

**CALHOUN PORT AUTHORITY
REGULAR MEETING
December 14, 2022**

A regular meeting of the Calhoun Port Authority was held on Wednesday, December 14, 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 – 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 – Law Firm of Alan Sanders – via telephone
Felicia Harral – Director of Engineering
Miranda Malek – Finance Assistant

Others attending were:

Ankur Kumar – Acme
Manish Patel - Acme
Steve Gibson – Matagorda Bay Pilots Association
Thomas Gwodz
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.

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, The Texas Pledge 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 agenda item.

Agenda Item No. 4: Approve the minutes of the Wednesday, November 9, 2022 Regular Meeting.

The Board Members reviewed the minutes from the Wednesday, November 9, 2022 Regular 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 Secretary Johnny Perez and the motion carried unanimously.

****The regular meeting of the Calhoun Port Authority was recessed at 9:04 am for a meeting of the Matagorda Bay Pilots Association. The meeting reconvened at 9:09 am.****

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

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

Fund Balance Report as of November 30, 2022:

- 1.) Accounts Receivable Report as of November 30, 2022
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 95% current as of November 30, 2022.

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

The Board Members reviewed the December 14, 2022 Port Operations Account disbursements. Pursuant to review, a motion was made by Board Member Jay Cuellar to approve disbursements and the corresponding transfers for December 14, 2022. The motion was seconded by Board Secretary Johnny Perez and the motion carried that the disbursements and the corresponding transfers be approved.

TRANSFER NO.	FUND ACCOUNT	AMOUNT
GROSS REVENUE FUND		
2022-016	To Port Operations Fund	83,437.05
2022-018	To Port Operations Fund	\$75,529.56
2022-020	To Port Operations Fund	\$242,431.92
	Total	\$401,398.53
MAINTENANCE & OPERATIONS FUND		
2022-020	To Port Operations Fund	
	Total	
BUSINESS DEVELOPMENT FUND		
2022-020	To Port Operations Fund	\$22,170.88
	Total	\$22,170.88
AN/NH3 OPERATING FUND		
2022-020	To Port Operations Fund	\$28,288.42

Total	\$28,288.42
TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT	\$451,857.83

INTERFUND TRANSFERS

DATE	FROM	TO	AMOUNT
12/14/22	AN/NH3 Operating	AN/NH3 Dep M/R	\$7,500.00
	Total		\$7,500.00

Agenda Item No. 7: Reports: Port Director, Engineer & Committees.

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

A. Harbor Traffic Statistics for the month:

That a total of 66 vessels had arrived at the public port facilities during the month of November; 19 deep draft arrivals and 47 inland barges and a total of 142 invoices were issued. Further, that 11 deep draft vessels were already on schedule for December arrival.

Total revenue tons for the month of November were 298,435.4 short tons. Total throughput for the first five months of fiscal year 2023 was 1,681,807.7 short tons.

B. Harvest loaded out 2 barge of crude oil totaling 6,948.7 short tons.

C. NGL loaded out 2 barges of crude oil totaling 12,896.4 short tons.

D. Seadrift Coke loaded 6 barges from 1 ship of Needle Coke totaling 9,948.7 short tons.

E. 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.

Felicia Harral, Port Engineer, reported the following:

A. Matagorda Ship Channel Improvement Project updates for November included PED updates, Pipeline relocation updates, Geotechnical Sampling, Environmental Sampling, Cultural Survey (Archeology) & Environmental Survey (Oyster).

B. Matagorda Ship Channel, FY 2021 Maintenance Dredging update.

C. South Peninsula Development Project updates included LD-1 Dredging updates, Bean Tract Wetlands Creation Project - South Peninsula Development & Mitigation Plan updates.

D. North Peninsula Office Complex updates included New Fiber Line & Paving Roadway and Parking Lot updates.

E. Other Port Project Updates included AN Vapor Combustion Unit Replacement Project, GCD Gangway Project, Cathodic Protection System, Monitor Coating, AEP Interaction, and Various Port Infrastructure projects.

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

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

Agenda Item No. 9: Review and Consideration of Receipt of Audited Financial Statements for Fiscal Year 2022 and all funds of the Calhoun Port Authority as prepared by Harrison, Waldrop & Uherek, LLP Certified Public Accountants.

No action was taken on this agenda item.

Agenda Item No. 10: Review and Consideration of an Amendment to the Calhoun Port Authority Bylaws Amending Appendix C with the New Commissioner District Maps Adopted at the November Regular Board Meeting.

The Board Members reviewed a copy of an order for approving a motion to amend Appendix C to the Calhoun Port Authority Bylaws and a copy of the new map that was approved by the Board at the November 9, 2022 meeting. Pursuant to review and discussion, a motion was made by Board Member J. C. Melcher, Jr. to approve the amendment to the Calhoun Port Authority Bylaws amending Appendix C with the New Commissioner District Maps. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously.

Agenda Item No. 11: Review and Consideration of the First Amendment to the Grazing and Farming Lease of 977.15 Acres by and between the Calhoun Port Authority and Alamo Beach Limited Partnership.

The Board Members reviewed a copy of the original lease that the Port has with Alamo Beach Limited Partnership along with the proposed first amendment. The base rent was increased by 5% to \$21.00 per acre annually and the Port now has a 90-day termination clause in place in the event of any future development on the property. Pursuant to review and discussion, a motion was made by Board Member Jay Cuellar to approve the First Amendment to the Grazing and Farming Lease of 977.15 Acres by and between the Calhoun Port Authority and Alamo Beach Limited Partnership. The motion was seconded by Board Secretary Johnny Perez and the motion passes. Board Member J. C. Melcher, Jr. voted against the motion.

Agenda Item No. 12: 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 9:39 a.m.

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 11:15 a.m. Board Chair Luis De La Garza announced that “No action or consensus had been taken in closed session”.

Agenda Item No. 14: Receive Chief Executive and Commissioners Comments.

No action was taken on this agenda item.

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 11:16 a.m. on Wednesday, December 14, 2022.



Luis De La Garza, Board Chair

ATTEST:



Johnny Perez, Board Secretary