

STATE OF TEXAS }
COUNTY OF WILLACY }

THE BOARD OF NAVIGATION AND CANAL COMMISSIONERS OF THE WILLACY COUNTY NAVIGATION DISTRICT met in Regular Session Wednesday, October 22, 2025 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:	RON MILLS	PORT DIRECTOR
	ALLISON RODRIGUEZ	ATTORNEY
	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.

Item No. 1: REVIEW & CONSIDERATION OF PREVIOUS BOARD MEETING MINUTES: Upon review of the September 10, 2025 board meeting minutes and September 16, 2025 special meeting minutes, Commissioner Kendrick made the motion to approve the 2 sets of the previous board meeting minutes. The motion was seconded by Commissioner Cavazos and vote carried.

Item No. 2: PUBLIC COMMENT(S):

Holly Wells: expressed the board about concerns, harassment due to the municipality. Ms. Wells addressed the board that while having a meeting at the Chamber of Commerce, orange stickers were being placed on cars around 5:00 pm on October 19, 2025. Ms. Wells felt they were being targeted to intimidate their meeting. Ms. Wells requests information on the intended purpose of the queuing yard due to rumors, would like to know what it will be used for.

Item No. 3: DISCUSSION AND POSSIBLE ACTION REGARDING RECENT EFFORTS TO PETITION LEGISLATORS FOR A REDUCTION OF THE WCND BOUNDARIES: After discussion regarding the efforts to petition legislators for a reduction of the WCND boundaries, there was no action taken.

Item No. 4: CONSIDERATION AND ACTION ON A RESOLUTION AFFIRMING THE SUPPORT OF WCND ECONOMIC DEVELOPMENT AND INITIATIVES FOR PORT DEVELOPMENT: Chairman Kennedy read the resolution affirming the support of WCND Economic Development and Initiatives for Port Development out loud, Commissioner Trevino made the motion to accept the resolution for Port Development. The motion was seconded by Commissioner Cavazos and vote carried.

Item No. 5: DISCUSSION ON POSSIBLY CONTRACTING WITH A SPECIFIC REAL ESTATE AGENCY TO PROMOTE THE NEW PORT SUBDIVISION: the board is seeking the opportunity for one or preferably an agent and/or agencies to represent the New Port Subdivision and help promote locally or throughout the valley, wherever they think it's appropriate. A letter with a list of realtors will be sent out, inviting them to present their plans to the board. After discussion Commissioner Kendrick made the motion to mail out letters, asking the realtors with interest to appear at the next scheduled meeting. The motion was seconded by Commissioner Cavazos and vote carried.

Item No 6: PORT DIRECTORS REPORT:

- Update on Army Corp Dredging Project award: the Corps of Engineers received bids for the dredging project but found them too high to cover both dredging and the containment area.
- Queuing yard initial tieback installation error currently effecting final seawall installation: The Corps has started installing rock for a storage area for sediment. The project has been broken into two phases, with the first phase occurring this winter.
- Discussion on developing issue with easements in East Port Drive Subdivision II middle island lots: AEP put an additional 10 foot of utility easement on the backside of the property. AEP's easement, combined with the navigation district's easement and setback requirements, has created a 20-foot easement on the back of the property, limiting building space. The Port Director is in communication with AEP to try to get them to remove their easement. Port Director is waiting for AEP to say what they're willing to do.

Item No. 7: REVIEW AND DISCUSSION OF BUILDING AUTHORIZATIONS ISSUED FOR THE MONTH OF SEPTEMBER, 2025: The building authorizations issued for the month of September, 2025 were reviewed and discussed.

Item No. 8: 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 vote carried.

Item No. 9: 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 September 11, 2025 through October 22, 2025. The motion was seconded by Commissioner Cavazos and vote carried.

CLOSED SESSION: at 10:01 a.m.

Item No. 10: CLOSED SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, FOR LEGAL ADVICE REGARDING THE DISTINCTION BETWEEN ACTIONS, TAKEN BY BOARD MEMBERS IN THEIR INDIVIDUAL VERSUS OFFICIAL CAPACITIES, AND ANY IMPLICATIONS FOR WCND GOVERNANCE.

Item No. 11: CLOSED SESSION PURSUANT TO SECTION 551.074, TEXAS GOVERNANCE CODE FOR ANNUAL EVALUATION OF THE EXECUTIVE PORT DIRECTOR UNDER HIS DIRECTOR UNDER HIS EMPLOYMENT CONTRACT WITH THE WCND.

RETURN TO REGULAR SESSION: at 11:45 a.m.

Item No. 12: CONSIDERATION AND ACTION ARISING FROM THE ANNUAL EVALUATION OF THE EXECUTIVE PORT DIRECTOR.

The meeting is back in open session at 11:45 a.m., Commissioner Kendrick made the motion to accept Ron Mills' resignation as of today. The motion was seconded by Commissioner Trevino and thanked Ron for 11 years of work, and vote carried.

Item No. 13: ADJOURN at approximately 11:46 a.m.