

**CALHOUN PORT AUTHORITY
REGULAR MEETING
August 11, 2021**

A regular meeting of the Calhoun Port Authority was held on Wednesday, August 11, 2021 at 9:00 a.m. in the Calhoun Port Authority Board Room, Calhoun Port Authority Office, Point Comfort, Texas

Board Members attending in person or via telephone were:

Commissioner # 1 – Marty Strakos
Commissioner # 2 – Jay Cuellar
Commissioner # 3 – J.C. Melcher, Jr.
Commissioner # 4 – Luis De La Garza
Commissioner # 5 – Johnny Perez
Commissioner # 6 – Dan Krueger

Staff Members attending were:

Charles R. Hausmann – Port Director
Forrest Hawes – Deputy Port Director
Alan Sanders – Moore Landrey Law Firm
Felicia Harral – Director of Engineering
Miranda Malek – Administrative Assistant

Others attending were:

Bryce Cheramie – Crosby Dredging, LLC
Steve Svetlik – Max Midstream
Randy Boyd – RLB Contracting, Inc
DD Turner – *The Wave*
Joyce Turner

Agenda Item No. 1: Call to Order:

Board Chair Luis De La Garza called the Regular Meeting to order at approximately 9:00 a.m. He announced that the agenda of the meeting was posted in accordance with the provisions of the Texas Open Meetings Act.

The Pledge of Allegiance was led by Board Chair Luis De La Garza.

Agenda Item No. 2: Public Comment.

No action was taken on this agenda item.

Agenda Item No. 3: Approve the minutes of the Wednesday, July 7, 2021 Special Meeting, the Wednesday July 14, 2021 Regular Meeting and the Tuesday, July 20, 2021 Special Meeting.

The Board Members reviewed the minutes from the Wednesday, July 7, 2021 Special Meeting, the Wednesday July 14, 2021 Regular Meeting and the Tuesday, July 20, 2021 Special Meeting. Pursuant to further review and discussion, a motion was made by Board Member Jay Cuellar to approve the minutes as presented. The motion was seconded by Board Member Marty Strakos and the motion carried unanimously.

Agenda Item No. 4: Review of Financial Reports: All Funds.

Deputy Director Forrest Hawes presented the following financial information to the Board Members for Review:

Fund Balance Report as of July 31, 2021:

- 1.) Accounts Receivable Report as of July 31, 2021
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 92% current as of July 31, 2021.

Agenda Item No. 5: Approval of Disbursements and Transfers: All Funds

The Board Members reviewed the August 11, 2021 Port Operations Account disbursements. Pursuant to review, a motion was made by Board Secretary Johnny Perez to approve disbursements and the corresponding transfers for August 11, 2021. The motion was seconded by Board Member Jay Cuellar and the motion carried that the disbursements and the corresponding transfers be approved.

TRANSFER NO.	FUND ACCOUNT	AMOUNT
GROSS REVENUE FUND		
2021-042	To Port Operations Fund	\$80,260.69
2021-044	To Port Operations Fund	\$72,693.40
2021-047	To Port Operations Fund	\$410,886.21
	Total	\$563,840.30
BUSINESS DEVELOPMENT FUND		
2021-047	To Port Operations Fund	\$3,354.91
	Total	\$3,354.91
DEPRECIATION & MAJOR REPAIR FUND		
	To Port Operations Fund	\$
	Total	\$
AN/NH3 OPERATING FUND		
2021-047	To Port Operations Fund	\$38,628.63
	Total	\$38,628.63
TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT		\$605,823.84

INTERFUND TRANSFERS

DATE	FROM	TO	AMOUNT
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8/11/21	AN/NH3 Operating	AN/NH3 Dep M/R	\$7,500.00
	Total		\$7,500.00

Agenda Item No. 6: Port Director's Report.

Charles R. Hausmann, Port Director, reported the following:

A. Harbor Traffic Statistics for the month of July:

That a total of 91 vessels had arrived at the public port facilities during the month of July; 23 deep draft arrivals and 68 inland barges and a total of 212 invoices were issued. Further, that 14 deep draft vessels were already on schedule for August arrival.

Total revenue tons for the month of June were 361,063.7 short tons.

