 8. Discussion concerning Depository Contract.

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 Eggemeyer 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 Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

Consideration and approval of 2020 Financial Reports. After review, Commissioner Aparicio made a motion to approve the 2020 Financial Reports. 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 Eggemeyer made a motion to approve the Current Investment Activity Report. Commissioner Aparicio seconded the motion. All voted affirmatively and the motion passed.

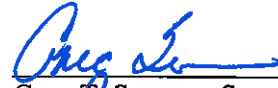
IV. EXECUTIVE SESSION – At 3:50 p.m., the Board went into an Executive Session, as authorized by the Texas Government Code Sections 551.071, 551.072, 551.074 and 551.087 of the Open Meetings Act, permitting discussion and deliberation in an Executive Meeting for the following purpose:

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

V. RETURN TO OPEN SESSION – The Commissioners returned to Open Session at 4:59 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 Wednesday, March 25, 2021 at 1:00 p.m. at the Port Administration Building.

VII. ADJOURNMENT. Commissioner Seaman moved to adjourn and was seconded by Commissioner Eggemeyer the motion carried, and the meeting adjourned at 5:00 p.m.



Greg T. Seaman, Secretary