

**CALHOUN PORT AUTHORITY
REGULAR MEETING
July 12, 2023**

A regular meeting of the Calhoun Port Authority was held on Wednesday, July 12 2023 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 # 2 – Jay Cuellar
Commissioner # 3 – Justin Weaver
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 – McLeod, Alexander, Powel & Apffel, PC
Felicia Harral – Director of Engineering
Miranda Malek – Finance Assistant

Others attending were:

John Novitsky – Max Midstream
Steve Svetlik – Max Midstream
William Burge – Max Midstream
Azad Cola – Max Midstream
JP Strickland – Alcoa
DD Turner – *The Wave*

Agenda Item No. 1: Call to Order:

Board Chair Johnny Perez 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 was led by Board Member Dan Krueger and a prayer was led by Board Secretary 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 June 14, 2023 Regular Meeting and the Thursday June 29, 2023 Special Meeting.

The Board Members reviewed the minutes from the Wednesday, June 14, 2023 Regular Meeting and the Thursday, June 29, 2023 Special Meeting. Pursuant to further review and discussion, a motion

was made by Board Member Jay Cuellar to approve the minutes with the discussed changes. The motion was seconded by Board Secretary Luis De La Garza and the motion carried unanimously.

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 June 30, 2023:

- 1.) Accounts Receivable Report as of June 30, 2023
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 71% current as of June 30, 2023.

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

The Board Members reviewed the July 12, 2023 Port Operations Account disbursements. Pursuant to review, a motion was made by Board Member Jay Cuellar to approve disbursements and the corresponding transfers for July 12, 2023. The motion was seconded by Board Member Justin Weaver and the motion carried that the disbursements and the corresponding transfers be approved.

TRANSFER NO.	FUND ACCOUNT	AMOUNT
GROSS REVENUE FUND		
2022-041	To Port Operations Fund	\$87,936.49
2022-042	To Port Operations Fund	\$74,696.17
2022-043	To Port Operations Fund	\$718,487.32
	Total	\$881,119.98
MAINTENANCE & OPERATIONS FUND		
2022-043	To Port Operations Fund	
	Total	
BUSINESS DEVELOPMENT FUND		
2022-043	To Port Operations Fund	\$50,288.88
	Total	\$50,288.88
AN/NH3 OPERATING FUND		
2022-043	To Port Operations Fund	\$52,090.18
	Total	\$52,090.18
TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT		\$983,499.04

INTERFUND TRANSFERS

DATE	FROM	TO	AMOUNT
7/12/23	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 74 vessels had arrived at the public port facilities during the month of June; 21 deep draft arrivals and 53 inland barges and a total of 145 invoices were issued. Further, that 12 deep draft vessels were already on schedule for July arrival.

Total revenue tons for the month of June were 300,772.2 short tons. Total throughput for fiscal year 2023 was 3,809.622.0 short tons.

B. NGL loaded out 8 barges totaling 20,025.3 short tons.

C. Harvest loaded out 4 barges totaling 14,208.0 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.

Felicia Harral, Port Engineer, reported the following:

A. Matagorda Ship Channel Improvement Project updates for June 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. North Peninsula Projects consisted of road and parking improvements.

D. South Peninsula Development Project updates included Bean Tract Wetlands Creation Project - South Peninsula Development & Mitigation Plan updates.

E. Other Port Project Updates included AN Vapor Combustion Unit Replacement Project, GCD Gangway Project, GCD Fender Replacement, Cathodic Protection System, SPCCC updates 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 Member Jay Cuellar to approve the Board Members Committee Attendance and Committee travel requests. The motion was seconded by Board Secretary Luis De La Garza and the motion carried unanimously.

Agenda Item No. 9: Review and Consideration of 2023 GICA Sponsorship.

The Board Members reviewed a copy of an agenda for the 118th Annual Gulf Intracoastal Canal Association's Convention to be held in New Orleans, Louisiana. Pursuant to further review and consideration, a motion was made by Board Secretary Luis De La Garza to approve a GICA Sponsorship

in the amount of \$2,500.00. The motion was seconded by Board Member Jay Cuellar and the motion carried unanimously.

Agenda Item No. 10: 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 Johnny Perez 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 9:27 a.m.

Agenda Item No. 11: Return to Open Session and take any action deemed necessary based on discussion in Closed Session.

The Board adjourned the Closed Session at 12:21 p.m. Board Chair Johnny Perez announced that “No action or consensus had been taken in closed session”.

Agenda Item No. 12: Review and Consideration of a Lease for 10,000 Square feet of Warehouse between the Calhoun Port Authority and PBX Texas Group LLC.

The Board Members reviewed a copy of a warehouse lease agreement for approximately 10,000.00 square feet at \$0.50 per square foot per month or \$5,000.00 per month. Pursuant to further review and discussion, a motion was made by Board Member Jay Cuellar to approve the lease between the Calhoun Port Authority and PBX Texas Group LLC for a 10,000 square foot warehouse lease. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously.

Agenda Item No. 13: Review and Consideration of a License Agreement between the Calhoun Port Authority and Alcoa World Alumina LLC for Placement of a Temporary Pipeline.

The Board reviewed a copy of the proposed license agreement for a temporary HDPE pipeline that was approximately 1,784.95 feet and has a 12 inch outside diameter. Pursuant to further review and discussion, a motion was made by Board Member Jay Cuellar to approve the temporary license agreement between the Calhoun Port Authority and Alcoa World Alumina LLC. The motion was seconded by Board Member Justin Weaver and the motion carried unanimously.

Agenda Item No. 15: Review and Consideration of a Change Order to the Project Oversight Extension of the Bean Tract Wetlands Project for Lloyd Engineering.

Pursuant to further review and discussion, a motion was made by Board Member Jay Cuellar to approve the change order to the Project Oversight Extension of the Bean Tract Wetlands Project for Lloyd Engineering. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously.

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


No action was taken on this agenda item.

Agenda Item No. 16: 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 12:31 p.m. on Wednesday, July 12, 2023.



Johnny Perez, Board Chair

ATTEST:


Luis De La Garza, Board Secretary