

**MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE
MINUTES OF THE BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
JANUARY 15, 2025**

I. Chairman Schulman called the meeting of January 15, 2025, to order at 1:02 p.m. Chairman Schulman announced the Notice of Meeting had been duly posted and there was a quorum present. The Pledge of Allegiance was recited. Chairman Schulman welcomed those in attendance and thanked them for coming.

ATTENDEES:

David Aparicio, Commissioner	Isidro Castanon, Port Attorney
Carlos Duran, Commissioner	Jose Ortiz, Maintenance Contractor
Victor Eggemeyer, Commissioner	Ryan West, Palacios Beacon
Jimmy E. Neeley, Commissioner	Matt Glaze, Urban Engineering
Alan Schulman, Chairman	DC Dunham, Palacios Beautification
Victor Martinez, Jr., Port Director	Chip Woolf
Verna H. Williams, Port Office Mgr.	Larry Glenn
	Aleigha Galvan, City of Palacios

DC Dunham with the Palacios Beautification Committee, thanked the Board for sponsoring the Seafood Festival last October 2024.

II. 1. Consideration and approval of minutes of previous meetings (12/18/24 & 1/10/25). Minutes from the Regular Board Meeting of December 18, 2024, were reviewed. Commissioner Eggemeyer moved to accept the minutes. Commissioner Aparicio seconded the motion. All voted affirmatively and the motion passed.

Minutes from the Special Called Board Meeting of January 10, 2025, were reviewed. Commissioner Eggemeyer moved to accept the minutes. 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 on lease activity since the last regular Board meeting. There was 1 renewed recreational lease (D Machacek). There was no Commercial Lease activity. Occupancy for TB#3 B Dock 67%, C Dock 0%, D & E Docks 89%, and G Dock 71%. A motion was made by Commissioner Aparicio to approve Port Lease Activity, as presented. Commissioner Neeley seconded the motion. All voted affirmatively and the motion passed.

II. 3. Consideration and possible action on Port Director's Resignation and Separation Package. Mr. Castanon stated Victor Martinez submitted his resignation, which will be accepted. We have reached an agreement. We will go over the terms of the agreement in Executive Session. Then we will present the agreement when we come back into Open Session. No motion required at this time.

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 Neeley 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 Neeley 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 Neeley 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 1:51 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 personnel matters as pertained under Section 551.074.
 - a. Personnel – “Port Director Resignation and Separation Package”
3. 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 3:30 p.m. Commissioner Eggemeyer made a motion to close the 1st Financial Trust Account. Chairman Schulman seconded the motion. All voted affirmatively and the motion passed.

Commissioner Eggemeyer made a motion to acknowledge Victor Martinez Jr.’s resignation as of today, January 15, 2025; and to hire Victor Martinez Jr. as a Consultant per the consulting agreement for an initial period of 3 months, as described in the Executive Session. Commissioner Duran 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, February 12, 2025, at 1:00 p.m. at the Port Administration Building.

VII. ADJOURNMENT. Commissioner Aparicio moved to adjourn and was seconded by Commissioner Neeley the motion carried, and the meeting adjourned at 3:42 p.m.


Carlos Duran, Secretary