



PORT COMMISSION MEETING

Tuesday, July 06, 2021 at 10:00 AM
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

PUBLIC NOTICE OF MEETING

The following item will be addressed at this or any other meeting of the Port Commission upon the request of the chairman, any member(s) of Port Commission and/or the City Attorney:

Announcement by the Chairman that Port Commission will retire into closed session for consultation with City Attorney on matters in which the duty of the attorney to the Port Commission under the Texas disciplinary rules of professional conduct of the state bar of Texas clearly conflicts with the open meetings act (title 5, chapter 551, section 551.071(2) of the Texas government code).

(All matters listed under the Consent Agenda item are routine by the Port Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.)

AGENDA

Port Commission will consider/discuss the following items and take any action deemed necessary.

COVID-19 MEETING PROCEDURE

Public notice is hereby given that the Port Commission of the City of Port Lavaca, Texas, will hold a meeting TUESDAY, JULY 06, 2021 beginning at 10:00 a.m., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:

Due to COVID-19 concerns, social distancing guidelines will be encouraged for in-person attendance. The meeting will also be available via the video conferencing application "ZOOM".

Join Zoom Meeting:

<https://us02web.zoom.us/j/85131993492?pwd=eC93R0daME5JYXloNFpkOFBMTjFtZz09>

Meeting ID: 851 3199 3492

Passcode: 313755

One Tap Mobile +13462487799

Dial by your location

+1 346 248 7799 US (Houston)

CALL TO ORDER

COMMENTS FROM THE PUBLIC - Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting on Zoom by logging on with your computer and/or smart phone as described in the zoom invitation below or on Facebook Live through the comment section, which will be monitored and answered. As appropriate.

CONSENT AGENDA

1. CONDUCT ELECTIONS OF OFFICERS AND TAKE ANY ACTION DEEMED NECESSARY.
2. MINUTES OF REGULAR MEETING JUNE 8, 2021.
3. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT.

REPORTS

4. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND
 - a) Tariff Report
 - b) Account Aging Report
 - c) Payment Report
 - d) Revenue and Expenditure Report
 - e) Balance Sheet
 - f) Profit and Loss Cash Flow Report
5. RECEIVE STATUS REPORTS OF CAPITAL IMPROVEMENT PROJECTS
 - a) Upper Docks at City Harbor presented. Presenter Urban Engineering
 - b) Dredging of Smith Harbor. Presenter Urban Engineering
 - c) Renovations to Nautical Landings Marina Break-water - TPWL Grant. Presenter Urban Engineering
 - d) Improvements to the Nautical Landings Marina Building. Presenter Jim Rudellat
6. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS
 - a) Voluntary Restoration of disturbed final cover at the Harbor of Refuge Tract 16. Presenter Jody Weaver
 - b) Limited Phase II Environmental Site Assessment of Harbor of Refuge Tracts 16, 17 and 17A. Presenter Jody Weaver
 - c) Proposed Air Burner for Brush Operations and Cleanup at the Harbor of Refuge. Presenter Jody Weaver
 - d) Coastal Resiliency CGBG-MIT \$13,645,005.00 grant. Presenter Jody Weaver
7. RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT
 - a) City Harbor
 - b) Nautical Landings Building
 - c) Nautical Landings Marina
 - d) Smith Harbor
 - e) Harbor of Refuge
 - Status of discussion with Helena on tariffs
 - Review quarterly railroad inspection report dated May 21, 2021

RECEIVE REPORTS AND DISCUSS STATUS OF LEASES

8. NEW LEASE WITH MILLER SEAFOOD
9. NEW LEASE OF TRACT 9 AND 10 AT CITY HARBOR
10. NEW LEASE FOR POOR BOYS BAIT AT SMITH HARBOR

ACTION ITEMS: NEW BUSINESS

11. CONSIDER RECOMMENDATION TO CITY COUNCIL TO AMEND ORDINANCE NO. 8-16-85 TO REDUCE THE RIGHT-OF-WAY WIDTH OF LEONARD BUREN ROAD IN CITY HARBOR.
12. DISCUSS AMENDMENTS TO THE CURRENT AND STANDARD LEASE DOCUMENT.
13. DISCUSS AMENDMENTS TO CHAPTER 54 WATERWAYS APPENDIX A - FEES, RATES AND CHARGES.
14. DISCUSS AND REVIEW PROJECTS FOR 5-YEAR CAPITAL IMPROVEMENT PLAN.
15. ANNOUNCEMENT BY THE CHAIRMAN THAT THE PORT COMMISSION WILL RETIRE TO CLOSED SESSION.

TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY (DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE GOVERNMENTAL BODY IN NEGOTIATIONS WITH A THIRD PARTY), IN ACCORDANCE WITH CHAPTER 551, TITLE 5, SECTION 551.072 OF THE TEXAS GOVERNMENT CODE

16. RETURN TO OPEN SESSION AND TAKE ANY ACTION DEEMED NECESSARY WITH REGARD TO MATTERS IN CLOSED SESSION.
17. COMMENTS FROM THE COMMISSIONERS.

ADJOURNMENT**CERTIFICATION OF POSTING NOTICE**

This is to certify that the above notice of a regular meeting of The Port Commission of The City of Port Lavaca, scheduled for **Tuesday, July 06, 2021**, beginning at **10:00 a.m.**, was posted at city hall, easily accessible to the public, as of **05:00 p.m. Friday, July 02, 2021**.

Rachel Garza, *Administrative Assistant*

ADA NOTICE

The Port Lavaca City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the primary north entrance facing Mahan Street. Special parking spaces are located in the Mahan Street parking area. In compliance with the Americans with Disabilities Act, the City of Port Lavaca will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact City Secretary Mandy Grant at (361) 552-9793 Ext. 230 for assistance.

COMMUNICATION

SUBJECT: MINUTES OF REGULAR MEETING JUNE 8, 2021.

INFORMATION:



PORT COMMISSION MEETING

Tuesday, June 08, 2021, at 10:00 AM
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

MINUTES

STATE OF TEXAS §
COUNTY OF CALHOUN §
CITY OF PORT LAVACA §

MINUTES OF 06/08/2021 REGULAR PORT COMMISSION MEETING

The Agenda having been properly posted, Commissioner David Roberts called the meeting to order at 10:09 A.M. on Tuesday, June 8, 2021. Members attending were Commissioner Mike McGuire, Commissioner Sue Traylor, Commissioner Larry Nichols, Commissioner Michael Kovarek, and Commissioner Jamie O'Neil. City Staff attending were, City Manager Jody Weaver, Finance Director Susan Lang, Senior Accountant Blake Buller, Harbor Master Jim Rudellat and Rachel Garza. Visitors in attendance Matt Glaze, Urban Engineering.

Absent Member: Chairman Alex Davila

CONSENT AGENDA

1. ADMINISTER OATH OF OFFICE TO NEWLY APPOINTED COMMISSIONERS.
*Michael Kovarek was sworn in as a Port Commission Member.
James D. O'Neil was sworn in as a Port Commission Member.
Larry Nichols was sworn in as a Port Commission Member.*
2. CONDUCT ELECTIONS OF OFFICERS AND TAKE ANY ACTION DEEMED NECESSARY.
Tabled until July 6, 2021, Regular Port Commission Meeting.
3. SET REGULAR MEETING DATES AND TIMES FOR MONTHLY PORT COMMISSION MEETINGS.
*Motion was made to set the Regular Port Commission Meetings on the first Tuesday of the month prior to the Regular City Council Meetings.
Motion was made by Commissioner Sue Traylor and Seconded by Commissioner.
Motion carries*
4. MINUTES OF REGULAR MEETING MAY 4, 2021.
*A motion was made to approve the minutes by Commissioner Sue Traylor, Seconded by Commissioner Mike McGuire.
Motion Carries.*

5. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT.

Checklist submitted by Jim Rudellat, Harbor Master.

Commissioners discussed this agenda item.

No action necessary and none taken.

REPORTS

6. RECEIVE FINANCIAL REPORTS OF PORT REVENUE FUND

- a) Tariff Report
- b) Account Aging Report
- c) Payment Report
- d) Revenue and Expenditure Report
- e) Balance Sheet
- f) Profit and Loss Cash Flow Report

Account Aging Report: Jim Rudellat, Harbor Master will continue to follow up on all past due all accounts.

Cable One Inc. – Jody Weaver, City Manager and Susan Lang, Finance Director will reach out to Cable One regarding past due amount.

No action necessary and none taken.

