

**MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
APRIL 18, 2023**

I. Chairman Neeley called the meeting of April 18, 2023, 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
Victor Eggemeyer, Commissioner
Jimmy Neeley, Chairman
Greg Seaman, Commissioner
Alan Schulman, Commissioner
Victor Martinez Jr., Port Director
Barbara Shepler, Palacios Peddlers *(1:25 left)*
Bonnie Benson, Palacios Peddlers *(1:25 left)*
Stephen Hofmann, Public Relations *(1:25 left)*

Verna H. Williams, Port Office Mgr.
Isidro Castanon, Port Attorney
Jose Ortiz, Maintenance Contractor
Ryan West, Palacios Beacon
Matt Glaze, Urban Engineering
Ron Linton, Coldwell Banker Realty
Jenna Coulter, KM&L, Manager *(1:37 left)*
Jorden Rollins, KM&L, Manager *(1:37 left)*

Stephen Hofmann with Patriot Strategies, A Public Relations Management Firm from Washington DC, grew up in Austin, Texas. He is a representative for Matagorda County. He stated how he could help the Port of Palacios.

II. 1. Consideration and approval of minutes of previous meetings (3/15/2023). Minutes from the Regular Board Meeting of March 15, 2023 were reviewed. Commissioner Eggemeyer moved to accept the minutes as presented. Commissioner Schulman 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 2 renewed Commercial Hay Leases (J Garcia & V Eggemeyer). Occupancy for TB#3 B Dock 30%, C Dock 0%, D & E Docks 89%, and G Dock 100%. A motion was made by Commissioner Aparicio to approve Port Lease Activity, as presented. Commissioner Seaman seconded the motion. Motion passed by majority vote. Commissioner Eggemeyer abstained due to a conflict of interest in a lease.

II. 3. Presentation and discussion on TPWC Palacios Paddling Trail. Bonnie Benson introduced herself and Barbara Shepler representing Palacios Paddlers, gave a short presentation and discussion on the TWPWC Palacios Paddling Trail plan. There was no motion required at this time.

II. 4. Consideration and acceptance of the FY2022 Financial Audit from KM&L, LLC. MCND#1 contracted with the firm to perform our FY2022 Financial Audit. The MCND#1 staff and accountant worked cooperatively with the auditors to provide all requested financial information in a timely manner. Port Director Martinez and Chairman Neeley reviewed the Audit this afternoon before this Board Meeting. Ms. Jenna Coulter introduced Ms. Jorden Rollins, both with KM&L, LLC. Ms. Coulter went over their KM&L Annual Financial Report, which she handed out to the Board. Commissioner Eggemeyer made a motion of acceptance for the FY2022 Financial Audit from KM&L, LLC. 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 Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

Consideration and approval of Current Register Reports. After review, Commissioner Eggemeyer made a motion to approve the current Register Reports. Commissioner Schulman seconded the motion. Motion passed by majority vote. Commissioner Aparicio temporarily stepped out of the room.

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.

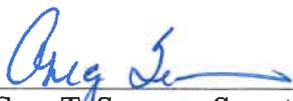
IV. EXECUTIVE SESSION – At 2:41 p.m., the Board went into an Executive Session, as authorized by the Texas Government Code Sections 551.071, 551.072, 551.074, 551.076 and 551.087 of the Open Meetings Act, permitting discussion and deliberation in an Executive Meeting for the following purposes:

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 4:48 p.m. Note to minutes, Commissioners agreed to buy a 12-month CD at 5% rate as discussed in Executive Session. 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, May 17, 2023, 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 4:49 p.m.



Greg T. Seaman, Secretary