

STATE OF TEXAS }
COUNTY OF WILLACY }

THE BOARD OF NAVIGATION AND CANAL COMMISSIONERS OF THE WILLACY COUNTY NAVIGATION DISTRICT met in Regular Session Wednesday, August 13, 2025 at 9:00 A.M., 400 W. Hidalgo, Ste 200, Raymondville, TX with the following members present:

COMMISSIONERS PRESENT:	ERIC KENNEDY	CHAIRMAN
	STACEY REYES	SECRETARY
	ALBERTO TREVINO	MEMBER
	STEVEN KENDRICK	MEMBER
	ERNESTO CAVAZOS	MEMBER
ALSO PRESENT:	RON MILLS	PORT DIRECTOR
	ALLISON RODRIGUEZ	ATTORNEY
	FRANK VASQUEZ	PORT SUPERINTENDENT
	LETTY MARTINEZ	ADMINISTRATIVE ASSISTANT

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 July 09, 2025 board meeting minutes and the August 01, 2025 special meeting minutes, Commissioner Kendrick made the motion to approve the 2 sets of the previous board meeting minutes. The motion was seconded by Commissioner Trevino and vote carried.

Item No. 2: PUBLIC COMMENT(S):

Bonnie Brown: requests board members to look at speakers out of courtesy and listen, as they have received the minutes ahead of time. Ms. Brown questions the purpose of Border Affairs, asking, "what is Border Affairs trying to sell? Is it tourism, fishing or is it that Port Mansfield is a greater place to live?"

Ms Brown also states that the job of the commissioners is to manage the waters and finances, not to create jobs, subdivisions, or division among residents. Ms. Brown asks the board to consider that between those of us who are here to public comment today, as well as Steve's family and Eric's family have 205 years of paying lease fees between them and eight other houses.

Kathy Bassler: states that spending tax dollars to erase the passport's actions is wrong. Ms. Bassler questions why there was no open discussion prior to the motion made by Trevino to accept Border Affairs contracts and asks if there is a connection between any

of the commissioners or Mr. Mills in Border Affairs. Ms Bassler states that Mr. Trevino stated in last month's meeting that he wanted to put the past in the past and move forward with unity. Ms. Bassler addressed the board that March 2025 meeting, Border Affairs was placed on the agenda without the knowledge of the new chairman with no discussion with him, a motion was made immediately to accept the contract without full discussion, without informing anyone of the expected full scope of work they were to perform and without legal counsel review of the contract.

Miller Bassler: thanks the district, specifically Frank Vasquez, for coordinating the trash dumpster for the beach clean up. Mr Bassler stated that the people of Port Mansfield are united against having people who don't live in port dictate what their residential community will look like. Mr. Bassler says they are united against a port director that has no written rules on issuing permits. Mr. Bassler also stated the they are against a board that allows the port director to take out full length page campaign ads a week before the election to try to interfere with this election.

Item No. 3: DISCUSSION AND POSSIBLE ACTION ON RESULTS OF INTERNAL AUDIT FOR THE FOLLOWING LEASEHOLDS: Block 1, Lots 5 – 12, Block 1, Lots 30 – 33, Block 7, Lots 23 & 24 and part of Lot 5B, and Block 5A and part of 5B. Mr. Mills, Port Director presented the results of the internal audit. Mr. Mills stated that Mr. Kendrick and Mr. Kennedy reviewed files and transactions, looking at items such as lease signatures, price alignment, transfer notifications to the county appraisal district, loan agreements, and any oddities. The allegations that the district had changed its position on Mansfield Point were found to be inaccurate, with errors traced back to books from 2004-2005. Commissioner Trevino states that they wanted to clarify that everything was done and paid off, so it could be cleared and out of the way. Commissioner Trevino states that they were told it was going to be on the agenda and Mills made the decision for it not to be on the agenda.

Mansfield Point was reviewed and cleared. The board can say with confidence that all the lease transactions concerning Mr. Kenny and Mansfield Point were found to be legally executed and all agreements have been satisfied. After discussion on the internal audit for the mentioned above leaseholds, Commissioner Trevino made the motion to accept the findings with the condition that legal reviews and confirms them and that Mansfield Point is included. The motion is amended to include that all the findings will be published in the Willacy County Newspaper. The motion was seconded by Secretary Reyes and vote carried.

Item No. 4: PRESENTATION BY LOCAL NONPROFIT LOWER LAGUNA MADRE PRESERVATION SOCIETY ON THEIR CREATION, GOALS AND OBJECTIVES: Rhonda Kennedy presented the newly formed Lower Laguna Madre Preservation Society. Mrs. Kennedy addressed the board that the organization aims to address the hypersalinity levels of the Lower Laguna Madre and protect it from pollutants. The society will have two committees: one to monitor wastewater runoff and another to work

with agencies to keep the jetties open. The society is seeking a letter of support from the board.