7. RECEIVE STATUS REPORTS OF CAPITAL IMPROVEMENT PROJECTS

- a) Lower and Upper Docks at City Harbor
*The contractor has completed all work on the project.
Waiting on the contractor to submit final closeout documents.*
- b) Scully's Bulkhead and Finger Pier Repairs
This project is complete. The handrail was completed on the bulkhead during the first week of May and picture was given for Commissioners to view. The final invoice from Shirley & Sons was approved for payment on May 26, 2021.
- c) Dredging of Smith Harbor
The contract documents have been executed. Urban Engineering has reached out to Derrick Construction to have a pre-construction meeting.
- d) Renovations to Nautical Landings Marina Break-water - TPWL Grant
Received planning portion of the grant for design of the breakwater on 5-24-21.
- e) Improvements to the Nautical Landings Marina Building
*Still waiting scope of work from Victor Fredrickson for the door replacement.
Working on facelift on front building — removed old plants and repairing sign.*

8. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS

- a) GLO cleanup of old Bilge Reclamation Site at City Harbor.
Regarding the Port Lavaca bilge reclamation unit, our contractor has visited the sites and will start the demolition, removal and clean-up of the Port Lavaca location later this week. We hope to see it completed between the 3rd and the 9th of June. We were lucky that our contractor was able to shift their schedule and quickly accommodate our request. My project leader, Rusty Moon, will contact Jim Rudellat and brief him on the operation and we will inform you when it is nearing completion. Granted, this timetable will be heavily

dependent on weather and any emergency events that may pull our team away.

- b) **Voluntary Restoration of disturbed final cover at the Harbor of Refuge Tract 16.**
RLB leases Tracts 16, 17 and 17A at the Harbor of Refuge and last year they had excavated along the shoreline in order to make repairs to a barge. The excavation was done without the knowledge or consent of the City. A short time after this excavation was performed the surge from Hurricane Hannah caused erosion of the sides of the excavation and exposed some trash cells. The city worked with the US Army Corps of Engineers and TCEQ to permit a voluntary restoration of the disturbed final cover of the old landfill. We have received approval of our voluntary restoration plan and RLB has agreed to complete the restoration work, at no cost to the City, prior to the end of June. The work involves providing 18" of clay soil and 6" of topsoil over an area about 150' x 95' and graded to drain.
Update: *With all of the recent rains, this work has not been done*

- c) **Limited Phase II Environmental Site Assessment of Harbor of Refuge Tracts 16, 17, and 17A.**
As you will see in the report, we ended up with an exceedance of a TRRP protective concentration level (PCL) — arsenic in one groundwater sample. I suspect this is related to the proximity to the coast as discussed in the report but don't have a ton of information to offer an alternative explanation for the detection. I don't see arsenic in the soil samples at concentrations of concern. Could be related to old landfill activities or arsenic in the area runs a little higher. The water quality in that temp well sample indicates a coastal influence for sure (high TDS and chlorides).

Your options...

- 1) *If you want a determination from the agency, we send the report in and let the chips fall as they may. Might get lucky and they agree with the TRRP exclusion, and no further action would be required;*
- 2) *Install a single permanent monitoring well and sample for arsenic. See if we get a different result. The sample was from a temp well so it's possible it's a suspended solids issue (even though we did analyze a lab filtered sample, so likely it's a dissolved issue). The other GW sample fell way below the arsenic PCL. So, the issue appears to be localized. If it comes back clean or below PCL, this will solidify the exclusion from TRRP.*

A motion was made to recommend to City Council to accept option 1 of the Phase II Report - TRRP Screening.

Motion was made by Commissioner Mike McGuire, Seconded by Commissioner Larry Nichols. Motion Carries.

- d) **Proposed Air Burner for Brush Operations and Cleanup at the Harbor of Refuge.**
Update Report: *We are actively looking into purchasing some nearby property which would be the site of the air burner, with the required buffer area and land available for staging of the brush. The long-term goal is to relocate our recycling center from George Street to this new location, which would provide better truck access and make it easier for the citizens to practice recycling. If we find that the property is available, we will review the plans with TCEQ to make sure there are no glitches in getting a permit for the site prior to actually purchasing it and the burner. If, however, we find in the next month or so that we are not able to purchase land as hoped, we will then consider engaging an engineer to begin the study to see whether it's possible to permit the air burner somewhere on the Harbor of Refuge site.*

9. RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT

a) City Harbor

- Miller Seafood working on lease, which is up July 30, 2021.
- Urban Surveying scheduled to survey track 10 this week.
- Bilge Reclamation Facility was cleaned up May 26, 2021, turned back over to the city.

b) Nautical Landings Building

- Working on facelift on front building — removed old plants and repairing sign.
- Victor Fredrickson working on a scope to replace the doors.

c) Nautical Landings Marina

- John Pena, City won court case and he is paid up in full.
- Dominic Diodato, we are awaiting court date.
- Matt Estes awaiting Probate.
- Horizon Environmental been onsite 11 times since last PC meeting.

d) Smith Harbor

- Poor Boys Bait, we are working on lease, up August 31, 2021.

e) Harbor of Refuge

- Helena Agri- Enterprises awaiting to schedule meeting to discuss tariffs.
- Helena Agri — Enterprises is wanting 3 acres to build truck rack — we have sent a proposal amendment to lease but have not heard back.
- Helena Agri- Enterprises wants to build a new Liquid storage tank on tract 6 — need to verify.
- Equalizer, Inc — City Hall has received some dockage charge payments, we are waiting on a detail 'wort on to show breakdown.
- Been in talks with the Police Chief about camera system for HOR.
- Diamond K track evaluation done May 27, 2021, needs repairs made within next six months waiting on cost proposal.

RECEIVE REPORTS AND DISCUSS STATUS OF LEASES10. RECEIVE Report on Status of new lease with Miller Seafood at City Harbor: Presenter Jim Rudellat

Miller Seafood's Lease at City Harbor expires on July 31, without an option for renewal. I am working with Curtis Miller on a new lease document that will be effective on August 1st. I am using the Standard Lease document that was established for Helena at the Harbor of Refuge as a starting point. I am making edits and will consult with the City Attorney in preparing the final document that I will bring to the Port Commission in July for comments and a recommendation(s) for Council action.

11. RECEIVE Report on Status of new lease of Tract 9 and 10 at City Harbor: Presenter Jim Rudellat

Update: I solicited bids from 3 surveying firms and contracted with the low bidder, Urban Surveying to prepare a boundary and improvements survey of the City's property on the north side of City Harbor (aka Tracts 9 and 10). They should begin work next week. The survey will show us where the road right-of-way is with regard to the dock and other improvements on the property. With the survey information, Council can then consider the possibility of reducing the right-of-way width to 25 or 30 ft.

ACTION ITEMS: NEW BUSINESS

12. CONSIDER recommendation to City Council regarding proposed Amendment to the current and Standard Lease document of the Section entitled Delinquent Payments: Presenter Jody Weaver

I am recommending the following amendment be made to the standard lease document and other applicable current leases. This amendment makes it clear that the city will not be sending a monthly invoice, that the rent and dock tariff is due on the 1st, and the other tariff charges and supporting documentation will be due on the 25th.

13. CONSIDER recommendation to City Council regarding a Moratorium on Rail Car Tariff charges, retroactive to October 1, 2020, to provide time to receive input from Helena Chemical: Presenter Jody Weaver

Tabled until July 6, 2021, Regular Port Commission Meeting

14. DISCUSS and Review Projects for 5-year Capital Improvement Plan: Presenter Jody Weaver

The plan adopted last year shows a proposed CIP expenditure in 2021/22 of \$635,000. I am asking for the Commission's input in identifying and prioritizing needed capital improvement projects in the next 5 years, and particularly for the 2021/22 fiscal years. One critically needed improvement that has been identified since last year's plan is shoreline protection for the east side of the land on the south side of the harbor. Increased erosion of this area has begun to expose some trash cells from the old landfill. Matt gave me a very preliminary cost estimate for about 1200 linear feet of rip rap shoreline of \$700,000. I am trying to look into grant opportunities to help fund this.

ADJOURNMENT

A motion was made by Commissioner Larry Nichols to adjourn the meeting. It was seconded by Commissioner Sue Traylor. The meeting was adjourned at 01:08 P.M.

COMMUNICATION

SUBJECT: RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT.

INFORMATION:

Port Lavaca Port Commission Monthly Building Inspection

Month: 6 JULY, 2021 Location: NLB

1. Doors:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: 16 April 2021 ordered three doors, six side lights and Three transom windows. Victor Fredrickson is going to write a scope of work to go out for bids.

2. Decking:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

3. Flooring:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

4. Windows:

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

5. Water Lines, Valves, Etc.

Condition: Satisfactory Unsatisfactory Not Applicable

6. Electrical & Lights

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

7. HVAC & Refrigeration:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments: **5 JUNE, 2021 AMERICAN COMMERCIAL CLEANED
A COIL IN SUITE 5.**

8. Roof:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

9. Parking:

Condition: Satisfactory **Unsatisfactory** Not Applicable

Comments: **WORKING ON PLANS FOR THE FRONT PARKING LOT
AND SIDEWALK.**

10. Fire Extinguishers:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

11. Hand Railing:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

12. Stairs & Steps

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

Harbor Master:

JS met

Port Lavaca Port Commission Monthly Inspection

Month: 6 JULY, 2021 Location: City Harbor

1. Bilge Reclamation Site

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: 1 APRIL 2021 SPOKE WITH RUSTY MOON WITH TGLO
WAS TOLD THEY HAVE AWARDED A CONTRACT BUT HE WOULD HAVE NO
FURTHER INFORMATION UNTIL IT WAS SIGNED. 26 MAY, 2021 FACILITY
WAS CLEANED AND SIGNED OFF BY RUSTY MOON WITH TGLO.

