

**MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
March 31, 2022**

I. Chairman Neeley called the meeting of March 31, 2022, 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. Announced Commissioner Tran will not be present.

ATTENDEES:

David Aparicio, Commissioner	Isidro Castanon, Port Attorney
Victor Eggemeyer, Commissioner	Jose Ortiz, Maintenance Contractor
Jimmy Neeley, Chairman	Matt Glaze, Urban Engineering
Greg Seaman, Commissioner	Alan Schulman, Palacios Beacon
Victor Martinez, Port Director	Greg Bandish (1:44 p.m. left)
Verna H. Williams, Port Office Mgr.	Edward Norman (1:44 p.m. left)
Loy Sneary, Sneary & Associates	Cynthia Raleigh, City Manager (1:44 p.m. left)
Aaron Horine	

Greg Bandish introduced himself. He is here to help and does not want anything in return. He has been picking up trash and monitoring the Port. He would like to share some ideas and organizations at the State level that could help the Port using his experience and contacts from the job he retired from.

Cynthia Raleigh, City Manager, introduced herself to MCND#1 Board. She wants to work with MCND#1 and its Board. She wants to work with every organization, board, commission to improve the City of Palacios.

Edward Norman, District Coordinator for the Texas Division of Emergency Management and the Governor's Office of Homeland Security introduced himself and explained what he does. He represents our District and is here if we need him. If there is a need during a disaster or during an emergency; and you cannot get what every it is you are trying to get, that is where we come in. He handed out his business cards and stated his number is available 24-7.

II. 1. Consideration and approval of Minutes of Previous Meetings (2/14/2022). Minutes from the Regular Board Meeting of February 14, 2022 were reviewed. Commissioner Aparicio moved to accept the minutes as presented. Commissioner Seaman seconded the motion. Motion was passed by majority vote. Commissioner Aparicio and Commissioner Eggemeyer abstained since they were not present for this meeting.) This was corrected in opening meeting after Executive Session.

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 two renewed recreational leases (Padgett/Squibb) and one cancelled recreational lease (Kilgore). There was one bill of sale and partial assignment of Commercial Lease (Vu-JoJo's); one partial release and assignment of Commercial Lease (Tres Palacios Seafood/Garcia Trawlers); five Commercial lease addendums (2-Anchor Seafood/Fishermen of the Lord/Tres Palacios Seafood/JoJo's) and one release & assignment of Commercial Leases. Occupancy for TB#3 Docks D & E Dock 100%. Seven

vessels at Serendipity during renovations of Port slips. A motion was made by Commissioner Eggemeyer to approve Port Lease Activity, as presented. Commissioner Seaman seconded the motion. Motion was passed by majority vote. Commissioner Aparicio abstained due to a conflict of interest.

II. 3. Consideration and possible action to approve Change Order No. 1 for the MCND #1 FEMA Dock Improvements (Docks B, C, F & G) (TO#46). Mr. Martinez stated Jose Ortiz had a recommendation to replace damaged concrete slab area with wood all the way to the sidewalk so there would be no trip hazards. Shirley and Sons can accomplish this with approval of Change Order No. 1. Commissioner Eggemeyer made a motion to approve Change Order No. 1 for MCND# #1 FEMA Dock Improvements (Docks B, C, F & G) (TO#46). Commissioner Aparicio 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

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 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.

Consideration and approval of C2 Investment Portfolio FY2021 Annual Report & First Financial Trust FY2021 Annual Report. Mrs. Gonzalez reported on the C2 Investment Portfolio FY2021 Annual Report & First Financial Trust FY2021 Annual Report. Commissioner Aparicio made a motion to approve the C2 Investment Portfolio FY2021 Annual Report & First Financial Trust FY2021 Annual Report. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

IV. EXECUTIVE SESSION – At 2:00 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.
 - a. Discussion on Insurance Pool

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 economic development
 - c. Discussion on concerning default leases
 - d. Discussion on repair of Port property

V. RETURN TO OPEN SESSION – The Commissioners returned to Open Session at 2:00 p.m. Chairman Neeley made a motion to amend the approval of the February 14, 2022 minutes since Commissioner Aparicio made a motion to approve them. Commissioner Aparicio was not present at that meeting; he was to abstain from the motion. The minutes will be approved at the Regular Board Meeting in April. Commissioner Seaman seconded this 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 Wednesday, April 20, 2022, at 1:00 p.m. at the Port Administration Building.

VII. ADJOURNMENT. Commissioner Eggemeyer moved to adjourn and was seconded by Commissioner Aparicio the motion carried, and the meeting adjourned at 4:37 p.m.



Greg T. Seaman, Secretary