

STATE OF TEXAS           }  
COUNTY OF WILLACY       }

THE BOARD OF NAVIGATION AND CANAL COMMISSIONERS OF THE WILLACY COUNTY NAVIGATION DISTRICT met in Regular Session Wednesday, May 14, 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
	ERNESTO CAVAZOS	MEMBER
	ALBERTO TREVINO	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 April 09, 2025 board meeting minutes and the April 29, 2025 budget workshop meeting, Commissioner Kendrick made the motion to approve the previous board meeting minutes with corrections on the motion on items number 4 and 5. The motion was seconded by Commissioner Trevino and vote carried.

Item No. 2: PUBLIC COMMENT(S):

*Monty Cleveland*: addressed the board that the New Port Subdivision was first advertised on the website November 09, 2022. AEP did not receive necessary paper work from the developer until March 20, 2024, the design was changed by the developer to overhead conductors and transformers on utility poles. Mr. Cleveland stated that the New Port Subdivision looks like a low budget trailer park. The unsightly overhead needs to be replaced with reliable underground primary as previously planned.

*John Walker*: land was donated to Marshall, supposedly for employment opportunities, but it has become a junk yard. There was a standing offer for three to four times the price the board received. Mr. Walker also addressed the board that the Port Director put his son on Navigation District payroll. Nepotism, conflict of interest hidden from the public. The Port Director Ron Mills hired his son as a consultant. Troy A. Mills, lives in Brownsville, has never appeared before the Navigation District Board, his details of

employment, compensation and duties have never been disclosed publicly by the board. Troy Mills began advertising himself as principal consultant of Fossil Consulting in August 2023, he appears to have no offices and gives his address at the home of the Port Director Mills and his wife. There is no indication that the Navigation District has conducted any social media outreach beyond posting notices of meetings and events by Letty Martinez.

The budget records confirmed that Mr. Mills was paying his son \$2,500.00 a month. Commissioners at the time of Troy Mills' hiring were Mr. Kenny, Alberto Trevino, Ernesto Cavazos, Stacy Reyes and Steven Kendrick.

*Marcia Visser:* advised the board that she represents a group of parents and grandparents who want to improve a park in Port Mansfield next to the Fire Department, the park has a basketball court, broken concrete, and an over grown walking trail. The County records show the Chamber of Commerce of Port Mansfield owns the lots, but they deny ownership, Ms. Visser would like to know who owns lots Id 25226 and block number 17 lots 17 – 26, 31-40, 73-82 and 87 – 96 which are valued at \$300,000 to develop the park with a playground, and a soccer court.

*Scott Hess:* addressed the board that standing water has been present in the ditches on Navigation Drive since July of last year, between Richard Lefevre's house and halfway up the RV park property. The culvert underneath the entrance of Navigation Drive 186 is blocked. Mr. Hess requests action to the ditches, suggesting a vacuum truck to remove the standing water, it gets flooded every time it rains and mosquitos are breeding.

Item No. 3: PRESENTATION BY TEXAS ANIMAL HEALTH COMMISSION ON RECENT NILGAI POPULATION COUNT AND POTENTIAL ESTABLISHMENT OF HARVESTING CONTRACT WITH BROKEN ARROW: The presentation by Texas Animal Health Commission on Nilgai, recommend to harvest 75 nilgai. The harvesters are insured with \$5 million liability insurance, they manage the nilgai herd on 200,000 acres of the King Ranch. The rate is \$1.25/lb. per nilgai to the Willacy County Navigation District. Ater the presentation Commissioner Kendrick made the motion to adopt the proposal to take 75 nilgai out and the money received for the nilgai will be set aside for the youth hunting program. The motion was seconded by Commissioner Trevino and motion carried.

Item No. 4: BORDER AFFAIRS PUBLIC RELATIONS PERFORMANCE REPORT PROFESSIONAL BACKGROUND INFORMATION: Humberto Garza with Border Affairs Public Relations briefed with the Commissioners with plans to set up a monitoring system for social media and podcasts using free and low-cost tools, which can be used to direct language to the appropriate places and answers. Mr. Garza stated that he will create social media platforms like Facebook and Instagram and his team wants to enhance the existing website and platform by adding elements and pages to address specific needs. Mr. Garza recommends restructuring the website to add new purpose.

Item No. 5: DISCUSSION AND POSSIBLE ACTION ON PROPOSAL TO PROVIDE A 3 PERCENT CLOSING FEE TO ANY LICENSED REALTOR BRINGING LOTS IN NEW PORT SUBDIVISION TO CLOSING: After discussion on the proposal to provide a 3 percent closing fee to any licensed realtor bringing lots in New Port Subdivision to closing, Commissioner Trevino made the motion to accept the proposal of 3% closing fee to any licensed realtor bringing lots in New Port Subdivision to closing. The motion was seconded by Commissioner Cavazos and vote carried.

Item No. 6: DISCUSSION AND POSSIBLE ACTION ON PROPOSAL TO INCREASE THE ANNUAL DEBRIS FEE FROM ITS CURRENT \$50.00 TO \$75.00 ANNUALLY: This item got postponed, after board discussion on the proposal to increase the annual debris fee from its current \$50.00 to \$75.00 annually depreciation.

Item No. 7: DISCUSSION AND POSSIBLE ACTION TO INCREASE LEASE RATES ON ALL SMALL BOAT BASIN LEASES BY 5 PERCENT: the increase lease rates on small boat basin leases by 5% would result in an estimate of \$18,800 increase per year. After discussion Secretary Reyes made the motion to increase the lease rates on all small boat basin leases by 5% and to rethink incremental increases in the next 3 – 5 years and addressed repairs, including roof damage, dock repairs and electrical issues. The motion was seconded by Commissioner Cavazos and vote carried.

Item No. 8: PORT DIRECTORS REPORT:

- Update on lease status for Blk 34 Lots 44 & 45: this property has fallen into significant disrepair. The lessee is now officially able to sell the property. However, it needs to be mowed and cleaned up, whoever leases it will have 60 days to remove the improvements.
- Update on meeting livestreaming project: the equipment is in the room and being tested. Aiming to have presentations visible to everyone, intentions are for next Wednesday's meeting for public viewing. By the June meeting, the livestream will be saved on the website as the official meeting record.

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

Item No. 10: REVIEW & CONSIDERATION OF RESIDENTIAL, COMMERCIAL, CANCELLED LEASES AND COLLATERAL TRANSFER OF LEASE: There were no residential, commercial leases to be presented to the board for this month.

Item No. 11: 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 April 10, 2025 through May 14, 2025. The motion was seconded by Commissioner Cavazos and vote carried.

Item No. 12: EXECUTIVE SESSION: went into Closed Session at 10:28 a.m.

Closed session pursuant to Sec. 551.074, Tex. Gov't code, to follow up on discussions as intended during the March 12, 2025 Board Meeting on the appointment, employment evaluation, duties, discipline or dismissal of the Executive Port Director, and as part of the planned WCND review process.

Closed session pursuant to Sec. 551.071, Tex. Gov't Code, for legal briefing regarding municipal incorporation inside the boundaries of the Willacy County Navigation District.

Item No. 13: RETURN TO OPEN SESSION: Open Session at approximately 11:53 a.m. No Action taken..

Item No. 14: Adjourn: at approximately 11:54 a.m.