2. Decking

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

3. Main Frame & Floats

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

4. Dock Boxes

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

5. Water Lines, Valves, Etc.

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

6. Electrical & LightsCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

7. Pilings, Guides & RollersCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

8. Rub Rails & FendersCondition: **Satisfactory** Unsatisfactory **Not Applicable**

Comments:

9. Cleats & KeelsCondition: **Satisfactory** Unsatisfactory **Not Applicable**

Comments:

10. Gates & LocksCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

11. RailingCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

12. Cement CapCondition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

13. BulkheadCondition: **Satisfactory** **Unsatisfactory** Not Applicable

Comments:

NEED TO FILL IN WASHED AREAS BEHIND BULKHEAD ON EAST SIDE CITY HARBOR. Had Gonzales Construction look at Washed out areas 14 January 2021.

Harbor Master: _____

A handwritten signature in blue ink, appearing to read "B. Mott", is written over a horizontal line.

Port Lavaca Port Commission Monthly Inspection

Month: 6 JULY, 2021 Location: NLM / Smith Harbor

1. Gangway

Condition: Satisfactory Unsatisfactory Not Applicable
Comments:

2. Decking

Condition: Satisfactory Unsatisfactory Not Applicable
Comments:

3. Main Frame & Floats

Condition: Satisfactory Unsatisfactory Not Applicable
Comments:

4. Dock Boxes

Condition: Satisfactory Unsatisfactory Not Applicable
Comments: Dock A there are six dock boxes with broken hinges and
Three boxes missing.

5. Water Lines, Valves, Etc.

Condition: Satisfactory Unsatisfactory Not Applicable
Comments:

6. Electrical & Lights

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

7. Pilings, Guides & Rollers

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

8. Rub Rails & Fenders

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: Dock A there are two 6' sections of rub rail damaged.

9. Cleats & Kevels

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: Dock A 15 broken cleats, Dock B 2 broken cleats.

10. Gates & Locks

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

11. Dredging

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

DERRECK CONSTRUCTION WAS AWARDED BID BY CITY COUNCIL.
WILL START WORK 19 JULY,2021.

12. Cement Cap

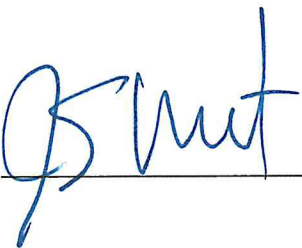
Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

13. Bulkhead

Condition: **Satisfactory** Unsatisfactory Not Applicable

Com

Harbor Master: 

Port Lavaca Port Commission Monthly Inspection

Month: 6 JULY, 2021 Location: Harbor of Refuge

1. Gangway

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

2. Railspur

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: WILL SCHEDULE REPAIRS IDENTIFIED IN QUARTERLY INSPECTION FROM DIAMOND K.

3. Main Frame & Floats

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

4. Environmental

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

5. Water Lines, Valves, Etc.

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

6. Electrical & Lights

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

7. PERMIT

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

8. Rub Rails & Fenders

Condition: Satisfactory **Unsatisfactory** Not Applicable

Comments: **5 APRIL 2021 FOUND SOME DAMMAGE TO THE VERTICAL
TIMBER AT THE OFFSET IN BULKHEAD " DESIGN PROBLEM" DAMMAGE WAS
DONE BEFORE INSTALLING FENDERS.**

9. Cleats & Kevels

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

10. Gates & Locks

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

11. Railing

Condition: Satisfactory Unsatisfactory **Not Applicable**

Comments:

12. Cement Cap

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

13. Bulkhead

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

COMMUNICATION

SUBJECT: RECEIVE FINANCIAL REORTS OF PORT REVENUE FUND

INFORMATION:

a) Tariff Report b) Account Aging Reportc) Payment Reportd) Revenue and Expenditure Report e) Balance Sheet f) Profit and Loss Cash Flow Report

HELENA CHEMICAL

TARIFF REPORT FY 2020-2021

TARIFF AMOUNT

FERTILIZER PAID @ \$0.65

BULK TONS PER TON

Date Received	Reference	Description	BARGE	RAIL	REPORTING MONTH	BULK TONS	FERTILIZER PAID @ \$0.65 PER TON
12/8/2020	1073937	HELENA CHEMICAL	17564.608	758.855	10/2020	18,323.463	\$11,910.25
12/15/2020	1074968	HELENA CHEMICAL	10932.05	750.38	11/2020	11,682.430	\$7,593.58
1/11/2021	1077696	HELENA CHEMICAL	10830.381	750.735	12/2020	11,581.116	\$7,527.73
1/25/2021	1079123	HELENA CHEMICAL	11389.382	0	01/2021	11,389.382	\$7,403.09
3/2/2021	1083209	HELENA CHEMICAL	2049.793	757.045	02/2021	2,806.838	\$1,824.44
3/25/2021	1086259	HELENA CHEMICAL	19806.853	1534.584	03/2021	21,341.437	\$13,871.93
4/19/2021	CREDIT	HELENA CHEMICAL	3017.336	1510.92	04/2021	4,528.256	\$2,943.37
5/20/2021	CREDIT	HELENA CHEMICAL	6050.23	0	05/2021	6,050.230	\$3,932.65
6/24/2021	1097010	HELENA CHEMICAL	12156.448	0	06/2021	12,156.448	\$6,002.71
		HELENA CHEMICAL			07/2021		PENDING PMT FOR JULY 2021
		HELENA CHEMICAL			08/2021		
		HELENA CHEMICAL			09/2021		

FY 2020-2021 - TOTAL \$63,009.75

03/2021	\$8,775.00	CREDIT / OVER PMT
	(\$2,943.37)	APRIL TARIFF
	\$5,831.63	REMAINING CREDIT 4/30/21
	(\$3,932.65)	MAY TARIFF
	\$1,898.98	REMAINING CREDIT 4/30/21



DRAFT SURVEY BY DISPLACEMENT

CC 1602

Barge Type : **RAKE**

Depth =	14.000 ft	Length of Box =	172.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9990 (LIGHT Condition)	Rake Length =	28.000 ft
Spec Grv =	0.9985 (LOADED Condition)	Rake Height =	14.000 ft

LIGHT FREEBOARDS

Fwd Port =	12 ft	1.250 in
Fwd Stbd =	12 ft	1.000 in
Mid Port =	12 ft	4.250 in
Mid Stbd =	12 ft	4.500 in
Aft Port =	12 ft	9.000 in
Aft Stbd =	12 ft	8.750 in

LOADED FREEBOARDS

Fwd Port =	5 ft	0.000 in
Fwd Stbd =	5 ft	0.500 in
Mid Port =	5 ft	0.000 in
Mid Stbd =	5 ft	1.000 in
Aft Port =	5 ft	1.500 in
Aft Stbd =	5 ft	1.000 in

Full Load:

Mean Draft =	8 ft	11.333 in
Volume (Cu. Ft.) =	58,878.465	

Light Barge:

Mean Draft =	1 ft	7.208 in
Volume (Cu. Ft.) =	10,139.803	

Cargo Deadweight:

Pounds =	3,037,874
Short Tons =	1,518.937
Metric Tons =	1,377.958
Long Tons =	1,356.194

Marine Technical Surveyors, Inc.

Tommy L. Prejean, Operations



KIRBY 30406, KIRBY 28017

RECAPITULATION

CERTIFICATE OF OFFICIAL QUANTITY BASED ON SHORE TANK FIGURES

<u>QUANTITY</u>	<u>SHORE FIGURES</u>	<u>BARGE FIGURES</u>	<u>SHORT TONS</u>
Pounds	12,643,954.00	Before	6,365.158
Long Tons	5,644.62	After	0.000
Metric Tons	5,735.208	Difference	6,365.158
Short Tons	6,321.977		

Details of shore figures and barge measurements are attached.

Marine Technical Surveyors, Inc.

Larry C. Zeringue, Operations

MARINE TECHNICAL SURVEYORS, INC.



DRAFT SURVEY BY DISPLACEMENT

MTC 1384

Barge Type : **RAKE**

Depth =	13.000 ft	Length of Box =	172.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9985 (LIGHT Condition)	Rake Length =	28.000 ft
Spec Grv =	0.9985 (LOADED Condition)	Rake Height =	12.750 ft

LIGHT FREEBOARDS

LOADED FREEBOARDS

Fwd Port =	11 ft	1.500 in	Fwd Port =	4 ft	1.250 in
Fwd Stbd =	11 ft	1.500 in	Fwd Stbd =	4 ft	1.000 in
Mid Port =	11 ft	4.500 in	Mid Port =	4 ft	1.000 in
Mid Stbd =	11 ft	4.750 in	Mid Stbd =	4 ft	2.500 in
Aft Port =	11 ft	9.000 in	Aft Port =	4 ft	3.250 in
Aft Stbd =	11 ft	9.000 in	Aft Stbd =	4 ft	4.500 in

Full Load:

Mean Draft =	8 ft	9.750 in
Volume (Cu. Ft.) =	58,206.321	

Light Barge:

Mean Draft =	1 ft	6.958 in
Volume (Cu. Ft.) =	10,017.282	

Cargo Deadweight:

Pounds =	3,003,930
Short Tons =	1,501.965
Metric Tons =	1,362.561
Long Tons =	1,341.040

Marine Technical Surveyors, Inc.

