

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 14, 2021 at 9:00 A.M., Harbor Office, 630 Laguna Drive, TX with the following members present:

COMMISSIONERS PRESENT:	CHAD KINNEY	CHAIRMAN
	ALBERTO TREVINO	MEMBER
	STEVEN KENDRICK	MEMBER
	ERNESTO CAVAZOS	MEMBER

ALSO PRESENT:	RON MILLS	PORT DIRECTOR
	JERRY STAPLETON	ATTORNEY
	FRANK VASQUEZ	PORT SUPERINTENDENT
	LETTY MARTINEZ	ADMINISTRATIVE ASSISTANT

ARRIVED LATE:	STACEY REYES	SECRETARY
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Chad Kinney, Chairman called the meeting to order at 9:03 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 was none.

Item No. 1: REVIEW & CONSIDERATION OF PREVIOUS BOARD MEETING MINUTES: Upon review of the June 06, 2021, board meeting minutes, Commissioner Trevino made the motion to approve the previous board meeting minutes as presented. The motion was seconded by Commissioner Cavazos and the vote unanimously carried.

Item No. 2: PUBLIC COMMENT:

Pam Whitley: Communication – advised the board that communication is poor, too many rumors. Good communication starts with content. Ms. Whitley stated that their communication is through friends, social media or the neighbor. She also stated that Police Chief Mayes does a good job posting lots of good information through social media.

JD Whitley and Mary Ann Whitley: Water & Ditches - Mr. Whitley addressed the board he has lived in Port Mansfield for 33 years and has watched every improvement on road and ditches and stated that there has never been a major clean-up for the water flow to flow properly. He had never had his yard and home flood within the first 20 years living in Port. Mr. Whitley also addressed the board that the land next to his home is higher than his and his home for the past 3 years has been flooded every time it rains. Mr. Whitley complained to the board that on Tuesday prior to the board meeting there were 2 men surveying his property and he wants to know why he was not made aware that his property was going to get surveyed.

Larry Mayfield: Ditches – addressed the board he has never had a flooding problem. However, the Port put caliche to the ditch 2 weeks ago and the ditch has no culverts. Mr. Mayfield's concern is why was he not notified they were going to dig the ditch to his place, he tried to mow and was not able to get near the ditch and will start using round-up. Mr. Mayfield stated that his biggest concern is he was not notified that the ditch was going to be digged. He also stated he will pay for the culvert due to steep water in front of his home.

Randy Burton: Speed bumps – advised the board that speed bumps are needed at port, there are people driving at 75 mph.

Pat Lany: Library – stated she has been working between 10 – 15 years at the library. The year of 2015 the library was only open for 45 days, by 2020 the library increased by 104 people. Many people in port do not have computers or ipads, and would like for younger people to get involved and visit the library more often. The library will be getting rid of books they will be going to the goodwill. Ms. Lany addressed the board that with the last hurricane there were problems with roofing infrastructure, the front deck is new and they also have a new ac and the Chamber was in charge of the repairs, and is asking the Willacy County Navigation District for help with other repairs. She also stated that she is very impressed with the number of people attending today's meeting.

Scott & Peggy Miller: Communication – stated the plat needs to be updated with more recent information due to the appraisal district and google maps showing different information. Also addressed the board about the deer status, rules and signs. Advised the board that they need better debris bins and limited high traffic.

Michael Bourne: Flooding - stated that the mobile homes at the rv park are sitting under water and this has happened 3 times. There is water standing over and it smells, the grass is rott and his renters are not happy. Standing water is very high.

Mandy Morgan: addressed the board that she is retired and had managed an eleven homeowner community association, after she retired she moved to a small fishing town with several complaints. Thanked the board for the time and service to the community and would like to challenge the board to proactive and communicate.

Secretary Reyes arrived at 9:45 a.m.

Wayne Davis: boat stall slips – advised the board that the boat stall slips need improvements. If we could create a blue print of the stalls and highlight what the lessee is responsible for and what the navigation is responsible for.

Addressed to the board that speed humps are more forgiving than speed bumps. Port Chamber tournament is this weekend Friday and Saturday and there will be a live band and lots of raffles and food.

Debra: deer – asked about the new ordinance for the deer.

Patsy Nolte: street – addressed to the board that North Shore street is in very bad condition with and asked when the streets are going to be paved .

