

**CALHOUN PORT AUTHORITY
REGULAR MEETING
December 13, 2023**

A regular meeting of the Calhoun Port Authority was held on Wednesday, December 13, 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 # 1 – Marty Strakos
Commissioner # 2 – Jay Cuellar - absent
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 – Manager of Administration

Others attending were:

Rhonda Cummins – Point Comfort Seafarers Center
J. P. Strickland - Alcoa
John Novitsky – Max Midstream
Will Burdge – Max Midstream
Jack Wu – Formosa Plastics
Steve Marwitz
DD Turner – *The Wave* via telephone

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 and a prayer was led by Board Secretary Luis De La Garza.

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

Ms. Rhonda Cummins gave the Board an update on the Point Comfort Seafarers Center.

Agenda Item No. 4: Approve the minutes of the Wednesday November 8, 2023 Regular Meeting.

The Board Members reviewed the minutes from the Wednesday, November 8, 2023 Regular Meeting. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La

Garza to approve the minutes as presented. The motion was seconded by Board Member Justin Weaver 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 November 30, 2023:

- 1.) Accounts Receivable Report as of November 30, 2023
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable was 92% current as of November 30, 2023.

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

The Board Members reviewed the December 13, 2023 Port Operations Account disbursements. Pursuant to review, a motion was made by Board Secretary Luis De La Garza to approve disbursements and the corresponding transfers for December 13, 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	
	To Port Operations Fund	\$74,084.82
	To Port Operations Fund	\$85,347.43
	To Port Operations Fund	\$655,943.95
	Total	\$815,376.20
	MAINTENANCE & OPERATIONS FUND	
	To Port Operations Fund	
	Total	
	BUSINESS DEVELOPMENT FUND	
	To Port Operations Fund	\$81.50
	Total	\$81.50
	AN/NH3 OPERATING FUND	
	To Port Operations Fund	
	Total	
	TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT	\$815,457.70

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 83 vessels had arrived at the public port facilities during the month of November; 23 deep draft arrivals and 60 inland barges and a total of 154 invoices were issued. Further, that 13 deep draft vessels were already on schedule for December arrival.

Total revenue tons for the month of November were 396,597.4 short tons. Total throughput for fiscal year 2024 was 2,039,498.6 short tons.

B. Max loaded out 2 barges of crude oil totaling 7,290.7 short tons.

C. Harvest loaded out 4 barges of crude oil totaling 7,290.7 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 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. North Peninsula Projects provided a preliminary drawing of parking lot structures.

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, Max Energy Carbon Project 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 Luis De La Garza to approve the Board Members Committee Attendance/Committee Travel Requests. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously.

Agenda Item No. 9: Review and Consideration of the First Amendment to Bean Tract Wetlands Creation Project Agreement by and between the Calhoun Port Authority and RLB Contracting Inc.

The Board reviewed a copy of the first amendment to Bean Tract Wetlands Creation Project Agreement for an additional \$300,000.00 for the completion of the Bean Tract Wetland Project. The addition of this additional \$300,000.00 brings the total contract price to \$4,194,750.00 up from the original contract price of \$3,894,750.00. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the first amendment to Bean Tract Wetlands Creation Project. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously.

Agenda Item 10: Review and Consideration of Authorization for the Calhoun Port Authority to Participate in the Texas Ports Association's Martin and Associates Economic Impact Study.

The Board Members reviewed a copy of the last economic impact report the Port received from Martin and Associates from the last TPA study we participated in. The final cost of the study would be dependent on the number of ports that participate. It would range from \$20,900.00 - \$25,500.00. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to authorize the Calhoun Port Authority to participate in the Texas Ports Association's Martin and Associates Economic Impact Study. The motion was seconded by Board Member Justin Weaver and the motion carried unanimously.

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 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 9:49 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 10:58 a.m. Board Chair Johnny Perez announced that “No action or consensus had been taken in closed session”.

Agenda Item No. 11: Review and Consideration of an Interlocal Cooperation Agreement between Calhoun County, Texas and the Calhoun Port Authority Regarding Use of Port Property for County Precinct One Maintenance Facility.

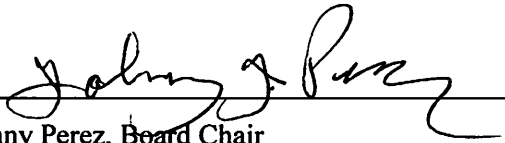
Members of the Board reviewed a copy of the Interlocal Cooperation agreement. The agreement states that the Port retains the right to the non-exclusive storage or location of materials, equipment or supplies as long as it does not interfere with the county's use and as long as the agreement stays in place. The county must also submit plans for the facility to the Port for approval prior to commencing construction and the Port will give the county written acceptance or rejection of the proposed plans. Also included was a 180-day termination clause for either party. Pursuant to further review and discussion, a motion was made by Board Secretary Luis De La Garza to approve the Interlocal Cooperation Agreement between Calhoun County, Texas and the Calhoun Port Authority regarding the Use of Port Property for County Precinct One Maintenance Facility. The motion was seconded by Board Member Dan Krueger and the motion carried unanimously.

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 11:00 a.m. on Wednesday, December 13, 2023.



Johnny Perez, Board Chair

ATTEST:



Luis De La Garza, Board Secretary