Tommy L. Prejean, Operations

WESTERN TOKYO
Granular Urea
Report of Survey
EuroChem Trading USA



May 9-13, 2021
Artco Stevedoring
Destrehan, LA
Ref. No. 21-2999

PO # 2385409

DRAFT SURVEY BY DISPLACEMENT

ART 35958

Barge Type : RAKE

Depth =	13.000 ft	Length of Box =	167.000 ft
Beam =	35.000 ft	Blige Radius =	0.500 ft
Spec Grv =	0.9985 (LIGHT Condition)	Rake Length =	28.000 ft
Spec Grv =	0.9985 (LOADED Condition)	Rake Height =	12.750 ft

LIGHT FREEBOARDS

Fwd Port =	11 ft	1.000 in
Fwd Stbd =	11 ft	1.250 in
Mld Port =	11 ft	4.750 in
Mid Stbd =	11 ft	5.250 in
Aft Port =	11 ft	9.250 in
Aft Stbd =	11 ft	9.500 in

LOADED FREEBOARDS

Fwd Port =	4 ft	4.750 in
Fwd Stbd =	4 ft	1.000 in
Mld Port =	4 ft	4.750 in
Mid Stbd =	4 ft	1.000 in
Aft Port =	4 ft	7.000 in
Aft Stbd =	4 ft	4.500 in

Full Load:

Mean Draft =	8 ft	8.167 in
Volume (Cu. Ft.) =	55,787.564	

Light Barge:

Mean Draft =	1 ft	6.833 in
Volume (Cu. Ft.) =	9,690.294	

Cargo Deadweight:

Pounds =	2,873,636
Short Tons =	1,436.768
Metric Tons =	1,303.416
Long Tons =	1,282.829

Marine Technical Surveyors, Inc.

Tommy L. Prejean

Tommy L. Prejean, Operations

RSB009

MARINE TECHNICAL SURVEYORS, INC.
P.O. BOX 509 * DONALDSONVILLE, LA 70346 * (225) 473-1700 * FAX (225) 473-8020

5/13/2021
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DRAFT SURVEY BY DISPLACEMENT

ART 44155

Barge Type : **RAKE**

Depth =	14.000 ft	Length of Box =	167.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9985 (LIGHT Condition)	Rake Length =	28.000 ft
Spec Grv =	0.9985 (LOADED Condition)	Rake Height =	13.750 ft

LIGHT FREEBOARDS

LOADED FREEBOARDS

Fwd Port =	12 ft	1.500 in	Fwd Port =	5 ft	9.000 in
Fwd Stbd =	12 ft	1.250 in	Fwd Stbd =	5 ft	8.000 in
Mid Port =	12 ft	5.500 in	Mid Port =	5 ft	7.000 in
Mid Stbd =	12 ft	5.250 in	Mid Stbd =	5 ft	6.750 in
Aft Port =	12 ft	9.500 in	Aft Port =	5 ft	5.000 in
Aft Stbd =	12 ft	9.250 in	Aft Stbd =	5 ft	5.500 in

Full Load:

Mean Draft =	8 ft	5.125 in
Volume (Cu. Ft.) =	53,737.444	

Light Barge:

Mean Draft =	1 ft	6.625 in
Volume (Cu. Ft.) =	9,564.136	

Cargo Deadweight:

Pounds =	2,753,602
Short Tons =	1,376.801
Metric Tons =	1,249.014
Long Tons =	1,229.287

Marine Technical Surveyors, Inc.

Tommy L. Prejean, Operations

MARINE TECHNICAL SURVEYORS, INC.

P.O. BOX 509 * DONALDSONVILLE, LA 70346 * (225) 473-1700 * FAX (225) 473-8020

RSB009

5/15/2021
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EQUALIZER / GULF MARK

TARIFF AMOUNT

Date Received	Reference	Description	CRUDE OIL	/	REPORTING MONTH	BARRELS OF CRUDE OIL	PAID @ \$0.10 PER BARREL
11/10/2020	1070812	EQUALIZER, INC.	OIL	/	10/2020	23,592.310	\$2,359.23
12/17/2020	1075186	EQUALIZER, INC.	OIL	/	11/2020	23,603.520	\$2,360.35
1/20/2021	1078760	EQUALIZER, INC.	OIL	/	12/2020	47,399.250	\$4,739.94
2/22/2021	1082380	EQUALIZER, INC.	OIL	/	01/2021	25,450.530	\$2,545.06
3/23/2021	1086046	EQUALIZER, INC.	OIL	/	02/2021	31,991.060	\$3,199.11
4/19/2021	1089346	EQUALIZER, INC.	OIL	/	03/2021	18,766.930	\$1,876.69
5/12/2021	1092242	EQUALIZER, INC.	OIL	/	04/2021	18,635.310	\$1,863.53
6/14/2021	1095952	EQUALIZER, INC.	OIL	/	05/2021	55,789.300	\$5,578.93
		EQUALIZER, INC.	OIL	/	06/2021		
		EQUALIZER, INC.	OIL	/	07/2021		
		EQUALIZER, INC.	OIL	/	08/2021		
		EQUALIZER, INC.	OIL	/	09/2021		
FY 2020-2021 - TOTAL							\$24,522.84

PENDING PMT FOR JUNE 2021

From : Camin Cargo Control
To : GulfMark Energy Inc.

Attn : Megan Grall / GulfMark Energy Inc.
Shelly Smith / GulfMark Energy Inc.

megang@gulfmarkenergy.com
shellys@gulfmarkenergy.com

Load Recap - Original

Product : CRUDE OIL
Vessel : FMT - 3194
Location : Gulfmark -Port Lavaca, TX
Tank(s) - 1
Date : 16-MAY-2021
File NA° : PVI-12334
Ref. NA° : VG210501-B

QUANTITIES - CRUDE OIL

Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F 2,668.44
Free Water 0.00

GSV

Barrels @ 60 °F 2,668.44
Gallons @ 60 °F 112,074.48

Long Tons - Air 378.650
Metric Tons - Air 384.726
Short Tons - Air 424.088
Kilograms - Air 384,726.0
Pounds - Air 848,175.0

API Gravity @ 60 °F (T) 24.2

NSV

Barrels @ 60 °F 2,666.87
Gallons @ 60 °F 112,008.54

Long Tons - Air 378.427
Metric Tons - Air 384.499
Short Tons - Air 423.838
Kilograms - Air 384,499.0
Pounds - Air 847,676.0

S&W % 0.059**
S&W Vol. 1.57
S&W Source

** Quality based on individual open and close of shore tank.

Total Vessel Quantities

Vessel : FMT - 3194

TCV, Bbls @ 60 °F 2,649.70
Free Water 0.00
GSV

From : Camin Cargo Control
To : GulfMark Energy Inc.

Attn : Megan Grall / GulfMark Energy Inc.
Shelly Smith / GulfMark Energy Inc.

megang@gulfmarkenergy.com
shellys@gulfmarkenergy.com

Load / RECAP - Original

Product : CRUDE OIL
Vessel : MM - 82
Location : Gulfmark -Port Lavaca, TX
Tank(s) - 2 | 1
Date : 23-MAY-2021
File NA° : PVI-12338
Ref. NA° : ER210501-A

QUANTITIES - CRUDE OIL

Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F 19,449.05
Free Water 0.00
GSV

Barrels @ 60 °F 19,449.05
Gallons @ 60 °F 816,860.10

Long Tons - Air 2,756.260
Metric Tons - Air 2,800.489
Short Tons - Air 3,087.011
Kilograms - Air 2,800,489.0
Pounds - Air 6,174,022.0

API Gravity @ 60 °F (C) 24.4

NSV

Barrels @ 60 °F 19,435.75
Gallons @ 60 °F 816,301.50

Long Tons - Air 2,754.375
Metric Tons - Air 2,798.574
Short Tons - Air 3,084.900
Kilograms - Air 2,798,574.0
Pounds - Air 6,169,800.0

S&W % 0.068**
S&W Vol. 13.30
S&W Source

** Quality based on individual open and close of shore tank.

Total Vessel Quantities

Vessel : MM - 82

TCV, Bbls @ 60 °F 19,655.36
Free Water 0.00
GSV

From : Camille Cargo Control
To : GulfMark Energy Inc.

Attn : Megan Grall / GulfMark Energy Inc.
Shelly Smith / GulfMark Energy Inc.

megang@gulfmarkenergy.com
shellys@gulfmarkenergy.com

Load RECAP - Original

Product : CRUDE OIL
Vessel : MM - 316
Location : Gulfmark -Port Lavaca, TX
Tank(s) - 1
Date : 16-APR-2021
File N° : PVI-12306
Ref. N° : ER210401-A

QUANTITIES - CRUDE OIL

Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F 15,032.41
Free Water 0.00

GSV

Barrels @ 60 °F 15,032.41
Gallons @ 60 °F 631,361.22

Long Tons - Air 2,130.347
Metric Tons - Air 2,164.533
Short Tons - Air 2,385.989
Kilograms - Air 2,164,533.0
Pounds - Air 4,771,978.0

API Gravity @ 60 °F (T) 24.4

NSV

Barrels @ 60 °F 15,018.88
Gallons @ 60 °F 630,792.96

Long Tons - Air 2,128.430
Metric Tons - Air 2,162.584
Short Tons - Air 2,383.841
Kilograms - Air 2,162,584.0
Pounds - Air 4,767,683.0

S&W % 0.090**

S&W Vol. 13.53

S&W Source

** Quality based on individual open and close of shore tank.

Total Vessel Quantities

Vessel : MM - 316

TCV, Bbls @ 60 °F 15,116.57
Free Water 0.00

GSV

From : Camin Cargo Control
To : GulfMark Energy Inc.

