

STATE OF TEXAS }
COUNTY OF WILLACY }

THE BOARD OF NAVIGATION AND CANAL COMMISSIONERS OF THE WILLACY COUNTY NAVIGATION DISTRICT met in Regular Wednesday, August 12, 2026 at 9:00 A.M., 400 W. Hidalgo, Ste 200, Raymondville, TX with the following members present:

COMMISSIONERS PRESENT:	ERIC KENNEDY	CHAIRMAN
	ALBERTO TREVINO	MEMBER
	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
	FRANK VASQUEZ	PORT SUPERINTENDENT
ABSENT:	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 July 08, 2026 regular meeting minutes, Commissioner Kendrick made the motion to approve the previous board meeting minutes as presented. The motion was seconded by Commissioner Cavazos and vote carried.

Item No. 2: PUBLIC COMMENT(S): None.

Item No. 3: BORDER AFFAIRS MONTHLY UPDATE: Emmit Wells, with Border Affairs presented July update: website traffic and awareness, the month of July increased traffic 742 hits. The mission is to bring all forms of development and business growth. Goal is to promote the community, support local businesses, and increase visibility of progress and development. Focusing on the areas: maritime logistics, manufacturing and tourism. The purpose to extend reach beyond social media and website, enhance AI search visibility for Port Mansfield. A promotional video, a minute-long has been created and published on YouTube and the website.

Item No. 4: DISCUSSION AND CONSIDERATION OF APPROVING AN EXTENSION OF THE CONTRACT WITH BORDER AFFAIRS: After discussion regarding the extension of the contract with Border Affairs, Commissioner Trevino made the motion to accept the contract as presented with an increase rate at \$6,000 and authorize the Director to work with the firm on grant writing and negotiate any grants. The motion was seconded by Commissioner Cavazos. Commissioner Kendrick opposed and motion carried.

Item No. 5: REVIEW AND CONSIDERATION OF APPROVAL OF THE AUDITOR, CARR RIGGS & INGRAM ADVISORS'S ENGAGEMENT LETTER: Commissioner Trevino made the motion to approve and extend Carr Riggs & Ingram Advisors engagement letter for a month. The motion was seconded by Commissioner Cavazos and motion carried.

Item No. 6: REVIEW AND DISCUSS AND CONSIDERATION OF APPLICANTS FOR WCND ATTORNEY SERVICES: Two strong candidates with experience with the Texas water code, including water code cases and lease agreements were submitted for consideration for WCND Attorney Services. After review and discussion Commissioner Trevino made the motion to consider Mark Sossi for WCND Attorney Services on a monthly retainer providing "20 hours a month for legal services", retainer of \$4,500 per month. The motion was seconded by Commissioner Cavazos and motion carried.

Item No. 7: DISCUSSION AND POSSIBLE ACTION AUTHORIZING PORT DIRECTOR TO SEEK PROPOSAL REQUESTS FOR BOND COUNCIL AND FIANCIAL ADVISORS: After discussion, Commissioner Trevino made the motion to allow the director to solicit RFQs for bond counsel and financial advisors and bring the information back to the board for discussion. The motion was seconded by Commissioner Cavazos and motion carried.

Item No. 8: DISCUSSION AND POSSIBLE ACTION REGARDING A DONATION TO THE PORT MANSFIELD VOLUNTEER FIRE DEPARTMENT: After discussion regarding a donation to the Port Mansfield Volunteer Fire Department, Commissioner Kendrick made the motion to grant \$20,000 to the Fire Department, with the provision that the fire department provides documentation for our files. The motion was seconded by Commissioner Trevino and motion carried.

Item No. 9: DISCUSSION AND POSSIBLE ACTION TO UPDATE THE HIGH GRASS FEES, ASSESS FINES, AMOUNT OF TIME PRIOR TO TAKING ACTION TO CANCEL THE AGREEMENT TO EVALUATE THE LEASE AGREEMENT: Commissioner Cavazos made the motion to authorize the Port Director to evaluate the lease agreement and its terms and bring it back to the board as an agenda item. The motion was seconded by Commissioner Kendrick and motion carried.

