



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, August 13, 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 (7/16/25, 7/30/25)
2. Consideration and approval of Lease Activity since last Regular Board Meeting
 - a. Application(s) for MCND#1 Improvement Permit
3. Consideration and approval of changes to First Financial Bank and Prosperity Bank Signature Cards, adding Blake Welborn, and granting Mr. Welborn a signatory limitation of \$10,000
4. Consideration and possible action to approve the Resolution to Authorize Signatures on MCND #1 Financial Accounts
5. Discussion on CSRS Draft Report of Serendipity Property
6. Discussion on CSRS/Collins Engineering “Port Infrastructure Development Program Energy and Resilience Improvement Project”
7. Discussion and possible action on Texas Department of Transportation and Matagorda County Navigation District #1 Heavy Haul Road Agreement
8. Discussion and possible action to move Recreational Vessel
9. Consideration and possible action to approve the bid proposal from Gutter King
10. Discussion and possible action on enforcement of Application for Improvement Permits
11. Discussion and possible action regarding Operations Bulletin Port Preparedness – Tropical Storms Awareness, including enforcing cleanup efforts
12. Consideration and possible action to place a Proposal to Adopt the MCND#1 2025 Tax Rate on the Agenda of the next Regular Meeting of the MCND#1 Board at the Port Administration Building
13. Discussion of FY2026 Proposed Budget
14. Discussion on the TxDot Pre-Construction MCND #1 Rider 38 Project (3:30 pm)

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 2nd Quarter Financial 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.
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
 - f. Discussion on Funds Request
 - g. Discussion on Jensen Property - Bruington Operating II, LLC

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 551.074 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 551.087 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 Schulman, Chairman

Posted at Matagorda County Navigation District #1 Admin. Building on the 8th day of August 2025 at 1:00 p.m.



Tuyen L. Gonzalez

Posted at Matagorda County Courthouse on the 8th day of August 2025 at _____.

Deputy