

STATE OF TEXAS }
COUNTY OF WILLACY }

THE BOARD OF NAVIGATION AND CANAL COMMISSIONERS OF THE WILLACY COUNTY NAVIGATION DISTRICT met in Regular Session Wednesday, July 09, 2025 at 9:00 A.M., 400 W. Hidalgo, Ste 200, Raymondville, TX with the following members present:

COMMISSIONERS PRESENT:	ERIC KENNEDY	CHAIRMAN
	ALBERTO TREVINO	MEMBER
	STEVEN KENDRICK	MEMBER
	ERNESTO CAVAZOS	MEMBER
ALSO PRESENT:	RON MILLS	PORT DIRECTOR
	ALLISON RODRIGUEZ	ATTORNEY
	DAVID MAYES	PORT CHIEF OF POLICE
	DELEON	PORT OFFICER
	FRANK VASQUEZ	PORT SUPERINTENDENT
	LETTY MARTINEZ	ADMINISTRATIVE ASSISTANT
ABSENT:	STACY REYES	SECRETARY

Eric Kennedy, Chairman called the meeting to order at 9:00 a.m.; upon conclusion of roll call, it was ascertained that a quorum was present. Kennedy called for affidavits of conflict of interest, and there was none.

Item No. 1: REVIEW & CONSIDERATION OF PREVIOUS BOARD MEETING MINUTES: Upon review of the June 11, 2025 board meeting minutes and the June 27, special meeting minutes, Commissioner Cavazos made the motion to approve the 2 sets of the previous board meeting minutes. The motion was seconded by Commissioner Kendrick and vote carried.

Item No. 2: PUBLIC COMMENT(S):

Mark Brown: submitted copies of photos to the board regarding a drainage leak and his water bill. Mr. Brown addressed the board that he had already notified the Navigation District about the drainage issue back in April. The drainage issue at Mansfield Point between the club and his home, is within a Navigation District easement. The drain has not been maintained, and it's caused erosion, the erosion broke the sprinkler system, which lead to a \$1,200.00 water bill which he has paid under protest. Mr Brown stated he will fix the drainage issue himself and send the bill to the Navigation District. He claims Mr. Mills stated that the district lacks funds for the repair. Mr. Brown also stated that the master lease on Mansfield Point has been questioned in the past, he insists all payments were made and all requirements were met. Mr Brown would like to clear his name to avoid problems for his children and would like to be on the August agenda with his evidence, and if this is not resolved he will contend the implication of non-payment and pursue litigation.

Item No. 3: DISCUSSION ON COMMERCIAL LEASES ISSUED FOR MULTIPLE FUNCTIONS AND THE FUNCTIONALITY OF THOSE PROVISIONS UPON TRANSFER OF LEASE; the board discussed the functionality of the provisions upon the transfer of commercial leases, to be reviewed when they are being transferred on the utilization to avoid issues. The leaseholder needs to be notified that if they intend to transfer their lease, it may not be the same with the ongoing provisions when they have multiple functions.

Item No. 4: PRESENTATION BY BORDER AFFAIRS, LLC OF PERFORMANCE REPORT AND ACTION ITEMS; Emmett Wells, introduced as being in charge of the technical aspect and direction. In his presentation he included ideas and directions, focusing on marketing, messaging and branding. Border Affairs aims to address challenges thoughtfully and use data to their advantage. Their 3 focuses are to have community outreach, port development and tenant acquisition. Their goal is to unify the message and drive positive messaging for the entire community.

Item No. 5: PUBLIC HEARING AND ACTION ON A RESOLUTION PROVIDING FOR THE ASSUMPTION OF INDEBTEDNESS IN AN AMOUNT UP TO \$2,000,000 FOR REPAIRS AND IMPROVEMENTS TO THE SEA WALL/BULKHEAD AND OTHER AUTHORIZED PROJECTS; THE PLEDGE OF COLLATERAL; AND ADDRESSING RELATED MATTERS;

- a. Public Hearing: the public hearing concerns a resolution for assuming \$2 million in indebtedness for seawall repairs and improvements. The Navigation District is proposing using 409 acres behind the airport and Sections 2 and 3 of the New Port Subdivision as collateral. An independent account will be created for the funds. Plains Capital is an alternative option for the loan.
- b. Board Action on Resolution: Commissioner Cavazos made the motion to accept the resolution. The motion was seconded by Commissioner Trevino and vote carried.

Item No. 6: PORT DIRECTORS REPORT:

- Water Drought Stage 4 is being implemented by PMPUD on August 05, 2025 and direct impact on Port: North Alamo, the water supply for Port Mansfield Public Utilities, has put customers on stage 4 drought restriction, effective August 05, 2025.

Restrictions follow:

- No washing corporate cars, boats, and or airplanes.
- Irrigation limited to specific hours and days based on house number (even/odd).
- No sprinkler systems allowed: use hose with nozzle or bucket.
- Restrictions on filling or refilling pools; no new pool permits issued.

Concern about potentially moving to stage 5 restrictions, which would severely limit water usage. These rules are valley wide.

Item No. 7: REVIEW AND DISCUSSION OF BUILDING AUTHORIZATIONS ISSUED FOR THE MONTH OF JUNE, 2025: The building authorizations issued for the month of June, 2025 were reviewed and discussed.

Item No. 8: REVIEW & CONSIDERATION OF RESIDENTIAL, COMMERCIAL, CANCELLED LEASES AND COLLATERAL TRANSFER OF LEASE: Upon review and discussion of each described and itemized leases, Commissioner Trevino made the motion to accept and approve the leases as presented. The motion was seconded by Commissioner Kendrick and vote carried.

Item No. 9: REVIEW & CONSIDERATION OF CHECKS AND VOUCHERS: After review of the checks and vouchers, Commissioner Trevino made the motion to accept the issued checks and approve the transactions for payment of the Willacy County Navigation District and to accept the transactions June 12, 2025 through July 09, 2025. The motion was seconded by Commissioner Cavazos and vote carried.

Item No. 10: Adjourn: at approximately 10:54 a.m.