Item No. 10: DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE A VARIENCE TO INSTALL A 10 X 20, 4,000 GALLON SELF CONTAINED FUEL TANK FOR PERSONAL USE ONLY BY PICO PROPANE COMPANY: Commissioner Trevino made the motion to approve the variance to install a 10 x 20, 4,000 gallon self contained fuel tank for personal use with the condition that the applicant communicates with the board on a yearly basis, meeting all requirements. The motion was seconded by Commissioner Cavazos and motion carried.

Item No. 11: REVIEW, DISCUSS AND APPROVE THE TEXPOOL RESOLUTION: Commissioner Trevino made the motion to adopt the TexPool Resolution, subject to legal review and acceptance of paperwork. The motion was seconded by Commissioner Kendrick and motion carried.

Item No. 12: REVIEW, DISCUSS AND APPROVE THE YEARLY INVESTMENT POLICY: Commissioner Cavazos made the motion to adopt the yearly investment policy, subject to legal review and acceptance of paperwork. The motion was seconded by Commissioner Kendrick and motion carried.

Item No. 13: DISCUSSION AND POSSIBLE ACTION TO ADOPT THE 2026 FISCAL YEAR TAX RATES BY THE WILLACY COUNTY APPRAISAL DISTRICT: After review and discussion Commissioner Kendrick made the motion to adopt the 2026/2027 fiscal year tax rate by the Willacy County Appraisal District to remain the same, 0083. The motion was seconded by Commissioner Cavazos and motion carried.

Item No. 14: PORT DIRECTOR'S REPORT:

- Update on Sea Wall Project: pretty much is complete maybe within the next 2 weeks.
- Community outreach: continue to visit with the port community, Judge, Commissioners Garcia and Tijerina.
- Nilgai Harvest: scheduled for September 3rd, conducted "per Texas Animal Health Commission. "Agreement is coming up for board review. A special meeting may be required for the Nilgai harvest due to its timing.
- THY Award: The Navigation District has been chosen as "land owner of the year" for Division 8. The award ceremony will be in Cotullah, Texas, Friday, September 28th at 6:00 pm.

Item No. 15: 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 Trevino and motion carried by vote.

Item No. 16: 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 July 09, 2026 through August 12, 2026. The motion was seconded by Commissioner Cavazos and motion carried by vote.

Closed Session at approximately 10:31 a.m.

Item No. 17: *CLOSED SESSION PURSUANT TO TEX. GOV'T SEC. 551.071 AND SEC. 551.072 TO CONSULT WITH THE DISTRICT'S ATTORNEY AND TO DELIBERATE THE LEASE, VALUE, AND TERMS OF LOTS 18 & 19, SECTION 1, PORT MANSFIELD, REGARDING THE COUNTER PROPOSAL FOR LEASE:*

Item No. 18: *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. 19: *CLOSED SESSION PURSUANT TO TEX. GOV'T CODE SEC. 551.071 AND TO CONSULT WITH THE DISTRICT'S LEGAL COUNSEL REGARDING LEGAL MATTERS RELATED TO REIMBURSEMENT FOR THE BULKHEAD PROJECT AND CORRESPONDENCE WITH FERIS, FLINN & MEDINA ENGINEERING:*

RECONVENE IN OPEN SESSION at approximately 11:59 a.m.

Item No. 17: Commissioner Trevino made the motion to authorize Port Director Montoya to inform the current interested party regarding terms and lease value. The motion was seconded by Commissioner Cavazos and the motion carried.

Item No. 18: Tabled until formal documents are received from the legal department.

Item No. 19: No action will be taken; the item will be kept on the agenda and reviewed monthly until a decision is made.

Item No. 20: *ADJOURN: at 12:03 p.m.*