

STATE OF TEXAS }
COUNTY OF WILLACY }

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

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

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 June 17, 2026 regular meeting minutes, Commissioner Cavazos made the motion to approve the previous board meeting minutes as presented. The motion was seconded by Commissioner Kendrick and vote carried.

Item No. 2: PUBLIC COMMENT(S):

Melissa Murphy: Utilities – Ms. Murphy addressed the board that the utilities for the new subdivision were installed between their house and a neighbor’s house on a 25’ lot. Justin Cornett, who installed the sewer line, promised to “make it right” by putting in fill dirt and restoring the property. As of February 2024, the property was still not repaired. Murphy stated her husband, Neil, called Mr. Cornett multiple times. Ms. Murphy sent pictures of damage to Ron Mills, who did not respond. In April of the previous year, she presented pictures to the board showing flooding after rain, causing odor and mosquito breeding. Fill dirt has been requested multiple times to prevent flooding. Neil recently spoke with Frank, Port Superintendent, who looked at the property and said he would try to get it taken care of.

Ms. Murphy also addressed the board that the live stream is not consistently working correctly, a tech is needed during meetings, advised dates on the live stream recordings. Suggested name plates for board members.

Item No. 3: BORDER AFFAIRS MONTHLY UPDATE: Emmit Wells, with Border Affairs presented June update: advertising to directed audiences and industries, with 90% of funds as actual advertising costs. 150,000 impressions per month; delivered 253,000 impressions (68% 'freebie'). Website traffic 35% of overall is directly linked to advertising. Website traffic growth: 156% - fourth quarter vs. first quarter against previous year's history); 350% compared to same period last year before services initiated.

Coordinated conversations over the last 4-6 weeks to discuss specific plans and identify funding opportunities (state, federal, philanthropic, public utility agency through Texas Water Development Board. Reviewed ongoing Port Mansfield Development projects for alignment.

Navigation District's role: bringing investment and collaborative partnerships, ensuring the District and Willacy County are included in conversations regarding new development in South Texas.

Completed logo design and presentation video for the New Port Subdivision project.

Item No. 4: DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE EXECUTIVE PORT DIRECTOR OSCAR MONTOYA TO DO A STUDY FOR HIGH GRASS FEE:

Tabled (requiring full board input)

Item No. 5: DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE A VARIENCETO INSTALL A 10 X 20, 4,000 GALLON SELF CONTAINED DIESEL TANK FOR PERSONAL USE ONLY BY PICO PROPANE COMPANY: Tabled

Item No. 6: PORT DIRECTOR'S REPORT:

- Update on Sea Wall Project: 87% complete

- Update on Community Outreach: met with city officials except in San Perlita. The community of Port Mansfield is accepting well of some of the transitioning. Community outreach will continue.

Item No. 7: 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, Commissioner Cavazos made the motion to accept and approve the leases as presented. The motion was seconded by Commissioner Kendrick and motion carried by vote.

Item No. 8: REVIEW AND CONSIDERATION OF CHECKS AND VOUCHERS: After review of checks and vouchers, Commissioner Cavazos 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 June 18, 2026 through July 08, 2026. The motion was seconded by Commissioner Kendrick and motion carried by vote.

Item No. 9: DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE THE EXECUTIVE PORT DIRECTOR TO NEGOTIATE A COUNTERPROPOSAL FOR LEASE OF LOTS 20 - 21, SECTION 1, PORT MANSFIELD, IN RESPONSE TO THE PROPOSAL SUBMITTED BY MARIO GARCIA/D&d WHOLESALE FISH COMPANY FOR CONSTRUCTION AND OPERATION OF A SEAFOOD RESTAURANT AND BAR: This item will be discussed in closed session, (item no. 11).

Item No. 10: DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION REGARDING TEMPORARY ADDITIONAL COMPENSATION AND ANY REQUIRED OVERTIME OR COMPENSATORY TIME FOR TWO DISTRICT EMPLOYEES WHO ASSUMED ADDITIONAL DUTIES DURING THE DIRECTOR'S ABSENCE; This item will be discussed in closed session, (item no. 13).

EXECUTIVE CLOSED SESSION – approximately 10:05 at approximately 9:24 a.m.

Item No. 11: CLOSED SESSION PURSUANT TO TEX. GOV'T CODE SEC. 551.071 AND SEC. 551.072 TO CONSULT WITH THE DISTRICT'S ATTORNEY AND TO DELIBERATE THE LEASE, VALUE, AND TERMS OF LOTS 20-21, SECTION 1, PORT MANSFIELD, REGARDING THE COUNTERPROPOSAL FOR LEASE.

Item No. 12: CLOSED SESSION PURSUANT TO TEX. GOV'T CODE SEC. 551.072 TO DISCUSS VALUES OF CERTAIN REAL PROPERTIES IN THE PORT MANSFIEOLD ORIGINAL TOWN.

Item No. 13: CLOSED SESSION PURSUANT TO TEX. GOV'T CODE SEC. 551.074(A)(1) TO DELIBERATE THE DUTIES AND COMPENSATION OF TWO DISTRICT EMPLOYEES RELATING TO ADDITIONAL DUTIES PERFORMED DURING THE DIRECTOR'S ABSENCE.

Item No. 14: CLOSED SESSION PURSUANT TO TEX. GOV'T CODE SEC. 551.071 TO CONSULT WITH THE DISTRICT'S ATTORNEY REGARDING THE BOARD'S LEGAL AUTHORITY, IF ANY, TO REMOVE A SUPERVISOR OF THE PORT MANSFIELD PUBLIC UTILITY DISTRICT BOARD PRIOR TO THE EXPIRATION OF THE SUPERVISOR'S TERM, AND REGARDING WHETHER ANY VACANCY OR OTHER LEGAL BASIS EXISTS UNDER SPECIAL DISTRICT LOCAL LAWS CODE CHAPTER 6915 OR OTHER APPLICABLE LAW.

RECONVENE IN OPEN SESSION at approximately 9:45 a.m.

DISCUSSION AND ACTION, IF ANY ON ITEMS DISCUSSED IN CLOSED SESSION –

Item No. 11: Tabled (revisit due to incorrect lot numbers)

Item No. 12: Not discussed; more information is needed.

Item No. 13: Tabled for further review

Item No. 14: No action taken (removal of supervisor). "According to legal counsel, there's no provision to remove the sitting supervisor."

Item No. 15: ADJOURN: at 9:46 a.m.