

MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
June 15, 2022

I. Chairman Neeley called the meeting of June 15, 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. He announced Commissioner Aparicio will not be present.

ATTENDEES:

David Aparicio, Commissioner *{Arrived 2:35 pm}*
Victor Eggemeyer, Commissioner
Jimmy Neeley, Chairman
Seaman, Commissioner
Donny Tran, Commissioner
Victor Martinez, Port Director

Verna H. Williams, Port Office Mgr.
Isidro Castanon, Port Attorney
Jose Ortiz, Maintenance Contractor Greg
Matt Glaze, Urban Engineering
Alan Schulman, Palacios Beacon
Ron Linton *{Arrived 1:15 pm}*
Stephanie Miller *{Arrived 1:15 pm}*

II. 1. Consideration and approval of Minutes of Previous Meetings (4/28/2022). Minutes from the Regular Board Meeting of April 28, 2022 were reviewed. Commissioner Eggemeyer moved to accept the minutes as presented. Commissioner Tran seconded the motion. All voted affirmatively and the motion passed. (Commissioner Aparicio would have abstained since he was not present for 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 were 2 renewed recreational leases (Lothar/Rusk) and one cancelled recreational lease (DeVillers). There was three Commercial Leases (Gar Bldg./Padgett Slip/Strnadel Pasture). Occupancy for TB#3 Docks D & E Dock 100%. Seven vessels at Serendipity during renovations of Port slips. 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 approval of Interlocal Agreement with the City of Palacios for maintenance of Port roads. Mr. Martinez stated with the original 2007 Interlocal Agreement we have had issues working with the City to update the agreement and to get things done by the City. The new City Manager has worked with us recently to update the contract, which the City Attorney and our Port Attorney have gone over the contract. After this contract is signed today, it goes to the City for signature. This contract is for 5 years and renews automatically, with a 30-day cancellation notice. After some discussion Commissioner Eggemeyer made a motion to approve the Interlocal Agreement with the City of Palacios for maintenance of Port roads. Commissioner Tran 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 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 Tran seconded the motion. All voted affirmatively and the motion passed.

Consideration and approval of 1st Quarter Financial Report. Mr. Martinez stated the reports are not available at this time. No action is at this time on this Agenda Item.

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

IV. EXECUTIVE SESSION – At 2:09 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 3:53 p.m. Port Director Martinez requested approval for Change Order No. 3 of the Matagorda County Navigation District No. 1 Dock Improvements (Dock B, C, F &G) FEMA Alternate project to reduce the total project cost by \$5,979.76 and change the completion date to end on 6/24/22. Commissioner Eggemeyer made a motion to approve the request as presented. Commissioner Tran 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 Wednesday, July 20, 2022, 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 3:56 p.m.



Greg T. Seaman, Secretary