Attn : Meghan Grall / GulfMark Energy Inc.
Shelly Smith / GulfMark Energy Inc.

megang@gulfmarkenergy.com
shellys@gulfmarkenergy.com

Load Record - Original

Product : CRUDE OIL
Vessel : MM - 95
Location : Gulfmark -Port Lavaca, TX
Tank(s) - 1
Date : 11-MAY-2021
File NA° : PVI-12321
Ref. NA° : ER210402-A

QUANTITIES - CRUDE OIL

Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F 15,069.37
Free Water 0.00
GSV

Barrels @ 60 °F 15,069.37
Gallons @ 60 °F 632,913.54

Long Tons - Air 2,136.958
Metric Tons - Air 2,171.249
Short Tons - Air 2,393.392
Kilograms - Air 2,171,249.0
Pounds - Air 4,786,785.0

API Gravity @ 60 °F (T) 24.3

NSV

Barrels @ 60 °F 15,051.29
Gallons @ 60 °F 632,154.18

Long Tons - Air 2,134.394
Metric Tons - Air 2,168.644
Short Tons - Air 2,390.521
Kilograms - Air 2,168,644.0
Pounds - Air 4,781,042.0

S&W % 0.120**
S&W Vol. 18.08
S&W Source

** Quality based on Individual open and close of shore tank.

Total Vessel Quantities

Vessel : MM - 95

TCV, Bbls @ 60 °F 14,970.68
Free Water 0.00
GSV

From : G/Min Cargo Control
 To : GulfMark Energy Inc.

Attn : Megan Grall / GulfMark Energy Inc.
 Shelly Smith / GulfMark Energy Inc.

megang@gulfmarkenergy.com
 shellys@gulfmarkenergy.com

Load RECAP - Original

Product : CRUDE OIL
 Vessel : FMT - 3194
 Location : Gulfmark -Port Lavaca, TX
 Tank(s) - 1
 Date : 22-APR-2021
 File N° : PVI-12310
 Ref. N° : VG210401-B

QUANTITIES - CRUDE OIL

Total Load Quantities - Based on Shore Figures

TCV, Barrels @ 60 °F 3,618.89
 Free Water 0.00
GSV

Barrels @ 60 °F 3,618.89
 Gallons @ 60 °F 151,993.38

Long Tons - Air 512.858
 Metric Tons - Air 521.088
 Short Tons - Air 574.401
 Kilograms - Air 521,088.0
 Pounds - Air 1,148,802.0

API Gravity @ 60 °F (T) 24.4

NSV

Barrels @ 60 °F 3,616.43
 Gallons @ 60 °F 151,890.06

Long Tons - Air 512.509
 Metric Tons - Air 520.734
 Short Tons - Air 574.011
 Kilograms - Air 520,734.0
 Pounds - Air 1,148,021.0

S&W % 0.068**
 S&W Vol. 2.46
 S&W Source

** Quality based on individual open and close of shore tank.

Total Vessel Quantities

Vessel : FMT - 3194

TCV, Bbls @ 60 °F 3,557.24
 Free Water 0.00
GSV

MILLER SEAFOOD

REPORTING MONTH SACKS OF OYSTERS TARIFF AMOUNT PAID @ \$0.30

Date Received	Reference	Description	OYSTERS	TONS	REPORTING MONTH	SACKS OF OYSTERS	TARIFF AMOUNT PAID @ \$0.30 PER SACK
12/2/2020	1072836	MILLER SEAFOOD	SACK	NONE	10/2020	NONE	NONE
12/2/2020	1072836	MILLER SEAFOOD	SACK	/	11/2020	435.000	\$130.50
1/5/2021	NONE	MILLER SEAFOOD	SACK	/	12/2020	0.000	\$0.00
2/1/2021	1079867	MILLER SEAFOOD	SACK	/	01/2021	60.000	\$18.00
3/1/2021	1083129	MILLER SEAFOOD	SACK	/	02/2021	3,234.000	\$970.20
4/1/2021	1086987	MILLER SEAFOOD	SACK	/	03/2021	2,853.000	\$855.90
5/3/2021	1090699	MILLER SEAFOOD	SACK	/	04/2021	2,522.000	\$756.60
6/1/2021	NONE	MILLER SEAFOOD	SACK	/	05/2021	0.000	\$0.00
6/30/2021	NONE	MILLER SEAFOOD	SACK	/	06/2021	0.000	\$0.00
		MILLER SEAFOOD	SACK	/	07/2021	PENDING PMT FOR JULY 2021	
		MILLER SEAFOOD	SACK	/	08/2021		
		MILLER SEAFOOD	SACK		09/2021		

FY 2020-2021 - TOTAL \$2,731.20

CITY OF PORT LAVACA MONTHLY TARIFF REPORT

DATE:

7-1-21

REPORTING PERIOD:

JUNE

(MONTH)

2021

(YEAR)

COMPANY NAME:

MILLER SEAFOOD CO INC

MAILING ADDRESS:

1102 BROADWAY

(P. O. Box Number or Street)

PORT LAVACA

(City)

TX

(State)

77979

(Zip Code)

<u>0</u> Tons	Tons of Fertilizer BARGE / RAIL	<u>0</u> (Name of Product)	@ 0.65¢ per ton
<u>0</u> Tons	Barrels of Crude Oil	<u>CRUDE OIL</u> (Name of Product)	@ 0.10¢ per barrel
<u>0</u> Tons	Sacks of Oysters	<u>OYSTERS</u> (Name of Product)	@ 0.30¢ per sack
<u>0</u> Tons	Barrels of Oysters	<u>OYSTERS</u> (Name of Product)	@ 0.90¢ per barrel
<u>0</u> Tons	Tons of Shrimp	<u>SHRIMP</u> (Name of Product)	@ \$8.00 per ton

Subject to the tariff adopted by the City of Port Lavaca Port Commission are hereby reported by the above-named company during the period covered hereby and payment in the amount of \$ 0 is attached hereto representing tariff due in accordance with above rate.

I hereby certify that this report is submitted in compliance with the requirements of the tariff adopted by the City of Port Lavaca Port Commission and the information reported hereby is true, correct and complete.

WITNESS MY HAND this 1 day of JULY, 2021.

PRESIDENT
(Title)

CURTIS O MILLER
(Printed Name)
Curtis Miller
(Duly Authorized Signature)

Port Commission's Main Office Phone Number:
Port Commission's Main Mailing Address:

(361) 552-9793 Ext. 221
City of Port Lavaca Port Commission

rgarza@portlavaca.org
202 N. Virginia St
Fax No.: (361) 552-6062
Port Lavaca, TX 77979

PRESTIGE OYSTER

Date Received	Reference	Description	OYSTERS	TONS	REPORTING		SACKS OF OYSTERS	TARIFF AMOUNT PAID @ \$0.30 PER SACK
					MONTH			
11/9/2020	NONE	PRESTIGE OYSTER	NONE	/	10/2020		0.000	\$0.00
12/23/2020	NONE	PRESTIGE OYSTER	NONE	/	11/2020		0.000	\$0.00
1/28/2021	NONE	PRESTIGE OYSTER	NONE	/	12/2020		0.000	\$0.00
3/2/2021	1083226	PRESTIGE OYSTER	NONE	/	01/2021		493.530	\$444.18
3/23/2021	1086045	PRESTIGE OYSTER	NONE	/	02/2021		1,960.930	\$1,764.84
4/22/2021	1089549	PRESTIGE OYSTER	NONE	/	03/2021		620.000	\$186.00
5/7/2021	1091746	PRESTIGE OYSTER	NONE	/	04/2021		206.000	\$61.80
6/14/2021	NONE	PRESTIGE OYSTER	NONE	/	05/2021		0.000	\$0.00
		PRESTIGE OYSTER	NONE	/	06/2021			
		PRESTIGE OYSTER	NONE	/	07/2021			
		PRESTIGE OYSTER	NONE	/	08/2021			
		PRESTIGE OYSTER	NONE	/	09/2021			
FY 2020-2021 - TOTAL								\$2,456.82

PENDING PMT FOR JUNE 2021

ZONE: 99
 STAT: Active

PAGE: 1
 CONTRACTS: NO

Item #4.