Item No. 3: REVIEW & DISCUSSION ON STRATEGIC PLAN FROM IAMPE FOR REVIEW AND RETURN FOR FINAL DRAFT: After review and discussion on the final draft strategic plan from IAMPE, Port Director Mills went to Boston, MA to share our concerns. This item will be on next weeks agenda for precise session.

Item No. 4: REVIEW AND PRELIMINARY DISCUSSION ON COMMUNITY INFRASTRUCTURE STRATEGIC PLAN, ITS DRAFTING PROCESS AND POTENTIAL WORKSHOP: The board discussed the preliminary on community infrastructure strategic plan to lay out the plan for the community, this will be an agenda item for next month for approval.

Item No. 5: PRELIMINARY DISCUSSION ON DETERMINING PRELIMINARY LEASE PRICING FOR UNDEVELOPED LOTS REMAINING IN WCND LEASING INVENTORY: Preliminary discussion on determining the lease pricing for undeveloped lots remaining in WCND leasing inventory for commercial lots will be in contact with local real estate agents notifying what is available to be leased.

Item No. 6: DISCUSSION WITH VFD ON THEIR PERCEIVED IMMEDIATE NEEDS AND THEIR OVERALL ABILITY TO FUNCTION TO SERVICE THE COMMUNITY AND COMMERCIAL DEVELOPMENT: The board discussed the needs and their overall ability to function to service the community and commercial development, to determine if VFD, Ambulance and Police Dept to be married or not.

Item No. 7: DISCUSSION AND ACTION ON POSITION OF WCND TO TAKE LEGAL ACTION AGAINST TXDOT MANDATE AND FEES RELATING TO LOCAL BUSINESS SIGNAGE ON WCND RIGHT OF WAY ADJACENT TO HWY 186: Port Director Mills discussed TXDOT mandate and fees relating to local business signage on WCND right of way adjacent to HWY 186. In March, 2021 we received a letter from TXDOT advising us that all signs are illegal over the right of way, 11 signs are to be taken down and 8 signs to be grandfathered in. The letter was sent 8 days after the hurricane and one sign was down. The monthly sign for the signs is \$18,500.00 and additional \$250.00 per day until the signs are removed. It is acceptable to have signs inside the community. After discussion on position of WCND to take legal action against TXDOT mandate and fees relating to local business signage on WCND right of way adjacent to Hwy, Commissioner Trevino made the motion to take legal action against TXDOT. The motion was seconded by Secretary Trevino and vote unanimously carried.

Item No. 8: POLICE CHIEF MONTHLY SUMMARY: Police Chief David Mayes reported that summer continues and the weekends continue to be busy, July 4th went smooth. Deer feeding is continuing every weekend due to new population, so they have to keep educating. Mayes encourages the community to be engaged or informed to come to the meetings.

Item No. 9: PORT DIRECTORS REPORT: Port Director Ron Mills reported on the following:

- TXDOT status on correcting their over dug ditches along Hwy 186 and 606/Bayshore and their failure to clear culverts to allow for drainage. Legal ramifications of WCND taking corrective actions to clear TXDOT lines during significant weather events.
- Dept of State Health Services investigation into TXDOT failure to properly correct drainage issue after WCND advised them for 18 months that the ditches were incorrectly dug.
- Texas Parks & Wildlife harvest recommendations and permitting requirement status report

Item No. 10: REVIEW AND DISCUSSION OF BUILDING AUTHORIZATIONS ISSUED FOR THE MONTH OF JUNE, 2021: The building authorizations issued for the month of June, 2021 were reviewed or discussed.

Item No. 11: REVIEW & CONSIDERATION OF RESIDENTIAL, COMMERCIAL AND BOAT STALL LEASE TRANSFERS AND COLLATERAL TRANSFER OF LEASE: Upon review and discussion of each described and itemized lease. Commissioner Trevino made the motion to accept and approve the leases as presented. The motion was seconded by Secretary Reyes and the vote unanimously carried.

Item No. 12: REVIEW & CONSIDERATION OF CHECKS AND VOUCHERS: After discussion 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 dated June 10, 2021 through July 14, 2021. The motion was then seconded by Commissioner Cavazos the vote unanimously carried.

Item No. 13: ADJOURN: The meeting was adjourned at 11:18 a.m.