

**MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
January 21, 2021**

I. Commissioner Tran called the meeting of January 21, 2021 to order at 1:05 p.m. Commissioner Tran announced the Notice of Meeting had been duly posted and there was a quorum present. The Pledge of Allegiance was recited. Commissioner Tran welcomed those in attendance and thanked them for coming.
(Guests and some of the Board chose to meet via Phone Conference)

ATTENDEES:

David Aparicio, Commissioner
Victor Eggemeyer, Commissioner
Jimmy Neeley, Chairman (*)
Greg Seaman Commissioner
Donny Tran, Commissioner
() via phone conference*

Victor Martinez, Port Director
Verna H. Williams, Port Office Mgr.
Isidro Castanon, Port Attorney
Matt Glaze, Urban Engineering (*)
Alan Schulman, Palacios Beacon (*)
Jose Ortiz, Maintenance Contractor

I. 5. Report from Matagorda County Economic Development Corporation. Mr. Martinez is giving a brief report in Executive Session since Mr. Ferdinand is not available.

II. 1. Consideration and approval of Minutes of Previous Meetings (12/16/2020). Minutes from the Regular Board Meeting of December 16, 2020 were reviewed. Chairman Neeley 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 were three renewed Recreational Lease (Gangluff/McNeely/Tausch). There was one Commercial Building Lease renewal (Palacios Shipyard #13). Occupancy for TB#3 Docks B-E is 92% and 73% for F&G slips are occupied. A motion was made by Commissioner Eggemeyer to approve Port Lease Activity, as presented. Commissioner Aparicio seconded the motion. All voted affirmatively and the motion passed.

II. 3. Consideration and possible approval of Resolution appointing MCND#1 representatives to MCEDC. Commissioner Seaman made a motion to move the Resolution appointing MCND#1 representatives to MCEDC, to Executive Session. Commissioner Aparicio seconded the motion. All voted affirmatively and the motion passed.

II. 4. Consideration and possible action to approve the 2-year Property and Facilities Maintenance Contract Extension. Mr. Martinez stated the two-year Property and Facilities Maintenance Contract is ending January 31, 2021. This would execute the final two-year extension for this Contract with Ortiz Lawn and Shredding to begin February 1, 2021 and end on January 31, 2023. No other changes in the contract at this time. Chairman Neeley made a motion to approve the Property and Facilities Maintenance Contract Extension (2/1/2021 – 1/31/2023) with Jose Ortiz dba Ortiz Lawn and Shredding, effective February 1, 2021. 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 Aparicio 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 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 1:32 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

Consideration and possible approval of Resolution appointing MCND#1 representatives to MCEDC.

V. RETURN TO OPEN SESSION – The Commissioners returned to Open Session at 4:00 p.m. Chairman Neeley made a motion to approve Resolution appointing MCND#1 representatives to MCEDC. The Primary Representative is Mr. Martinez; Alternate Representative can be any MCND#1 Commissioner. Commissioner Aparicio seconded the motion. All voted affirmatively and the motion passed. 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, February 18, 2021 at 1:00 p.m. at the Port Administration Building.

VII. ADJOURNMENT. Commissioner Eggemeyer moved to adjourn and was seconded by Commissioner Seaman the motion carried, and the meeting adjourned at 4:04 p.m.



Greg T. Seaman, Secretary