

MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
August 21, 2024

I. Chairman Neeley called the meeting of August 21, 2024, to order at 1:06 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 E. Neeley, Chairman

Greg T. Seaman, Commissioner (arrived 1:14)

Alan Schulman, Commissioner

Victor Martinez, Jr., Port Director

Isidro Castanon, Port Attorney

Jose Ortiz, Maintenance Contractor

Ryan West, Palacios Beacon

Matt Glaze, Urban Engineering

Ron Linton, Coldwell Banker Realty

Verna H. Williams, Port Office Mgr.

II. 1. Consideration and approval of minutes of previous meetings (7/31/2024). Minutes from the Regular Board Meeting of July 31, 2024, were reviewed. Commissioner Aparicio moved to accept the minutes as presented. Commissioner Eggemeyer 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 was no Recreational Lease activity. There was one new Commercial Lease (Garcia Trawlers #2) and there were two renewed Commercial Leases (N Vu/Shrimp Shack#25) and there was one Partial Release & Assignment of Commercial Lease (Croaker King/Shrimp Shack#26). Occupancy for TB#3 B Dock 67%, C Dock 0%, D & E Docks 100%, and G Dock 71%. A motion was made by Commissioner Aparicio to approve Port Lease Activity, as presented. Commissioner Schulman seconded the motion. Motion passed by majority vote. (Commissioner Seaman abstained due to conflict of interest.)

II. 3. Consideration and possible action to approve the 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 this agenda item is not available for this Board Meeting.

II. 4. Discussion of the 2024-2025 insurance RFP with Texas Association of Counties (TAC) as Matagorda County's Health Plan Provider and Approval of Employee Plan Designs and Contributions, effective 10/01/2024. Mr. Martinez explained the new employer premium increase and the employee premium increase with Blue Cross Blue Shield.

II. 5. Consideration and possible action to place a Proposal to Adopt the MCND#1 2024 Tax Rate on the Agenda of the next Regular Meeting of the MCND#1 Board at the Port Administration Building. Mr. Martinez stated, if you notice you have a letter from the County with the No New Revenue (NNR) Tax Rate .00651. The No New Revenue M&O Tax Rate .00652 and the 2024 Voter Approval Tax Rate .00704. After some discussion, Commissioner Aparicio made a motion to approve placing a Proposal to Adopt the MCND#1 2024 Tax Rate of .00704 which is Voter Approval Tax Rate on the Agenda of the next Regular Meeting of the MCND#1 Board at the Port Administration Building. Commissioner Eggemeyer seconded the motion. All voted affirmatively and the motion passed. Individual votes: Chairman Neeley Yes, Commissioner Aparicio, Yes Commissioner Eggemeyer Yes, Commissioner Schulman Yes, Commissioner Seaman Yes.

II. 6. Discussion of FY2025 Proposed Budget. Mr. Martinez went over the FY2025 draft budget.

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 Schulman made a motion to accept the Current Voucher Control Report. Commissioner Aparicio 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. All voted affirmatively and the motion passed.

Consideration and approval of 2nd Quarter Financial Report. After review, Commissioner Schulman made a motion to approve the 2nd Quarter Financial Report. Commissioner Eggemeyer 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.

Consideration and approval of C2 Investment Portfolio FY2024 Semi-Annual Report & First Financial Trust FY2024 Semi-Annual Report. Mrs. Gonzalez reported on the Semi-Annual Investment Reports. Commissioner Aparicio made a motion to approve the C2 Investment Portfolio FY2024 Semi-Annual Report & First Financial Trust FY2024 Semi-Annual Report. Commissioner Schulman seconded the motion. All voted affirmatively and the motion passed.

IV. EXECUTIVE SESSION – At 2:33 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

V. RETURN TO OPEN SESSION – The Commissioners returned to Open Session at 4:13 p.m. Commissioner Eggemeyer made a motion to authorize the Port Director to accept the price of the purchase of the property and to prepare the contract as discussed in Executive Session. Also, authorize Mr. Neely to execute the contract when completed. 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 Thursday September 19, 2024, at 1:00 p.m. at the Port Administration Building.

VII. ADJOURNMENT. Commissioner Aparicio moved to adjourn and was seconded by Commissioner Eggemeyer the motion carried, and the meeting adjourned at 4:16 p.m.



Greg T. Seaman, Secretary