



Port of Palacios

MATAGORDA COUNTY NAVIGATION DISTRICT NO. ONE

NOTICE OF A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF MATAGORDA COUNTY NAVIGATION DISTRICT #1

Notice is hereby given that on Wednesday, July 16, 2025, at 1:00 p.m., the Board of Commissioners of Matagorda County Navigation District #1 will hold a Regular Board Meeting in the Board Room of the Port Administration Building, located at 1602 Main Street, Palacios, Texas.

AGENDA

I. OPENING.

1. Call to order by Chairman
2. Announce the presence of a quorum; affirm that the Notice of the Meeting was duly posted
3. Pledge of Allegiance
4. Recognize Visitors and guests of the Board

II. REGULAR BOARD MEETING – Items requiring Board discussion and possible action taken:

1. Consideration and approval of minutes of previous meetings (6/11/25, 6/30/25, and 7/7/25)
2. Consideration and approval of Lease Activity since last Regular Board Meeting
3. Consideration and possible action to approve a Letter of Agreement for KM&L, LLC to provide annual financial audit services to the Navigation District for FY2025
4. Consideration and possible action to approve a Consulting Agreement between MCND#1 and Anette Uher for professional services related to port accounting
5. Discussion on Jensen Property Survey
6. Discussion and possible action regarding Operations Bulletin Port Preparedness – Tropical Storms Awareness, including enforcing cleanup efforts
7. Discussion and possible action regarding the Port's 200' of dock space on TB#3, including potential penalties for vessels that dock without authorization or fail to vacate in a timely manner
8. Discussion and possible action on 35' easement enforcement and Application for Improvement Permits
9. Discussion and possible action on Oyster Bros 12-year lease
10. Discussion on CSRS/Collins Engineering "Port Infrastructure Development Program Energy and Resilience Improvement Project"

III. INTERNAL & FINANCIAL REPORTS for Board discussion and appropriate action

Internal Reports

- a. Contractor's Port Maintenance Report
- b. Port Operations

Consideration and approval of Current Voucher Control Report

Consideration and approval of Current Register Reports

Consideration and approval of 1st Quarter Financials Report

Consideration and approval of Current Investment Activity Report

IV. EXECUTIVE SESSION – Adjournment to 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 Section 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 Open Position
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 to the purchase, exchange, lease or value of real property
- b. Discussion on economic development
- c. Discussion concerning default leases
- d. Discussion on repair of Port property
- e. Discussion on Turning Basin #4 Property

CLOSED MEETING DISCUSSION. If, during the course of the meeting covered by this Notice, the Board should determine that discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Tex. Govt. Code, Chapter 551, Sub-Section 551.071 For the purpose of private consultation between the Board and its attorney when the Board seeks the attorney's advice with respect to pending or contemplated litigation, settlement offers and matters where the duty of the Board's counsel to his client pursuant to the Code of Professional Responsibility of the State Bar of Texas clearly conflicts with the Open Meetings Act.

Section 551.072 For the purpose of discussion with respect to the purchase, exchange, lease or value of real property, if deliberation in an open meeting would have a detrimental effect on the position of the Board in negotiations with a third person.

Section 551.073 For the purpose of deliberation regarding prospective gifts or to deliberate a negotiated contract for a prospective gift or donation to the Board or the District, if deliberation in an open meeting would have a detrimental effect on the position of the Board in negotiations with a third person.

Section 551.074 For the purpose of considering the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear complaints or charges against a public officer or employee, unless such officer or employee requests a public hearing.

Section 551.076 To discuss the deployment of, or specific occasions for implementation of security personnel or devices.

Section 551.087 To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

Should any final action, final decision, or final vote be required in the opinion of the Board with regard to any matter considered in such closed meeting, then such final action, final decision, or final vote shall be at either:

- a) the open meeting covered by this notice upon the re-convening of this public meeting, or
- b) a subsequent public meeting of the Board upon notice thereof, as the Board shall determine.

V. RETURN TO OPEN SESSION - Announcement by the Chairman that the Board has concluded its Executive Session discussions and appropriate action taken as a result of deliberations conducted during the Executive Session.

VI. SCHEDULE THE NEXT MEETING DATE, TIME, AND PLACE.

VII. ADJOURNMENT.


Alan C. Schulman, Chairman

Posted at Matagorda County Navigation District #1 Admin. Building on the 11th day of July 2025 at 11:00 a.m.


Tuyen Lam Gonzalez

Posted at Matagorda County Courthouse on the 11th day of July 2025 at _____.

Deputy