Item No. 5: PRESENTATION BY MPC STUDIOS ON THEIR ABILITIES AND POSITION IN SUPPORT OF THE WCND EMAILS, WEBSITE AND LIVE STREAMING: David Watkins, MPC Studios expressed gratitude for the opportunity to serve the Willacy County Navigation District for the past 11 years. MPC Studios is known for custom website and application development. Mr. Watkins expressed concerns about the design potentially crossing into commercial activity. Watkins suggested creating a separate commercial website for Port Mansfield United. The response was perceived as a direct threat of imminent legal action against MTC Studios for no public relations fulfillment. Watkins, stated he has not seen any of Border Affairs work or experience in webflow. Watkins indicates that they are not as familiar with webflow as they might believe they are. MPC Studios submitted a termination notice due to the implied threat of legal action, Watkins expressed frustration over the situation and not understanding Mr. Wells role or assignment. In April, Mr. Wells from Border Affairs requested a copy of the agreement between MPC Studios and the Willacy County Navigation District. MPC Studios clarified the terms of the agreement, including ownership of the website, content and domain. The website uses of support time: 20 hours of unused support time. The remaining 60+ hours were contributed without extra charge to keep the site current and attractive. Mr. Watkins, stated that a request (or demand) for administrative access to the website was received. Administrative access to source code by a third party is prohibited due to security, compliance, liability and contractual relationships. MPC Studios has worked with PR Consultants, auditors, political advisors, and other advertising agencies. The level of control they demand is contractually responsible and is usually taken for granted. The editor access allows users to edit text, alter SEO features, add/edit videos. Mr. Wells was granted full Editor Access by the end of April. In June, MTC Studios received a notification that access had expired, triggering a security concern, It turned out to be only Editor Access that had expired due to inactivity. The editor access was reissued and remains unused. In June, Mr. Wells stated MTC Studios was preventing him from making changes, despite having full editor and portal access, and available support time. In July, he repeated the claim that MTC Studios was preventing changes which was untrue.

Item No 6: PRESENTATION BY BORDER AFFAIRS, LLC OF PERFORMANCE REPORT AND ACTION ITEMS: Humberto Garza, clarifies that there is no conflict in the scope of work between the two vendors, he states they were given editor access to the website, which only allows them to change words and pictures, not add pages or change the site's mapping. Garza says they need more than editor access to improve the functionality of the site, either admin or designer editor access. Emmit Wells, recommends the board to decide who will do the website work and requests that the director schedule a meeting within the next five working days. Wells suggests a collaborative effort with participating board members and community members to create a PR campaign with a core website, also clarified that they don't own the content, they

do create and optimize it providing it for review and approval. Wells says a PR Campaign relies on the unity of the message, which does not currently exist.

Item No. 7: DISCUSSION AND POSSIBLE ACTION ON THE WORKING AND CONTRACTURAL RELATIONSHIP BETWEEN WCND, MPC STUDIOS, AND BORDER AFFAIRS: After discussion on the working and contractural relationship between WCND, MPC Studios and Border Affairs, Commissioner Kendrick made the motion to postpone this item and for MPC and Border Affairs to continue as usual, with their contracts and to meet with Mills regarding the relationship. The motion was seconded by Commissioner Trevino and vote carried.

Item No. 8: DISCUSSION ON SCHEDULING A WORKSHOP TO REVIEW AND UPDATE WCND/PMPUD PERSONNEL MANUAL TO INCLUDE BUT NOT LIMITED TO POSSIBLE TRANSITION OF HOURLY TO SALARIED POSITIONS, INSTALLATION OF TIME CLOCK BY LOCATION: Commissioner Trevino made the motion to schedule a workshop on September 16, 2025, at 8:30 a.m. to review and update WCND/PMPUD personnel manual to include but not limited to possible transition of hourly to salaried positions, installation of the time clock by location. The motion was seconded by Secretary Reyes and vote carried.

Item No. 9: PORT DIRECTORS REPORT:

- Texas Youth Hunts as already made proposal dates and times of this year's hunts, Nilgai Hunt was productive with 47 taken of which 41 had fever ticks.
- Stage 4 Water Conservation is in effect and most important change is that washing boats and vehicles must be done with pressure washers and no handheld waterhoses or buckets.

Item No. 10: REVIEW AND DISCUSSION OF BUILDING AUTHORIZATIONS ISSUED FOR THE MONTH OF JULY, 2025: The building authorizations issued for the month of July, 2025 were reviewed and discussed.

Item No. 11: 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 Cavazos and vote carried.

Item No. 12: 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 July 10, 2025 through August 13, 2025. The motion was seconded by Commissioner Cavazos and vote carried.

Item No. 13: Adjourn: at approximately 11:06 a.m.