ACCOUNT NO#	NAME	LAST PAY	ST	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE
99-1303-00	RLB CONTRACTING, INC.	4/06/2021	A	15,000.00CR					15,000.00CR
99-1415-00	PRESTIGE OYSTER, INC	6/04/2021	A	6,051.67CR					6,051.67CR
99-1583-05	WILD REEF SEAFOOD LLC	6/17/2021	A	3,200.00CR					3,200.00CR
99-1733-02	BIG BEAR SHRIMP & SEAFOO	6/21/2021	A	4,431.63CR					4,431.63CR
99-1734-00	MILLER SEAFOOD CO INC	6/01/2021	A						0.00
99-1745-00	T. W. LaQUAY MARINE, LLC	4/06/2021	A	1,350.00	1,350.00				2,700.00
99-1746-00	T. W. LaQUAY MARINE, LLC	4/06/2021	A	4,227.02	4,227.02				8,454.04
99-1783-00	EQUALIZER INC	6/02/2021	A	1,996.50					1,996.50
99-1800-01	POOR BOYS BAIT SHOP (LEA	6/15/2021	A						0.00
99-1801-01	REYNA-RUBIO, AUSENCIO	6/14/2021	A						0.00
99-1810-00	HELENA CHEMICAL COMPANY	6/01/2021	A						0.00
99-1883-00	CABLE ONE, INC	6/02/2021	A	677.19	677.19	677.19	474.37		2,505.94
99-1893-00	PRESTIGE OYSTER'S INC.	6/04/2021	A						0.00
99-1909-01	EDWARD D JONES & CO. (HEA	6/02/2021	A	579.58CR					579.58CR
99-1913-02	SOMETHING MORE MEDIA, IN	5/17/2021	A	514.36					514.36
99-1923-06	BAY LTD	6/17/2021	A	1,410.00CR					1,410.00CR
99-1930-01	PORT LAVACA PLUMBING	6/29/2021	A	524.64CR					524.64CR
99-1931-06	G4S SECURE SOLUTIONS (US	6/04/2021	A	250.00CR					250.00CR
99-1932-05	G4S SECURE SOLUTIONS (US	6/04/2021	A	250.00CR					250.00CR
99-1933-03	SPIRETEK INTERNATIONAL,	6/28/2021	A	3,268.39CR					3,268.39CR
99-1963-04	HUSSONG, KEITH	5/25/2021	A						0.00
99-1973-06	SULLIVAN, TROY	4/27/2021	A	508.26CR					508.26CR
99-1983-08	PEREZ-DEL RIO, JOSE FERN	6/08/2021	A						0.00
99-1993-04	RABE, MICHAEL	6/14/2021	A						0.00
99-2003-04	ROBERTS, PERCIVAL L	5/26/2021	A	6.00CR					6.00CR
99-2013-09	COX, TERRY	6/23/2021	A	264.60CR					264.60CR
99-2033-05	CRAWFORD, TINA	5/21/2021	A	302.00					302.00
99-2043-07	HUNSAKER, ROBERT	5/28/2021	A	184.00					184.00
99-2053-10	LARGENT, CRAIG	4/06/2021	A	302.00	302.00	296.00			900.00
99-2063-09	BAIN, NORMAN D	5/25/2021	A	367.50					367.50
99-2073-08	CORPORON, WESLEY	6/16/2021	A						0.00
99-2093-07	MASSARIA, TIM	5/26/2021	A						0.00
99-2103-07	BURKLAND, JERRY	6/11/2021	A						0.00
99-2153-04	ORSBON, LIZ	4/30/2021	A	291.90					291.90
99-2193-07	MCCOLLOUGH, DAVID	6/11/2021	A						0.00
99-2213-04	CAMPBELL, ED	6/15/2021	A						0.00
99-2223-10	BALLARD, SHAWN	6/10/2021	A	18.60CR					18.60CR
99-2233-06	CARTER, NICOLAS	6/11/2021	A	230.00CR					230.00CR
99-2253-07	WILEY, LEAH	5/19/2021	A	472.50					472.50
99-2273-06	JONES, CHARLIE	4/28/2021	A	176.40					176.40
99-2293-14	WALSH, TIMOTHY J.	6/04/2021	A	228.90CR					228.90CR
99-2313-13	DIODATO, DOMINIC	5/12/2020	A	472.50	472.50	472.50	472.50	2,457.00	4,347.00
99-2443-05	WALLER, KENNETH L. JR	6/02/2021	A						0.00
99-2453-08	DEWITT, TONY	6/10/2021	A	2,234.40CR					2,234.40CR
99-2589-05	WASICEK, LD	6/14/2021	A						0.00

**** BOOK # :0099 TOTAL ACCOUNTS: 45 27122.80CR 7028.71 1445.69 946.87 2457.00 15244.53CR

REPORT TOTALS TOTAL ACCOUNTS: 45 27122.80CR 7028.71 1445.69 946.87 2457.00 15244.53CR

Item #4.

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME	DESCRIPTION	CHECK #	AMOUNT
01-102621 UNIFIRST HOLDINGS, INC	I-815-0910478	504 51000523.03	CLEANING & JANITORIAL:	CLEANING SUPPLIES	57578	\$112.72
01-102621 UNIFIRST HOLDINGS, INC	I-815-0911127	504 51000523.03	CLEANING & JANITORIAL:	CLEANING SUPPLIES	57578	\$94.74
01-102621 UNIFIRST HOLDINGS, INC	I-815-0911787	504 51000523.03	CLEANING & JANITORIAL:	CLEANING SUPPLIES	57685	\$46.60
01-102621 UNIFIRST HOLDINGS, INC	I-815-0912436	504 51000523.03	CLEANING & JANITORIAL:	CLEANING SUPPLIES	57685	\$83.10
VENDOR TOTALS						\$337.16
01-102134 VICTORIA ENGINEERING	I-16606	504 51000544.75	DREDGING :	DREDGE SMITH HARBOR	57687	\$2,750.00
VENDOR TOTALS						\$2,750.00
REPORT GRAND TOTAL:						\$6,406.77

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2021

Item #4
501 REVENUE FUND
501 FUND SUMMARY

Target = 75%

REVENUE SUMMARY

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
USER & SERVICE CHARGES	621,500	621,500	0	59,346.14	528,145.13	0.00	93,354.87	84.98
FINES & FEES	0	0	0	0.00	0.00	0.00	0.00	0.00
OTHER REVENUE	1,306,075	1,336,275	(30,200)	0.00	880.41	0.00	1,335,394.75	0.07
GRANT AND CONTRIBUTION R	0	0	0	0.00	0.00	0.00	0.00	0.00
INTERGOVERNMENTAL REVENUE	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	1,927,575	1,957,775	(30,200)	59,346.14	529,025.54	0.00	1,428,749.62	21.02 89%

EXPENDITURE SUMMARY

TECHNOLOGY SERVICES	1,500	1,500	0	119.49	1,083.41	0.00	416.59	72.23
CITY HARBOR	0	0	0	0.00	28,900.82	7,554.86	36,455.68	0.00
HARBOR OF REFUGE	0	0	0	0.00	10,934.51	21,354.11	32,288.62	0.00
SMITH HARBOR	50,000	50,000	0	0.00	1,274.96	0.00	48,725.04	2.55
NAUTICAL LANDINGS MARINA	0	0	0	0.00	119.99	5,250.00	5,369.99	0.00
OPERATIONS	1,876,075	1,876,075	0	53,517.10	1,036,089.88	163,125.23	676,860.05	63.92
NON DEPARTMENTAL	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	1,927,575	1,927,575	0	53,636.59	1,078,403.57	197,284.20	651,887.39	66.18

REVENUES OVER/(UNDER) EXPENDITURES	0	30,200	(30,200)	5,709.55	549,378.03	(197,284.20)	776,862.23	2,472.39
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CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2021

Item #4
 504 F REVENUE FUND
 REV S

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET	
USER & SERVICE CHARGES									
436.01	CITY HARBOR-DOCK LEASE	95,000	95,000	0	8,414.17	85,701.52	0.00	9,298.48	
436.10	HAR REFUGE- DOCK RENTA	0	0	0	1,432.02	38,518.88	0.00	0.00	
436.11	HAR REFUGE-DOCK LEASES	247,000	247,000	0	26,470.05	203,212.86	0.00	43,787.14	
436.12	TARLIPS	130,000	130,000	0	11,581.64	85,844.59	0.00	44,155.41	
436.20	N I DOCK RENT- TRANSITE	1,000	1,000	0	0.00	545.90	0.00	454.10	
436.21	N I-DOCK LEASE	85,000	85,000	0	5,623.90	62,571.58	0.00	22,428.42	
436.22	N I -BIDG LEASE	50,000	50,000	0	5,824.36	50,599.80	0.00	599.80	
436.23	N I - BIDG RENTAL	5,000	5,000	0	0.00	1,150.00	0.00	3,850.00	
436.24	SMITH HARBOR RENT	8,500	8,500	0	0.00	0.00	0.00	8,500.00	
	TOTAL USER & SERVICE CHARGES	621,500	621,500	0	59,346.14	528,145.13	0.00	93,354.87	
	FINES & FORFEITURES								
442.01	LATE PAYMENT PENALTIES	0	0	0	0.00	0.00	0.00	0.00	
	TOTAL FINES & FORFEITURES	0	0	0	0.00	0.00	0.00	0.00	
OTHER REVENUE									
451.01	INTEREST INCOME	5,000	5,000	0	0.00	618.41	0.00	4,381.59	
455.01	OTHER FINANCING SOURCE	0	0	0	0.00	0.00	0.00	0.00	
459.10	2018 C. O. PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	
459.11	AUCTION PROCEEDS	0	0	0	0.00	0.00	0.00	0.00	
459.12	TML REIMBURSEMENTS	0	0	0	0.00	0.00	0.00	0.00	
459.71	WASHER-DRYER INCOME	150	150	0	0.00	262.00	0.00	112.00	
459.90	MISCELLANEOUS	0	0	0	0.00	0.00	0.00	0.00	
459.92	EQUITY BALANCE FORWARD	1,300,925	1,331,125	30,200	0.00	0.00	0.00	1,331,125.16	
	TOTAL OTHER REVENUE	1,306,075	1,336,275	30,200	0.00	880.41	0.00	1,335,394.75	
GRANT AND CONTRIBUTION R									
481.01	GENERAL LAND OFFICE RE	0	0	0	0.00	0.00	0.00	0.00	
482.01	CAPITAL CONTRIBUTIONS	0	0	0	0.00	0.00	0.00	0.00	
	TOTAL GRANT AND CONTRIBUTION R	0	0	0	0.00	0.00	0.00	0.00	
INTERGOVERNMENTAL REVENUE									
493.00.1	XFER IN- FUND 001	0	0	0	0.00	0.00	0.00	0.00	
	TOTAL INTERGOVERNMENTAL REVENUE	0	0	0	0.00	0.00	0.00	0.00	
	TOTAL REVENUES	<u>1,927,575</u>	<u>1,957,775</u>	<u>(30,200)</u>	<u>59,346.14</u>	<u>529,025.54</u>	<u>0.00</u>	<u>1,428,749.62</u>	<u>27.02</u>

