

**MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE**  
**MINUTES OF THE BOARD OF COMMISSIONERS**  
**REGULAR BOARD MEETING**  
**August 24, 2022**

I. Chairman Neeley called the meeting of August 24, 2022, to order at 1:02 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	Cynthia Bates
Victor Eggemeyer, Commissioner	Russell Feathers
Jimmy Neeley, Chairman	Jim Gardner, Major of Palacios
Greg Seaman, Commissioner	Ricky Milam (Arrived 1:08 p.m. (Left 1:52 p.m.)
Donny Tran, Commissioner	Nu Vu (Left 1:52 p.m.)
Victor Martinez, Port Director	Kriste Meadows (Left 1:52 p.m.)
Verna H. Williams, Port Office Mgr.	Thomas Meadows (Left 1:52 p.m.)
Isidro Castanon, Port Attorney	Janice Leck (Left 1:52 p.m.)
Jose Ortiz, Maintenance Contractor	Craig Wallis, WW Dock (Left 1:52 p.m.)
Matt Glaze, Urban Engineering	Ty Tran (Left 1:52 p.m.)
Ryan West, Palacios Beacon	Ken Garcia (Left 1:52 p.m.)
Ron Linton, Coldwell Banker Realty	

Mr. David Aparicio addressed the Board as a tenant not as a Commissioner. The economy is bad, fuel is high, and product is not selling. I am against rate increase at this time.

Mr. David Aparicio spoke for Mrs. Nu Vu since she speaks very little English. Their need for their boats is bulkhead dock not pier dock. As soon as it is available, they need bulkhead dock. She is also concerned about commercial rate increases. She too feels not at this time should there be an increase.

Mr. Craig Wallis said the state of shrimping industry is poor right now. This rate increase will not only affect us as a shrimping industry but will also affect the City's economy. Our costs will be passed on to everyone and in turn it effects their economy. May be next year consider an increase.

Mr. Ron Linton with Coldwell Banker Realty, spoke about making use of the Brookings property. He had a handout for each Commissioner. His company can help with Commercial properties to help them grow.

**II. 1. Consideration and approval of Minutes of Previous Meetings (7/27/2022 & 8/17/2022).** Minutes from the Regular Board Meeting of July 27, 2022 were reviewed. Commissioner Eggemeyer moved to accept the minutes as presented. Commissioner Tran seconded the motion. Motion carried by majority vote. Commissioner Seaman abstained-not present at this meeting.

Minutes from the Special Called Board Meeting of August 17, 2022 were reviewed. Commissioner Tran 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 there is no lease activity this month.

**II. 3. Consideration and possible action to place a Proposal to Adopt the MCND#1 Tax Rate on the Agenda of the next Regular Meeting of the MCND#1 Board at the Port Administration Building.** Mr. Martinez stated we have not received the documents from the County Tax Office to date. When we get the documents will have a Special Called Meeting before our September 28, 2022 meeting.

**II. 4. Discussion on MCND#1 Rates & Tariffs and possible action to approve or adopt the New MCND#1 Rates & Tariffs.** Mr. Martinez read the Commercial Dock Rate increase amounts. After some discussion by the Board and guests a motion was made. Chairman Neeley made the motion; Commercial Dock rates will start January 1, 2023. Existing Commercial Dock leases will follow guidelines in their contract. Example: will be applied at the second year of the Primary term date, etc. Commissioner Eggemeyer seconded the motion. Motion carried by majority vote. Commissioner Aparicio abstains since he is a Commercial Dock Lessee.

**II. 5. Discussion of FY2023 Proposed Budget.** Mr. Martinez went over the draft FY2023 Budget. There was some discussion on this subject. There will be another meeting before the FY2023 Budget is approved.

**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 Tran 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 1<sup>st</sup> Quarter Financials.** After review, Commissioner Eggemeyer made a motion to approve the 1<sup>st</sup> Quarter Financials. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

**Consideration and approval of 2<sup>nd</sup> Quarter Financials.** After review, Commissioner Seaman made a motion to approve the 2<sup>nd</sup> Quarter Financials. 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 Aparicio made a motion to approve the Current Investment Activity Report. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

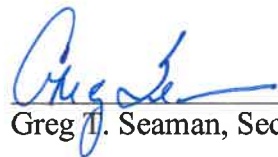
**IV. EXECUTIVE SESSION** – At 3:35 p.m., the Board went into an Executive Session, as authorized by the Texas Government Code Sections 551.071, 551.072, 551.074 and 551.087 of the Open Meetings Act, permitting discussion and deliberation in an Executive Meeting for the following purposes:

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 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 5:27 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, September 28, 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 5:28 p.m.

  
Greg J. Seaman, Secretary