

**MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
June 19, 2024**

I. Chairman Neeley called the meeting of June 19, 2024, 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. Chairman Neeley announced Commissioner Seaman is not present.

ATTENDEES:

David Aparicio, Commissioner
Victor Eggemeyer, Commissioner
Jimmy E. Neeley, Chairman
Alan Schulman, Commissioner
Victor Martinez, Jr., Port Director
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

II. 1. Consideration and approval of minutes of previous meetings (5/8/2024). Minutes from the Regular Board Meeting of May 8, 2024, were reviewed. Commissioner Eggemeyer moved to accept the minutes as presented. Commissioner Schulman seconded the motion. Motion passed by majority vote. (Commissioner Aparicio abstained due to not being at 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 was one new Recreational Leases (Keen). There were four renewed Recreational Leases (Lother/Padgett/Rusk/Thompson). There was one renewed Commercial Pasture Lease (Jensen) and one renewed Commercial Dock Lease (Dock 35 #2). Occupancy for TB#3 B Dock 67%, C Dock 0%, D & E Docks 100%, and G Dock 71%. A motion was made by Commissioner Schulman to approve Port Lease Activity, as presented. Commissioner Eggemeyer seconded the motion. Motion passed by majority vote. (Commissioner Aparicio abstained due to conflict of interest.)

II. 3. Consideration and possible action to approve an Amended Resolution authorizing Matagorda County Navigation District #1 to enter into an Advance Funding Agreement for a Texas Mobility Fund Grant also known as Rider 38 for a Public Transportation Project with the Texas Department of Transportation for the Road and Drainage Improvement project to begin in Fiscal Year 2024. Mr. Martinez stated, the Resolution is not available today. Therefore, no motion is required.

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 Eggemeyer 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 Aparicio 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 1st Quarter Financial Report. After review, Commissioner Aparicio made a motion to approve the 1st Quarter Financial Reports. Commissioner Schulman 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.

IV. EXECUTIVE SESSION – At 2:12 p.m., the Board went into an Executive Session, as authorized by the Texas Government Code Sections 551.071, 551.072, 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 to the purchase, exchange, lease or value of real property
 - c. Discussion on economic development
 - d. Discussion on concerning default leases
 - e. Discussion on repair of Port property
 - f. Discussion on Funds Requests

V. RETURN TO OPEN SESSION – The Commissioners returned to Open Session at 4:00 p.m. Chairman Neeley made a motion to authorize the Port Director and the Port Attorney to proceed forward with the negotiations with the purchase of property as discussed in Executive Session within the price perimeter of discussion. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed.

Port Director Martinez presented a motion, Commissioner Eggemeyer accepted the motion to approve a \$5,000 request to be paid to the Collegeport Volunteer Fire Department and \$5,000 to be paid to the Midfield Volunteer Fire Department for emergency vehicle repair to be paid from the Promotion and Development Account. Commissioner Schulman seconded the motion. All voted affirmatively and the motion passed.

Port Director Martinez presented a motion, Commissioner Aparicio accepted the motion for a FY2024 Budget Amendment to increase the Fire Protection line item from \$6,000 to \$11,000. Commissioner Schulman 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 24, 2024, at 1:00 p.m. at the Port Administration Building.

Minutes of the Regular Meeting of the MCND#1 Board of Commissioners

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VII. ADJOURNMENT. Commissioner Eggemeyer moved to adjourn and was seconded by Commissioner Schulman the motion carried, and the meeting adjourned at 4:05 p.m.



Greg T. Seaman, Secretary