

**MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE  
MINUTES OF THE BOARD OF COMMISSIONERS  
REGULAR BOARD MEETING  
FEBRUARY 16, 2023**

I. Chairman Neeley called the meeting of February 16, 2023, to order at 1:01 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:**

Victor Eggemeyer, Commissioner  
Jimmy Neeley, Chairman  
Greg Seaman, Commissioner  
Alan Schulman, Commissioner  
Victor Martinez, Port Director

Verna H. Williams, Port Office Mgr.  
Isidro Castanon, Port Attorney  
Jose Ortiz, Maintenance Contractor  
Ryan West, Palacios Beacon  
Ron Linton, Coldwell Banker Realty

**II. 1. Consideration and approval of minutes of previous meetings (1/18/2023 & 2/1/2023).** Minutes from the Regular Board Meeting of January 18, 2023 were reviewed. Commissioner Eggemeyer moved to accept the minutes as presented. Commissioner Seaman seconded the motion. All voted affirmatively and the motion passed. {David Aparicio not present}

Minutes from the Special Called Board Meeting of February 1, 2023 were reviewed. Commissioner Seaman moved to accept the minutes as amended. Commissioner Eggemeyer seconded the motion All voted affirmatively and the motion pass.

**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 four renewed Recreational Leases (Aparicio, Borchert, Gangluff, D. Machacek). There was four renewed Commercial Leases (B&M, Brady, Domino. Tres Palacios,) and one renewed sublease (Brady Seafood). Occupancy for TB#3 B Dock 30%, C Dock 0%, D & E Docks 89%, and G Dock 100%. A motion was made by Commissioner Eggemeyer to approve Port Lease Activity, as presented. Commissioner Schulman seconded the motion. All voted affirmatively and the motion passed.

**II. 3. Consideration and possible action to approve the Mowing Services Agreement with Ortiz Lawn & Shredding, Jose Ortiz, effective March 1, 2023.** Mr. Martinez stated, the current Mowing Services Agreement with Ortiz Lawn & Shredding, Jose Ortiz is ending February 28, 2023. This new Agreement shall commence on March 1, 2023, and remain in force for (2) years, not to extend beyond February 28, 2025. The amount will remain at \$49,500 yearly and no other changes made. Commissioner Eggemeyer made a motion to approve the Mowing Services Agreement with Ortiz Lawn & Shredding, Jose Ortiz, effective March 1, 2023. Commissioner Seaman 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 Schulman 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 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 Schulman seconded the motion. All voted affirmatively and the motion passed.

**IV. EXECUTIVE SESSION** – At 1:58 p.m., the Board went into an Executive Session, as authorized by the Texas Government Code Sections 551.071, 551.072, 551.074, 551.076 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 3:25 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 15<sup>th</sup>, 2023, 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 3:27 p.m.

  
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Greg V. Seaman, Secretary