

STATE OF TEXAS }
COUNTY OF WILLACY }

THE BOARD OF NAVIGATION AND CANAL COMMISSIONERS OF THE WILLACY COUNTY NAVIGATION DISTRICT met in Regular Wednesday, April 08, 2026 at 9:00 A.M., 400 W. Hidalgo, Ste 200, Raymondville, TX with the following members present:

COMMISSIONERS PRESENT:	ERIC KENNEDY	CHAIRMAN
	STACEY REYES	SECRETARY
	ALBERTO TREVINO	MEMBER
	STEVEN KENDRICK	MEMBER
	ERNESTO CAVAZOS	MEMBER
ALSO PRESENT:	ALLISON RODRIGUEZ	ATTORNEY
	LETTY MARTINEZ	ADMINISTRATIVE AND LEASE SPECIALIST
	VIRGINIA LOMAS	DIRECTOR OF FINANCE & HUMAN RESOURCES

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.

Item No. 1: REVIEW & CONSIDERATION OF PREVIOUS BOARD MEETING MINUTES:
Upon review of the March 04, 2026, Special board meeting minutes, March 11, 2026, Regular board meeting minutes and March 25, 2026 Special board meeting minutes, Commissioner Kendrick made the motion to approve all the previous board meeting minutes. The motion was seconded by Commissioner Trevino and vote carried.

Oscar Montoya expressed appreciation to the board and the public for the welcoming environment. Mr. Montoya provided his personal cell phone number and promised to ensure everyone feels important and listened to. His plan is to be as available to the public as possible.

Item No. 2: PUBLIC COMMENT(S):

Miller Bassler: thanked the board for their help with the 17th annual Port Mansfield Cut and Beach cleanup. Mr. Bassler welcomed Mr. Montoya to Port Mansfield and described it as “idyllic both recreational and commercial fishing enclave.” Mr. Bassler highlighted the ecological importance of the Laguna Madre and community’s desire to keep it clean and free of excessive industrialization, and offered a boat tour to provide a “bird’s eye view” of the area.

Kathie Bassler: welcomed Montoya to the Port Mansfield community. She emphasized, the community’s love for and protectiveness of Port Mansfield. Ms. Bassler stated that the community does not want an ugly, loud, polluting industrialization of a barge container port. Ms. Bassler urged Montoya to read the WCND strategic plan, which states that “no industrialization of this port should be attempted without community buy in.”

Item No. 3: BORDER AFFAIRS MONTHLY UPDATE: Emmit Wells, with Border Affairs stated that the primary responsibility is to bring awareness to the port and invite opportunities for the right kind of development. Since initiating services, there has been a 451% increase in traffic,

with an estimated value of 2,300 in organic traffic. Emmit stated that the goal is to drive traffic to the Port of Port Mansfield website as an educational resource.

Item No. 4: PRESSENTATION BY THE LAW FIRM OF LINEBARGER, GOGGAN, BLAIR & SIMPSON LLP REGARDING DELINQUENT TAX COLLECTIONS: Jeff Garcia introduced himself as the managing partner of the Linebarger law firm from the Brownsville office, introduced Ms. Monica Solis, a partner for over 19 years who runs Willacy County tax collections, and Mr. Jorge Saldana, director of client relations, who has been with the firm for over 30 years.

Linebarger is the number one government collections law firm in the United States. Started collecting property taxes in the 1980 for Bexar County, Texas, and has grown to over 40 full-time offices in 12 states with over 1400 employees and 140 attorneys.

Tax rates are set, and the Willacy County Tax office sends out tax bills in October. Taxes are considered current until January 31st of each year. Penalties and interest are assessed starting February 1st.

Leaseholds present a collection issue. The district does not put leasehold estates into tax foreclosures to avoid losing the underlying lease estate. Proposes to continue communication and reporting on all accounts in the Port Mansfield area. The plan is to abstract judgements, which act like a lien, and can be used as evidence for breach of contract claims. Abstracting a judgement tells the entire world that there is a judgement for delinquent property taxes on a particular lawsuit number. If a lease is involved, an abstract of judgement is filed to avoid losing the lease estate. When transferring leases, a tax certificate showing a zero balance is required. Taxes follow the property, not the person.

The Navigation District has an interlocal agreement with Willacy County for tax collections. Willacy County collects taxes for the Navigation District and forwards their portion.

Item No. 5: DISCUSSION, REVIEW AND APPROVAL OF 2024/2025 AUDIT REPORT: Mathew Montemayor, a partner at Carr, Riggs & Ingram, presented the audit report for the fiscal year 2024/2025. Samantha Atkinson, a CPA and manager was the engagement manager. The audit opinion was unmodified, indicating a clean opinion on the financial statements. After discussion Commissioner Trevino made the motion to accept the 2024/2025 audit report as presented. The motion was seconded by Commissioner Cavazos and vote carried.

Item No. 6: DISCUSSION AND ACTION ON TWO QUOTES FOR REPAIRS FOR NORTH BOAT RAMP: After discussion, Commissioner Kendrick made the motion to accept the lowest bid made and the two quotes for repairs for North Boat Ramp, the repairs will strip everything down to the pilings and redo it. The motion was seconded by Commissioner Trevino and motion carried.

Item No. 7: DISCUSSION AND ACTION REGARDING THE APPROVAL OF A QUOTE FROM AND ENGAGEMENT OF A CONTRACTOR TO INSTALL A CULVERT ON MATAGORDA DRIVE: After discussion regarding approval of a quote to install a culvert on Matagorda Drive, Commissioner Trevino made the motion to accept the quote, including the concrete headwall for \$23,950 from the Cornet Construction. The motion was seconded by Commissioner Cavazos and vote carried.

Item No. 8: CHAIRMAN'S REPORT:

- Update on Sea Wall Project: TxDot project is 68% complete, with 63% billed. An invoice for March is expected for \$573,970.35. Repairing tiebacks will cost \$0 due to the removal of the crane pad from the west sea wall.
- Update on Dredging Project: dredging is in progress, but the schedule may have changed due to the weather.

Item No. 9: REVIEW AND CONSIDERATION OF RESIDENTIAL AND COMMERCIAL TRANSFER OF LEASES, BOAT STALL LEASE TRANSFERS AND COLLATERAL TRANSFER OF LEASES: Upon review and discussion of each described and itemized leases, Secretary Reyes made the motion to accept and approve the leases as presented. The motion was seconded by Commissioner Kendrick and vote carried.

Item No. 10: REVIEW AND CONSIDERATION OF CHECKS AND VOUCHERS: After review of 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 March 12, 2026 through April 08, 2026. The motion was seconded by Secretary Reyes and vote carried.

Item No. 11: DISCUSSION AND REVIEW OF MONTHLY BUDGET REPORT: A budget meeting/workshop is needed and scheduled for May 13th after the regular meeting. Two agendas are needed: one for the workshop (no action) and one for the regular meeting (actions). Budget to be reviewed quarterly.

Item No. 12: ADJOURN: at 10:48 a.m.