

STATE OF TEXAS }
COUNTY OF WILLACY }

THE BOARD OF NAVIGATION AND CANAL COMMISSIONERS OF THE WILLACY COUNTY NAVIGATION DISTRICT met in Regular Session Wednesday, March 14, 2018 at 9:00 A.M., at 400 W Hidalgo, Ste 200, Raymondville, TX, with the following members present:

COMMISSIONERS PRESENT:	THOMAS RAINS JR KAY HICKS GLORIA NIETO ROBERT HULEN MARK BROWN	CHAIRMAN SECRETARY MEMBER MEMBER MEMBER
ALSO PRESENT:	RON MILLS JERRY STAPLETON DAVID MAYES FRANK VASQUEZ LETTY MARTINEZ	PORT DIRECTOR ATTORNEY AT LAW PORT POLICE CHIEF PORT SUPERINTENDENT SECRETARY

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

Item No. 1: REVIEW & CONSIDERATION OF PREVIOUS BOARD MEETING MINUTES: Upon review of the February 14, 2018, Meeting Minutes, Commissioner Brown made a motion to approve the previous board meeting minutes with the exception of corrections Item No. 2 and two spelling errors. The motion was seconded by Commissioner Hulen and upon a vote the motion unanimously carried.

Item No. 2: PUBLIC COMMENT:

-Sandra Bergquist, addressed the board dumping issues from the dredging is becoming a problem.

-JT Mayo, dredging and deposits, he addressed the board there are concerned citizens of powder blowing all over in Port Mansfield. The dredging should wait until November and for actions be done to implement erosion prevention materials.

-Mike Sutton, requesting the rezone of our leasehold and modifications of their lease with the Willacy County Navigation District Commercial Lease C-329C to change the utilization of Block 16, Lots 63-72 and lots 73-82, from commercial purposes to residential purposes. The lots are bounded by South

Port Drive on the North East, Navigation Drive on North West, Johnson Boulevard on the south east and Key Drive on the south west. Mr. Sutton, provided a copy of a recent survey with the lots they are requesting to be re-zoned. Their intent is to develop these lots for high quality residential use. His partners Chad & Erika Kinney of Port Mansfield and he expect the re-zoning and modifications of their lease as per their request will be a positive contribution to the economic development while helping to preserve the unique character of Port Mansfield. Mr. Sutton also stated that sales will be restricted to a minimum number of lots and sale contracts will contain requirement of minimum structure size to assure high quality residential development only. MIKA-Kinney Investments will provide water, sewer and electrical service to the lots with no financial assistance from the Navigation District. It is not their intent to sub-lease these lots but instead, require purchase to secure their own lease from the Navigation District.

Item No. 3: DISCUSSION AND ACTION ON SELECTING DREDGING CONTRACTOR FOR HARBOR ENTRANCE AND DISPOSAL ISSUES: After discussion on selecting a dredging contractor for Harbor Entrance and Disposal issues, Secretary Hicks made the motion to postpone all dredging operations until November 1, 2018 to stop the bulldozing and address the erosion concerns. The motion was seconded by Commissioner Brown and unanimously carried.

Item No 4: DISCUSSION AND ACTION TO MODIFY LEASE ON BLOCK 16, LOTS 63-82 AND TO ALLOW RESIDENTIAL UTILIZATION: Mr. Sutton discussed the opportunity and prosperity to have high quality housing to sale and to only allow homes to be build, no temporary buildings only high quality buildings. Mr. Sutton is asking to be allowed to utilize residential utilization from commercial. They will implement guidelines similar to Warm Wind Drive Subdivision. There will be a disclaimer to be able to cancel or renew the lease. Mr. Sutton will provide the board a summary of an agreement as to what will be permitted. Secretary Hicks made the motion to allow to re-write the lease with reconfigurations of the lease. The motion was seconded by Commissioner Brown and unanimously carried.

Item No. 5: PROPOSAL AND ACTION ON CELL PHONE TOWER CONTRACT: Port Director Ron Mills, advised the board there is another cell phone tower company that is wanting to be set up in Port Mansfield, at this time we currently have American Tower Company. The annual lease rate for the new company will be modified starting at \$42,000.00, after the first year there will be a 5% increase. Commissioner Brown made the motion to approve price and terms as proposed subject to execution of formal lease. The motion was seconded by Commissioner Nieto and unanimously carried.

Item No. 6: REVIEW AND APPROVAL OF BUILDING AUTHORIZATION PERMIT AND EXCLUSIONS: After review of the building authorization permit and exclusions, Commissioner Brown made the motion to approve the discontinuance of the building permit issuance and begin issuing the building authorization permit. The motion was seconded by Secretary Hicks and unanimously carried.

Item No. 7: PORT POLICE CHIEF MONTHLY SUMMARY: Chief Mayes, reported, the month of February was quiet, the only major continuation problem is of people feeding deer and deer feeders, he will visit with Frank Vasquez, Port Superintendent on more signs. He also addressed the board there has been several disturbances with tenant lessees. No theft incidents to report.

Item No. 8: PORT DIRECTORS REPORT: Port Director Ron Mills, reported on the following items:

-Emergency Declaration – TDEM and County/Chief David Mayes monitored a phone call last month, we need attention from the State to issue a declaration. Mansfield Cut and Fairway is closed and they should take extreme cautious.

Item No. 9: REVIEW AND DISCUSSION OF BUILDING AUTHORIZATION PERMITS ISSUED FOR THE MONTH OF FEBRUARY, 2018: The board reviewed and discussed the building permits that were issued for the month of February, 2018.

Item No. 10: REVIEW & CONSIDERATION OF RESIDENTIAL & COMMERCIAL LEASES, CANCELLATIONS, TRANSFERS AND BOAT STALLS: Upon review and discussion of each described and itemized lease, Commissioner Hulen made the motion to accept the items as presented. The motion was seconded by Secretary Hicks and unanimously carried.

Item No. 11: REVIEW & CONSIDERATION OF CHECKS AND VOUCHERS: After discussion of the checks and vouchers, Commissioner Brown made the motion to accept the issued checks and approve all transactions for payment of the Willacy County Navigation District, and for all transactions dated February 15, 2018 through March 14, 2018. The motion was seconded by Commissioner Nieto and unanimously carried.

Item No. 12: MEETING ADJOURNED: There being no further business to come before the Board, the meeting was adjourned at 11:19 a.m.