B. NGL loaded out 10 crude oil barges totaling 24,278.1 short tons.

C. Harvest loaded out 2 crude oil barges totaling 7,366.8 short tons.

D. Port Maintenance worked on electrical repairs for the exhaust fans in the fresh water pump room, continued installing new lighting, expected and worked on sump pumps for all containments at the Port berths, filled in ruts around the port, rewired Joslin door to operate on 110 volts and continued to do their weekly inspections of port equipment.

Agenda Item No. 7: Review and Consideration of Approval of Board Members Committee Attendance, Committee Travel Requests.

Board Chair Luis De La Garza requested authorization for himself and any other interested Board Members to travel to Port Arthur for a board meeting. Pursuant to further review and discussion, a motion was made to approve the Board Member Committee attendance and the travel request by Board Member Jay Cuellar. The motion was seconded by Board Secretary Johnny Perez. Board Members J.C. Melcher, Jr. and Dan Krueger voted against the travel request and Board Member Marty Strakos abstained from voting. The motion passed 3-2.

Agenda Item No. 8: Review and Discuss Committee Report.

No action was taken on this agenda item.

Agenda Item No. 9: Review and Consideration of Opening and Accepting Proposals for the General Cargo Dock Gangway Purchase from Vendors.

No action was taken on this agenda item.

Agenda Item No. 10: Review and Consideration of Bids Received for the LD-1 Dredging Project.

Bids from Crosby Dredging, LLC and RLB Contracting, Inc were opened and read aloud. Due the complex nature of the project, Port Engineer Felicia Herral suggested these bids be reviewed and the contract be awarded at the next meeting.

Agenda Item No. 11: Review and Consideration of Houston Pipe Line Company, LP Metering Station Ground Lease Agreement Renewal.

The Board Members reviewed a copy of the original lease agreement, the first amendment and the proposed second amendment in the amount of \$10,000.00 for a ten-year term, plus a \$1,500.00 administrative fee. Pursuant to further review and discussion, a motion was made by Board Member J.C. Melcher, Jr. to approve the second amendment in the amount of \$10,000.00 for a ten-year term plus the \$1,500.00 administrative fee. The motion was seconded by Board Member Jay Cuellar and the motion carried unanimously.

Agenda Item No. 12: Closed Session: As Authorized by Tex. Gov't Code §551.087(1); to discuss or deliberate regarding commercial information that the Port has received from a business prospect that the Port seek to have locate, stay, or expand in or near the territory of the Port and with which the Port is conducting economic development negotiations. No discussions or deliberations shall be conducted in the presence of any business prospect, the presence (if any) of which shall be limited to presentation of information relevant to the potential economic development activity and with respect to such information it is of a confidential or business-proprietary nature.

As Authorized by Tex. Gov't Code §551.072 for the purpose of discussion with respect to the purchase, exchange, lease or value of real property. No discussions or deliberations shall be conducted in the presence of any business prospect, the presence (if any) of which shall be limited to presentation of information relevant to the potential economic development activity and with respect to such information it is of a confidential or business-proprietary nature.

As Authorized by Tex. Gov't Code §551.071(2): to seek the advice of its attorney. No discussions or deliberations with legal counsel shall be conducted in the presence of any business prospect or any other third party that may result in waiver of the attorney-client privilege.

Board Chair Luis De La Garza announced that As Authorized by Tex. Gov't Code §551.087(1); to discuss or deliberate regarding commercial information that the Port has received from a business prospect that the Port seek to have locate, stay, or expand in or near the territory of the Port and with which the Port is conducting economic development negotiations. No discussions or deliberations shall be conducted in the presence of any business prospect, the presence (if any) of which shall be limited to presentation of information relevant to the potential economic development activity and with respect to such information it is of a confidential or business-proprietary nature.

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As Authorized by Tex. Gov't Code §551.071(2): to seek the advice of its attorney. No discussions or deliberations with legal counsel shall be conducted in the presence of any business prospect or any other third party that may result in waiver of the attorney-client privilege.

"No action or consensus would be taken in closed session". The Board convened in Closed Session at 9:28 a.m. after a 5-minute recess.

Agenda Item No. 13: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.

The Board adjourned the Closed Session at 10:14 a.m. Board Chair Luis De La Garza announced that "No action or consensus had been taken in closed session".

Agenda Item No. 15: Adjourn.

There being no further business to be brought before the Board, a motion was duly made that the meeting be declared adjourned at approximately 10:14 a.m. on Wednesday, August 11, 2021.



Luis De La Garza, Board Chair

ATTEST:



Johnny Perez, Board Secretary