

**CALHOUN PORT AUTHORITY
REGULAR MEETING
March 9, 2022**

A regular meeting of the Calhoun Port Authority was held on Wednesday, March 9, 2022 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 – Marvin 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
Alan Sanders – Law Firm of Alan Sanders – via telephone
Felicia Harral – Director of Engineering
Miranda Malek – Administrative Assistant

Others attending were:

Aaron Martin – NGL
Carl Smith – NGL
Rick Maldonado – Maldonado & Associates
Jack Wu – Formosa Plastics Corporation
DD Turner – The *Wave*

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.

Agenda Item No. 2: Safety Briefing, Pledge of Allegiance and Invocation.

Board Member Dan Krueger talked about motor vehicle safety while driving on long trips. All attendees of the meeting were briefed on the location of life saving devices and the closest assembly point in the event of a Shelter in Place incident. The Pledge of Allegiance and a prayer was led by Board Chair Luis De La Garza.

Agenda Item No. 3: Public Comment Written or Oral.

No action was taken on this item.

Agenda Item No. 4: Approve the minutes of the Thursday, February 3, 2022 Special Meeting, the Wednesday, February 9, 2022 Regular Meeting and the Monday, February 28, 2022 Special Meeting.

The Board Members reviewed the minutes from the Thursday, February 3, 2022 Special Meeting, the Wednesday, February 9, 2022 Regular Meeting and the Monday, February 28, 2022 Special Meeting.

Pursuant to further review and discussion, a motion was made by Board Secretary Johnny Perez to approve the minutes as presented. The motion was seconded by Board Member Jay Cuellar and the motion carried unanimously.

Agenda Item No. 5: Review of Financial Reports: All Funds.

Port Director Charles Hausmann presented the following financial information to the Board Members for Review:

Fund Balance Report as of February 28, 2022:

- 1.) Accounts Receivable Report as of February 28, 2022
- 2.) Mr. Hausmann reported to the Board Members that the accounts receivable report specified that the accounts receivable was 95% current as of February 28, 2022.

Agenda Item No. 6: Approval of Disbursements and Transfers: All Funds

The Board Members reviewed the March 9, 2022 Port Operations Account disbursements. Pursuant to review, a motion was made by Board Secretary Johnny Perez to approve disbursements and the corresponding transfers for March 9, 2022. 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		
2021-071	To Port Operations Fund	\$82,418.56
2021-072	To Port Operations Fund	\$67,326.33
2021-074	To Port Operations Fund	\$225,304.10
	Total	\$375,048.99
MAINTENANCE & OPERATIONS FUND		
2021-074	To Port Operations Fund	\$91.38
	Total	\$91.38
BUSINESS DEVELOPMENT FUND		
2021-074	To Port Operations Fund	\$2,592.02
	Total	\$2,592.02
AN/NH3 OPERATING FUND		
2021-074	To Port Operations Fund	\$31,213.22
	Total	\$31,213.22
TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT		\$408,945.61

INTERFUND TRANSFERS

DATE	FROM	TO	AMOUNT
3/9/22	AN/NH3 Operating	AN/NH3 Dep M/R	\$7,500.00
	Total		\$7,500.00

Agenda Item No. 7: Port Director's Report.

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

A. Harbor Traffic Statistics for the month of February:

That a total of 60 vessels had arrived at the public port facilities during the month of February; 17 deep draft arrivals and 43 inland barges and a total of 142 invoices were issued. Further, that 8 deep draft vessels were already on schedule for April arrival.

Total revenue tons for the month of March were 198,690.9 short tons. Total throughput for the first 8 months of the fiscal year were 3,102,140.9 short tons.

B. NGL loaded out 4 crude oil barges totaling 13,661.7 short tons.

C. Harvest loaded out 2 crude oil barges totaling 7,397.6 short tons.

D. Port Maintenance continued to work on electrical repairs to the cathodic protection system, continued installing new lighting and continued to do their weekly inspections of port equipment.

