

STATE OF TEXAS }
COUNTY OF WILLACY }

THE BOARD OF NAVIGATION AND CANAL COMMISSIONERS OF THE WILLACY COUNTY NAVIGATION DISTRICT met in Regular Session Wednesday, August 14, 2024 at 9:00 A.M., 400 W. Hidalgo, Ste 200, Raymondville, TX with the following members present:

COMMISSIONERS PRESENT:	CHAD KINNEY	CHAIRMAN
	STEVEN KENDRICK	MEMBER
	ALBERTO TREVINO	MEMBER
ALSO PRESENT:	RON MILLS	PORT DIRECTOR
	REBECCA HAYWOOD	ATTORNEY
	DAVID MAYES	PORT POLICE CHIEF
	LETTY MARTINEZ	ADMINISTRATIVE ASSISTANT

CBS CHANNEL 4 NEWS/REPORTER DAVE HENDRICKS & VIDEOGRAPHER

ABSENT:	STACY REYES	SECRETARY
	ERNESTO CAVAZOS	MEMBER
	ALLISON RODRIGUEZ	ATTORNEY
	FRANK VASQUEZ	PORT SUPERINTENDENT

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 was none.

Item No. 1: REVIEW & CONSIDERATION OF PREVIOUS BOARD MEETING MINUTES: Upon review of the July 25, 2024 board meeting minutes, Commissioner Trevino made the motion to approve the previous board meeting minutes. The motion was seconded by Commissioner Kendrick and vote unanimously carried.

Item No. 2: PUBLIC COMMENT(S):

Melissa Murphy/Election Notices: addressed the board that the Elections Division of the Texas Secretary of State's office in Austin has confirmed that the Willacy County Navigation District is in blatant violation of the election laws of the State of Texas and of the Texas Water code for failing to notify and post an official election notice for candidates seeking to file for the 2 seats to be contested on November 05, 2024, the at-large chairman and precinct 1.

Ms. Murphy also stated that as citizens, they are deeply disappointed at the failure of basic democratic process by the Board, by the Board Secretary and by the Port Director,

whom has 10 years of experience with Willacy County election and should be familiar with the election laws of the State of Texas.

Miller Bassler/Election Notices: stated that his discussion was the same as Melissa Murphy. However, Mr. Bassler also asked for clarification on the deadline election application to run for the Board position.

Patrick Tyler/Termination Letters: asked about an item on the agenda concerning the WCND practice of sending termination letters and pulling lease holders water meters for non-payment. Mr. Tyler suggested that this is “bullying” practice which is not good for the community. Mr. Tyler also addressed the issue of rumors around town concerning the fish house operated by Mario Garcia relating the current location and whether a petition could force Mr. Garcia to move back to the original location on the property given to Mr. Kinney to build a fish house. Mr. Tyler addressed to the board that they owe the public answers for questions they have been asking since March.

Kathy Bassler/Chronicle Statement: addressed the August 7th article that appeared in the Raymondville Chronicle where Mr. Mills quoted that the concerned citizens group has claimed that North American Standards is non-existing. Ms. Bassler stated that they have publicly stated all facts which they have privately investigated due to the Board refusing to share any diligence concerning North American Standards. Ms. Bassler also stated that Mr. Mills admitted in the article that North American Standards has no office, no phone number and/or no way for anyone to contact the company.

Item No. 3: PORT DIRECTORS REPORT:

- Update on Cada EPA Grants for Solar Farm: EPA presented a required partnership letter for the EPA Grant which is now being reviewed by Allison, Attorney for any needed modifications. There are 3 different projects which can be beneficial. Grants to be awarded will start in September. The deadline was extended to the end of November.
- Initial Termination Letters sent to 28 Lessees for non-payment: The protocol for leaseholders to cancelling a lease, invoices are sent out in March which are due by April 1st of each year. Invoices which are not paid by the due date will be sent a reminder statement in May and each month following until it is paid. End of July the unpaid leases come into review and will be sent a pending cancelation letter by regular mail and certified return receipt, which states they need to pay their lease within the next 30 days or their lease will be terminated. In October for leases that remain outstanding they will be sent a cancelation letter by regular mail and certified return receipt stating that if their lease is not paid within the date that is given on the letter, the lease will be terminated and have 90 days to remove their improvements. Leases usually cancel around the month of December. Within the last 10 years, only 3 properties have been canceled due to default of their lease.

Item No. 4: REVIEW AND DISCUSSION OF BUILDING AUTHORIZATIONS ISSUED FOR THE MONTH OF JULY, 2024: The building authorizations issued for the month of July, 2024 were reviewed and discussed.

Item No. 5: 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 Commissioner Kendrick and the vote unanimously carried.

Item No. 6: 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 July 26, 2024 through August 14, 2024. The motion was seconded by Commissioner Kendrick and the vote unanimously carried.

Item No. 7: EXECUTIVE SESSION:

CLOSE SESSION: approximately 9:22 a.m.

1. ATTORNEY BRIEFING PURSUANT TO TEX. GOV'T CODE SEC. 551.071 REGARDING ANY PROPOSED INCORPORATION OF PORT MANSFIELD.

IMPLICATIONS FOR THE WND AS A WHOLE, AND THE RIGHTS, DUTIES, AND OBLIGATIONS OF THE WCND BOARD.

OPEN SESSION: approximately 10:26 a.m.

Item No. 8. Adjourn: meeting adjourned at 10:28 a.m.