

STATE OF TEXAS }
COUNTY OF WILLACY }

THE BOARD OF NAVIGATION AND CANAL COMMISSIONERS OF THE WILLACY COUNTY NAVIGATION DISTRICT met in Regular Session Wednesday, February 12, 2025 at 9:00 A.M., 400 W. Hidalgo, Ste 200, Raymondville, TX with the following members present:

COMMISSIONERS PRESENT:	ERIC KENNEDY	CHAIRMAN
	STACY REYES	SECRETARY
	STEVEN KENDRICK	MEMBER
	ALBERTO TREVINO	MEMBER
ALSO PRESENT:	RON MILLS	PORT DIRECTOR
	ALLISON RODRIGUEZ	ATTORNEY
	DAVID MAYES	PORT POLICE CHIEF
	DE LEON	PORT POLICE OFFICER
	LETTY MARTINEZ	ADMINISTRATIVE ASSISTANT
ABSENT:	ERNESTO CAVAZOS	MEMBER
SPECIAL GUEST(S):	ELI BENAVIDEZ	USDA REGION MANAGER
	DR. SANDRA LEYENDECKER	USDA

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 January 08, 2025 and January 29, 2025, board meeting minutes, Commissioner Trevino made the motion to approve the previous board meeting minutes. The motion was seconded by Secretary Reyes and vote unanimously carried.

Item No. 2: PUBLIC COMMENT(S):

Jack Ficklen: addressed the board that he has lived in Port Mansfield for 42 years and has observed and witnessed many board commissioners, Port Directors and Port employees benefit from their positions. He also addressed the board he recently discovered his neighbor has been paying significantly less in lease fees than he has. Mr. Ficklen stated that he is in favor of Port becoming City of Port Mansfield.

Melissa Murphy: explained to the board that while being out of town, their interior alarm system went off on three different occasions. The first time no one was sent out and the two other times someone from Willacy County Sheriff's department office showed up approximately 30 minutes later to check the house. Ms. Murphy addressed the board

that she googled to ask Siri for the phone number and the recording says that the call cannot be completed as dialed to please check the number and dial again, so she demonstrated by calling the number on her cell phone for everyone to hear.

Item No. 3: DISCUSSION AND POSSIBLE ACTION ON PRESENTATION BY USDA ANIMAL RESOURCES ON CONDITION AND PROPOSED RESPONSE TO NILGAI POPULATION IN AND AROUND PORT MANSFIELD: Eli Benavidez, Region Manager and Dr. Sandra Leyendecker, with USDA Animal Resources presented a slide presentation about fever ticks and how to find ways to control the fever ticks from spreading, due to the deer and nilgai population in and around Port Mansfield areas. Commissioner Kendrick made the motion to authorize USDA Animal Resources to come up with a plan to work with the community to take down more deer and nilgai by expanding the Texas Youth Program. The motion was seconded by Commissioner Trevino and vote carried unanimously.

Item No. 4: DISCUSSION, REVIEW AND APPROPRIATE ACTION REGARDING THE OUTCOME OF THE COMMISSIONERS WORKSHOP CONDUCTED ON JANUARY 29, 2025, INSTRUCTING WCND STAFF TO MAKE MODIFICATIONS TO THE FOLLOWING LEASES WITH ADDITIONAL WORKSHOPS TO FOLLOW:

Block 5, Lots 24 – 78	\$34.00
Mansfield Point Subdv.	\$24.00
Block K, Lots A – D	\$24.00
Warm Wind Drive Subdv., Block 1, Lots 1 – 10 and Block 2, Lot 1/to not charge for double frontage only north frontage	

After discussion and review regarding the outcome of the Commissioners workshop conducted on January 29, 2025, Commissioner Kendrick made the motion not to charge for double frontage only on the north side for Warm Wind Drive Subdivision, as for the other items mentioned, this item has been postponed. The motion was seconded by Commissioner Trevino and vote unanimously carried.

Item No. 5: FURTHER DISCUSSION AND POSSIBLE ACTION ON LEASES TO BE INITIALLY REFERRED TO A INDEPENDENT THIRD PARTY AUDITORS TO REVIEW AND PROVIDE A DETAILED REPORT IN REFERENCE TO TRANSFERS, FEES AND ANY ACIVITY EFFECTING THE LEASE OR THEIR EXECUTION OR OTHER LANDHOLDER ISSUES: After further discussion on the items below:

Block 1, Lots 30 – 35, Block 1, Lots 5 – 13, Mansfield Point Subdivision, Pelican Point Condominium, WCND alleged involvement in a \$165,700 transaction involving SBA, Commissioner Trevino made the motion to authorize Ron Mills, Port Director to solicit quotes on the current auditors and other auditors. The motion was seconded by Secretary Reyes and vote unanimously carried.

Item No. 6: DISCUSSION AND POSSIBLE ACTION ON LESSEE ACCESS TO LEASED PROPERTY ON BLOCK 26, LOTS 1 – 10 AFFECTING 2ND STREET, WHITE AND RANCH DRIVE: After discussing access to the leased property on Block 26, Lots 1-10 affecting 2nd street, White and Ranch Drive, there was no action taken, this item was postponed.,

Item No. 7: DISCUSSION AND POSSIBLE ACTION ON SCHEDULING WCND BOARD MEETING AT LEAST ONCE A QUARTER IN PORT MANSFIELD: After discussion on scheduling WCND board meetings at least once a quarter, Commissioner Trevino stated that he did not think they should have meetings in Port Mansfield unless they will be having meetings in other districts (Lasara and San Perlita) because they are also tax payers. Commissioner Kendrick made the motion to have a meeting quarterly in Port Mansfield, there was no second motion to this item.

Item No. 8: PORT DIRECTORS REPORT:

- TXDOT Aviation Division advised we were enrolled in a program referred to as (Ramp) repair and maintenance projects. The project allows us to spend up to \$100,000 on a specific project and they will reimburse 90% of the cost. Items such as fencing and resurfacing etc..

Item No. 9: REVIEW AND DISCUSSION OF BUILDING AUTHORIZATIONS ISSUED FOR THE MONTH OF JANUARY, 2025: The building authorizations issued for the month of January, 2025 were reviewed and discussed.

Item No. 10: 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 Secretary Reyes and the vote unanimously carried.

Item No. 11: REVIEW & CONSIDERATION OF CHECKS AND VOUCHERS: After review of the checks and vouchers, Commissioner Kendrick 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 January 08, 2025 through February 12, 2025. The motion was seconded by Secretary Reyes and the vote unanimously carried.

Item No. 12: EXECUTIVE SESSION – approximately 10:17, closed session

CLOSED SESSION PURSUANT TO SEC. 551.071 AND 551.074, TEXAS GOV'T CODE; TO RECEIVE LEGAL ADVICE REGARDING THE EMPLOYMENT CONTRACT FOR, AND TO DELIBERATE THE APPOINTMENT, EMPLOYMENT EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR DISMISSAL OF A PUBLIC OFFICER OF THE EXECUTIVE PORT DIRECTOR.

Item No. 13: *RETURN TO OPEN SESSION*- at approximately 12:30 p.m.

DISCUSSION AND ACTION IF ANY ON THE CLOSED SESSION – No action was taken.

Item No. 14: Adjourn: at approximately 12:32 p.m.