Item #4
 504 REVENUE FUND
 TECHNOLOGY SERVICES
 DEPARTMENTAL EXPENDITURES

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2021

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50070536.504 CABLE & INTERNET	1,500	1,500	0	119.49	1,083.41	0.00	416.59	72.23
TOTAL SERVICES	1,500	1,500	0	119.49	1,083.41	0.00	416.59	72.23
TOTAL TECHNOLOGY SERVICES	1,500	1,500	0	119.49	1,083.41	0.00	416.59	72.23

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2021

Item #4
 504 PORT REVENUE FUND
 CITY HARBOR
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50800533.20	0	0	0	0.00	28,900.82	7,554.86	36,455.68	0.00
TOTAL SERVICES	0	0	0	0.00	28,900.82	7,554.86	36,455.68	0.00
MAINTENANCE								
50800542.21	0	0	0	0.00	0.00	0.00	0.00	0.00
50800543.22	0	0	0	0.00	0.00	0.00	0.00	0.00
50800543.24	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL CITY HARBOR	0	0	0	0.00	28,900.82	7,554.86	36,455.68	0.00

Item #4
 50 REVENUE FUND
 HA OF REFUGE
 DEPARTMENTAL EXPENDITURES

CITY OF FORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2021

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50820533.20 CONTRACTED SERV- HOR	0	0	0	0.00	10,934.51	21,354.11	32,288.62	0.00
TOTAL SERVICES	0	0	0	0.00	10,934.51	21,354.11	32,288.62	0.00
MAINTENANCE								
50820542.21 R & M- INFRASTRUCTURE	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL HARBOR OF REFUGE	0	0	0	0.00	10,934.51	21,354.11	32,288.62	0.00

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: JUNE 30TH, 2021

Item #4
 501 REVENUE FUND
 SMH HARBOR
 DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50840533.20	50,000	50,000	0	0.00	1,274.96	0.00	48,725.04	2.55
TOTAL SERVICES	50,000	50,000	0	0.00	1,274.96	0.00	48,725.04	2.55
MAINTENANCE								
50840542.21	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SMITH HARBOR	50,000	50,000	0	0.00	1,274.96	0.00	48,725.04	2.55

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2021

Item #4
501 REVENUE FUND
501 L LANDINGS MARINA
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50860533.20	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES	0	0	0	0.00	0.00	0.00	0.00	0.00
MAINTENANCE								
50860542.03	0	0	0	0.00	119.99	0.00 (	119.99)	0.00
50860542.21	0	0	0	0.00	0.00	5,250.00 (	5,250.00)	0.00
50860542.25	0	0	0	0.00	0.00	0.00	0.00	0.00
50860543.26	0	0	0	0.00	0.00	0.00	0.00	0.00
50860543.27	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	0	0	0	0.00	119.99	5,250.00 (	5,369.99)	0.00
TOTAL NAUTICAL LANDINGS MARINA	0	0	0	0.00	119.99	5,250.00 (	5,369.99)	0.00

Item #4
PORT REVENUE FUND
OPERATIONS

DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
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PERSONNEL SERVICES

51000511.01	SALARIES & WAGES	66,139	66,139	0	5,448.80	50,868.76	0.00	15,270.04	76.91
51000511.06	SALARIES & WAGES-TEMP	0	0	0	0.00	0.00	0.00	0.00	0.00
51000511.07	SALARIES & WAGES-OVERT	0	0	0	0.00	0.00	0.00	0.00	0.00
51000512.05	EMPLOYER-SOCIAL SECURI	5,161	5,161	0	394.94	3,695.28	0.00	1,465.40	71.60
51000512.10	EMPLOYER-T.M.R.S.	4,134	4,134	0	336.20	3,144.33	0.00	989.35	76.07
51000512.20	GROUP H/D INS PREMIUMS	16,637	16,637	0	772.39	6,192.22	0.00	10,445.18	37.22
51000512.30	WORKER'S COMPENSATION	1,849	1,849	0	0.00	960.61	0.00	887.99	51.96
51000512.31	UNEMPLOYMENT INSURANCE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000512.40	SAFETY PAY	500	500	0	0.00	503.39	0.00	3.39	100.68
TOTAL PERSONNEL SERVICES	94,419	94,419	0	6,952.33	65,364.59	0.00	29,054.57	69.23	

MATERIALS & SUPPLIES

51000521.01	OFFICE	800	800	0	0.00	903.74	0.00	103.74	112.97
51000523.03	CLEANING & JANITORIAL	3,500	3,500	0	337.16	2,516.67	0.00	983.33	71.90
51000524.19	COVID-19 EXPENDITURES	0	0	0	0.00	0.00	0.00	0.00	0.00
51000525.01	FUEL	600	600	0	0.00	24.14	0.00	575.86	4.02
51000526.01	GENERAL SAFETY & TOOLS	300	300	0	0.00	9.99	0.00	290.01	3.33
51000528.03	NON-CAPITALIZED ASSETS	0	0	0	0.00	0.00	0.00	0.00	0.00
51000529.11	LIGHTING & DECORATION	2,000	2,000	0	0.00	1,193.33	0.00	806.67	59.67
TOTAL MATERIALS & SUPPLIES	7,200	7,200	0	337.16	4,647.87	0.00	2,552.13	64.55	

SERVICES

51000531.01	TRAVEL & TRAINING	500	500	0	0.00	504.95	0.00	4.95	100.99
51000531.04	DUES, SUBSCR., & PUBLI	200	200	0	0.00	8.16	0.00	191.84	4.08
51000532.01	AUDIT FEES	2,985	2,985	0	0.00	1,200.00	0.00	1,785.00	40.20
51000532.06	HEALTH & FITNESS	0	0	0	0.00	120.28	0.00	120.28	0.00
51000532.07	LEGAL-REGULAR	5,000	5,000	0	0.00	3,372.00	0.00	1,628.00	67.44
51000533.14	CONTRACTED SERVICES	16,500	16,500	0	253.70	14,009.25	0.00	2,490.75	84.90
51000535.01	GENERAL LIABILITY INSU	1,900	1,900	0	0.00	1,694.99	0.00	205.01	89.21
51000535.10	WINDSTORM INS	8,500	8,500	0	0.00	0.00	0.00	8,500.00	0.00
51000535.11	FLOOD INS	1,375	1,375	0	0.00	1,374.00	0.00	1.00	99.93
51000536.01	ELECTRICITY	30,000	30,000	0	1,500.29	15,402.92	0.00	14,597.08	51.34
51000536.02	TELEPHONE	2,600	2,600	0	133.45	1,292.65	0.00	1,307.35	49.72
51000536.03	WATER	2,800	2,800	0	507.42	2,095.39	0.00	704.61	74.84
51000536.07	CABLE & INTERNET	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES	72,360	72,360	0	2,394.86	41,074.59	0.00	31,285.41	56.76	

MAINTENANCE

51000541.02	LANDSCAPING	15,000	15,000	0	0.00	0.00	0.00	15,000.00	0.00
51000542.03	R & M- BUILDING	0	0	0	0.00	523.59	747.00	1,270.59	0.00
51000542.21	R & M- INFRAST. (HARBO	0	0	0	0.00	120.00	0.00	120.00	0.00
51000542.25	R & M- BUILD (NAUTICAL	5,000	5,000	0	924.75	2,746.02	0.00	2,253.98	54.92
51000543.04	R & M- IMPROVEMENT OTB	2,500	2,500	0	0.00	0.00	0.00	2,500.00	0.00
51000543.06	R & M- IMPROVEMENTS (	0	0	0	0.00	0.00	0.00	0.00	0.00
51000543.22	R & M- BUILD (CITY HAR	1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
51000544.50	R & M- FURNITURE & EQU	1,000	1,000	0	0.00	104.99	0.00	895.01	10.50
51000544.55	R & M- VEHICLES & TRAI	500	500	0	0.00	518.63	0.00	18.63	103.73