Agenda Item No. 8: Review and Consideration of Approval of Board Members Committee/Attendance, Committee Travel Request.

Pursuant to further review and discussion, a motion was made by Board Member Jay Cuellar to approve the Board Members Committee/Attendance meetings. The motion was seconded by Board Member Dan Krueger and the motion carried.

Agenda Item No. 9: Review and Discuss Committee Reports.

No action was taken on this item.

Agenda Item No. 10: Review and Consideration of an Amended Easement Agreement between the Calhoun Port Authority and AEP Texas, Inc.

The Board Members reviewed a copy of the Amended Agreement Regarding Access Easement and Right of Way between the Calhoun Port Authority and AEP Texas, Inc which included one substitution of an exhibit. Pursuant to further review and discussion, a motion was made by Board Member J. C. Melcher, Jr. to approve the amended easement agreement between the Calhoun Port Authority and AEP Texas, Inc. the motion as seconded by Board Secretary Johnny Perez and the motion carried unanimously.

Agenda Item No. 11: Review and Consideration of a Resolution Designating the Chief Appraiser of the Calhoun County Appraisal District as the Ports Designee to Calculate the 2022 No-New Tax Revenue Rate and the Voter Approval Tax Rate.

The Board reviewed a copy of a letter from Jesse Hubbell, Chief Appraiser for the Calhoun County Appraisal District stating that since the Appraisal District is contractually obligated to perform the

assessing and collection functions for the Port, the port must designate the Chief Appraiser for the tax calculation and collection functions. Pursuant to further review and discussions, a motion was made by Board Member Jay Cuellar to approve the designation of Jesse Hubbell for the tax calculation and collection functions. The motion was seconded by Board Secretary Johnny Perez and the motion carried unanimously.

Agenda Item No. 12: Review and Consideration of Approval of a Resolution Approving Additional Homestead Exemption for Tax Year 2022 as Allowed by Texas Property Tax Code §11.13(n).

The Board Members reviewed a copy of a letter from the Chief Appraiser Jesse Hubbell of the Calhoun County Appraisal District stating that the Board may adopt a local percentage homestead exemption not to exceed 20% nor be less than \$5,000.00. Pursuant to further review and discussion, a motion was made by Board Member J. C. Melcher, Jr. to adopt the local percentage homestead exemption not to exceed 20% nor be less than \$5,000.00 as has been done in years past. The motion was seconded by Board Secretary Johnny Perez and the motion carried unanimously.

Agenda Item No. 13: Review and Consideration of an Update from Rick Maldonado on Washington, DC Topics pertaining to the Calhoun Port Authority.

Mr. Rick Maldonado briefed the Board Members and no action was taken.

Agenda Item No. 14: Closed Session: As Authorized by and subject to the applicable provisions of law, including but not limited to the Texas Government Code, Chapter 551, Open Meetings Act, the following topics may be considered in Closed Session:

Section 551.071 – Attorney Consultation

Section 551-072 – Real Property Transactions

Section 551.087 – Economic Development Negotiations

Board Chair Luis De La Garza announced that As Authorized by and subject to the applicable provisions of law, including but not limited to the Texas Government Code, Chapter 551, Open Meetings Act, the following topics may be considered in Closed Session:

Section 551.071 – Attorney Consultation

Section 551-072 – Real Property Transactions

Section 551.087 – Economic Development Negotiations

“No action or consensus would be taken in closed session”. The Board convened in Closed Session at 9:44 a.m. following a 5-minute recess.

Agenda Item No. 15: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.

The Board adjourned the Closed Session at 12:16 p.m. Board Chair Luis De La Garza announced that “No action or consensus had been taken in closed session”.

Agenda Item No. 16: Receive Chief Executive Commissioners Comments.

No action was taken on this agenda item.

Agenda Item No. 17: 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 12:17 p.m. on Wednesday, March 9, 2022.



Luis De La Garza, Board Chair

ATTEST:



Johnny Perez, Board Secretary