

STATE OF TEXAS           }  
COUNTY OF WILLACY    }

THE BOARD OF NAVIGATION AND CANAL COMMISSIONERS OF THE WILLACY COUNTY NAVIGATION DISTRICT met in Regular Session Wednesday, November 09, 2022 at 9:00 A.M., 400 W. Hidalgo, Ste 200, Raymondville, TX with the following members present:

COMMISSIONERS PRESENT:	CHAD KINNEY	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
ABSENT:	LETTY MARTINEZ	ADMINISTRATIVE ASSISTANT

Chad Kinney, Chairman called the meeting to order at 9:00 a.m.; upon conclusion of roll call, it was ascertained that a quorum was present. Kinney 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 October 12, 2022, board meeting minutes, Commissioner Cavazos made the motion to approve the previous board meeting minutes as presented. The motion was seconded by Secretary Reyes and the vote unanimously carried.

Item No. 2: PUBLIC COMMENT: Hilton Culpepper: addressed the Board on his previous experience dealing with the board on Lots 5A and 5B.

Brad Horner: made a general statement on his support of the increased commercial activity in the Port.

Marcia Visser: had attempted to apply for a variance to install a carport with solar panels. Her package had not made it in time to Mr. Mills so she was not on the agenda.

Item No. 3: DISCUSSION AND ACTION ON UTILIZATION OF DREDGE FUND ON SEDIMENT DREDGE PROJECT: After discussion, Director Mills requested that to be authorized to utilize dredge funds to fund a contract with Stantec for Sediment Studys' and a Corp permit to relocate the sediment. Commissioner Cavazos made the motion to authorize Director Mills to utilize the dredge fund on sediment dredge project. The motion was seconded by Commissioner Trevino and the vote unanimously carried.

Item No. 4: CONSIDERATION AND DISCUSSION ON PERMITTED AND EXISTING USES ON PROPERTY LOCATED IN EAST PORT DRIVE, LOTS 5 – 24 AND PART OF 5B: Director Mills presented information on several usage issues with the lots. He had a meeting with Mr. Culpepper before the scheduled meeting and had resolved most of the items. Director Mills would be meeting again after the meeting to work out timelines on addressing additional concerns.

Item No. 5: PORT POLICE CHIEF MONTHLY SUMMARY REGARDING LAW ENFORCEMENT OPERATIONS, INVESTIGATIONS, CRIME REPORTS AND STATISTICS, ARRESTS, CRIMINAL OR SUSPICIOUS ACTIVITY, MIGRANT ACTIVITY LAND AND WASTER RESCUES, PUBLIC SAFETY RELATED INFORMATION, PERSONNEL MATTERS AND EQUIPMENT OR TECHNOLOGY MATTERS: Chief Mayes reported on the following: Typical monthly activity with domestic violence issues, several migrant cases and a child protection case that he was working with our attorneys to resolve some officer witness issues.

Item No. 6: PORT DIRECTORS' REPORT: Port Director Ron Mills reported on the following:

- Notice of Cancellation of Lease at 309 N. Shore will be submitted for November meeting.
- Law Enforcement signs for south side boat ramp
- Review of lower docks for repairs by Lessees.

Item No. 7: REVIEW AND DISCUSSION OF BUILDING AUTHORIZATIONS ISSUED FOR THE MONTH OF SEPTEMBER, 2022: The building authorizations issued for the month of September, 2022 were reviewed or discussed.

Item No. 8: REVIEW & CONSIDERATION OF RESIDENTIAL, COMMERCIAL, CANCELLED LEASES AND COLLATERAL TRANSFER OF LEASE: There were no residential, commercial, cancelled leases, collateral transfer of leases or boat stall leases for the month of October. Upon discussion of no described and itemized leases. Secretary Reyes made the motion to accept and approve the item. The motion was seconded by Commissioner Kendrick and the vote unanimously 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 September 16, 2022 through October 12, 2022. The motion was then seconded by Commissioner Cavazos the vote unanimously carried.

EXECUTIVE SESSION CLOSED at approximately 9:45 a.m., Texas Open Meeting Act.

Item No. 10: EXECUTIVE SESSION: CLOSED SESSION PURSUANT TO TEX. GOV'T CODE SEC. 551.087 (DELIBERATE FINANCIAL OR OTHER INCENTIVES TO BUSINESS PROSPECT FOR ECONOMIC DEVELOPMENT); 551.072 (DELIBERATE THE LEASE AND VALUE OF REAL PROPERTY); AND SEC. 551.071 (CONSULTATION WITH ATTORNEY REGARDING THE FOLLOWING ITEMS:

1. Project Framework
2. The rights, obligations, and responsibilities of the WCND in leasing residential and commercial property within the district.

EXECUTIVE SESSION OPEN at approximately 10:30 a.m., the motion was made by Commissioner Cavazos to raise the lease rate on small boat basin by 5% and increase the transfer fee to \$250.00. The motion was seconded by Secretary Reyes and the vote unanimously carried.

A second motion was made by Commissioner Trevino to set the lease date initial payment to \$1,200 lease fee. The motion was seconded by Commissioner Kendrick and the vote unanimously carried.

Item No. 10: ADJOURN: meeting was adjourned at 10:40 a.m..