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2021

Item #4
PORT REVENUE FUND
OPERATIONS

DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
51000544.65 R & M- MACHINERY & EQU	200	200	0	0.00	0.00	0.00	200.00	0.00
51000544.75 DREDGING	450,000	450,000	0	2,750.00	21,575.00	16,075.00	412,350.00	8.37
TOTAL MAINTENANCE	475,200	475,200	0	3,674.75	25,588.23	16,822.00	432,789.77	8.92
SUNDRY								
51000552.02 PRI & INT EXPENSE	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.03 BOND ISSUANCE COST- AM	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.15 DEBT SERVICE- PRINCIP	0	0	0	0.00	0.00	0.00	0.00	0.00
51000552.25 DEBT SERVICE- INTEREST	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.01 XFER OUT- FD 001- ADMT	35,583	35,583	0	2,965.25	26,687.25	0.00	8,895.75	75.00
51000553.02 XFER OUT- FD 310- '08	127,128	127,128	0	10,594.00	95,346.00	0.00	31,782.00	75.00
51000553.05 XFER OUT- FD 322 - 201	133,201	133,201	0	11,100.08	99,900.72	0.00	33,300.28	75.00
51000553.60 XFER OUT- FD 165 HAZAR	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.65 XFER OUT- FD 210 EDA G	0	0	0	0.00	0.00	0.00	0.00	0.00
51000553.80 XFER OUT- FD 220	0	0	0	0.00	0.00	0.00	0.00	0.00
51000554.81 DEPRECIATION EXPENSE	185,984	185,984	0	15,498.67	139,488.03	0.00	46,495.97	75.00
TOTAL SUNDRY	481,896	481,896	0	40,158.00	361,422.00	0.00	120,474.00	75.00
CAPITAL EXPENDITURES								
51000561.02 CE- LAND & IMPROVEMENT	0	0	0	0.00	0.00	0.00	0.00	0.00
51000562.03 CE- BUILDING & IMPROV	80,000	80,000	0	0.00	11,365.50	2,095.50	66,539.00	16.83
51000563.05 CE- INFRASTRUCTURE	665,000	665,000	0	0.00	526,627.10	144,207.73	5,834.83	100.88
TOTAL CAPITAL EXPENDITURES	745,000	745,000	0	0.00	537,992.60	146,303.23	60,704.17	91.85
TOTAL OPERATIONS	1,876,075	1,876,075	0	53,517.10	1,036,089.88	163,125.23	676,860.05	63.92

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2021

Item #4
504 DEPARTMENTAL REVENUE FUND
NON DEPARTMENTAL EXPENDITURES

ORIGINAL BUDGET AMENDED BUDGET BUDGET ADJUSTMENT CURRENT PERIOD YEAR TO DATE ACTUAL TOTAL ENCUMBRANCE BUDGET BALANCE % OF BUDGET

PERSONNEL SERVICES	GROUP H/D	INS CLAIMS	EMPLOYER-SOCIAL SECUR	EMPLOYER-TMRS	SAFETY PAY	TOTAL PERSONNEL SERVICES
59800512.03	0	0	0	0	0	0
59800512.05	0	0	0	0	0	0
59800512.10	0	0	0	0	0	0
59800512.40	0	0	0	0	0	0
TOTAL PERSONNEL SERVICES	0	0	0	0	0	0

SUNDRY	GROUP H/D	INS CLAIMS	TOTAL SUNDRY
5980051.203	0	0	0
TOTAL SUNDRY	0	0	0

TOTAL NON DEPARTMENTAL	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00
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TOTAL EXPENDITURES	1,927,575	1,927,575	0	0	53,636.59	1,078,403.57	197,284.20	651,887.39	0.00
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REVENUES OVER/(UNDER) EXPENDITURES	0	30,200 (30,200)	5,709.55 (549,378.03)	(197,284.20)	776,862.23	2,472.39-
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*** END OF REPORT ***

504-PORT REVENUE FUND

ACCOUNT# TITLE

ASSETS
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111.21	CLAIM ON CONS CASH	838,440.81	>	
112.11.6001	INVESTMENTS-LOGIC	752,886.49		
113.24	UNAPPLIED CREDITS (	4,375.02)		
113.27	PTC ACCTS RECEIVABLE (UB	63,546.17		
116.01.0001	PREPAID INSURANCE	11,430.85		
151.01.1000	LAND	1,919,338.57		838,440.81 +
152.01.1000	BUILDINGS	1,313,990.38		752,886.49 +
152.02.2000	ACCUM DEPRECIATION-BUIL (	757,535.28)		
153.01.1000	IMPROVEMENTS OTHER THAN	1,967,672.24		
153.02.2000	ACCUM DEPR-IMPR OTHER T (	1,561,633.44)		
154.01.1000	MACHINERY & EQUIPMENT	27,343.00		
154.02.2000	ACCUM DEPR-MACHINERY & (	27,343.00)		
155.01.1000	CONSTRUCTION IN PROGRESS	60,560.91		
156.01.1000	INFRASTRUCTURE	4,590,627.69		
156.02.2000	ACCUM DEPREC.- INFRASTR (	2,735,687.54)		

002

1,591,327.30 *

6,459,262.83

TOTAL ASSETS

6,459,262.83
=====

LIABILITIES
=====

207.21	CUSTOMER DEPOSIT	400.00	
211.99	YMCA (	12.53)	
212.30	ACCRUED VACATION	1,606.28	
213.01	BOND PREMIUM (SERIES '18	99,435.95	
216.20.3006	BONDS PAYABLE-CURRENT	160,000.00	
221.20	BONDS PAYABLE NON-CURREN	2,270,000.00	

2,531,429.70

TOTAL LIABILITIES

2,531,429.70

FUND EQUITY/BALANCE
=====

320.07	ENCUMBRANCES (	306,195.93)
320.08	RESERVE FOR ENCUMBRANCES	306,195.93
320.09	PRIOR YEAR ENCUMBRANCE	103,032.66
320.10	PRIOR YEAR RESERV/ENC (	103,032.66)
320.60	FUND BALANCE COMMITTED	90,552.00
320.65	NET INVEST. IN CAPITAL A	3,393,536.00

Port Commission Snapshot

	April	May	June	FYTD
City Harbor				
Revenue	\$ 6,564.17	\$ 6,814.17	\$ 6,814.17	\$ 71,301.52
Expenses	\$ 1,922.20	\$ 2,261.19	\$ 1,138.74	\$ 31,151.88
Gain / (Loss)	\$ 4,641.97	\$ 4,552.98	\$ 5,675.43	\$ 40,149.64
Harbor of Refuge				
Revenue	\$ 26,686.15	\$ 26,584.00	\$ 39,483.71	\$ 327,576.33
Expenses	\$ 7,814.56	\$ 9,859.99	\$ 7,026.72	\$ 72,348.51
Gain / (Loss)	\$ 18,871.59	\$ 16,724.01	\$ 32,456.99	\$ 255,227.82
Nautical Landings				
Revenue	\$ 14,348.42	\$ 13,946.70	\$ 11,448.26	\$ 115,129.28
Expenses	\$ 4,870.64	\$ 6,696.13	\$ 5,261.00	\$ 63,076.06
Gain / (Loss)	\$ 9,477.78	\$ 7,250.57	\$ 6,187.26	\$ 52,053.22
Smith Harbor				
Revenue	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 14,400.00
Expenses	\$ 468.53	\$ 301.53	\$ 267.38	\$ 4,169.60
Gain / (Loss)	\$ 1,131.47	\$ 1,298.47	\$ 1,332.62	\$ 10,230.40
Total Gain / (Loss)	\$ 34,122.81	\$ 29,826.02	\$ 45,652.30	\$ 356,168.31

Cash Profit and Loss Statement

	April	May	June	FYTD
City Harbor				
Dock Lease	\$ 6,564.17	\$ 6,814.17	\$ 6,814.17	\$ 71,301.52
Oyster Tarrifs				\$ -
Total City Harbor	<u>\$ 6,564.17</u>	<u>\$ 6,814.17</u>	<u>\$ 6,814.17</u>	<u>\$ 71,301.52</u>
Harbor of Refuge				
Tarrifs				
Oil	\$ 1,876.69	\$ 1,863.53	\$ 5,578.93	\$ 24,540.84
Fertilizer			\$ 6,002.71	\$ 54,309.29
Oyster	\$ 1,041.90	\$ 818.40		\$ 6,994.46
Rentals				\$ -
Dock Rentals	\$ 7,285.41	\$ 3,383.15	\$ 1,432.02	\$ 32,576.82
Dock Leases	\$ 16,482.15	\$ 20,518.92	\$ 26,470.05	\$ 209,154.92
Total Harbor of Refuge	<u>\$ 26,686.15</u>	<u>\$ 26,584.00</u>	<u>\$ 39,483.71</u>	<u>\$ 327,576.33</u>
Nautical Landings				
Dock Rent				\$ 545.90
Dock Lease	\$ 8,075.86	\$ 7,122.34	\$ 5,623.90	\$ 62,571.58
Building Lease	\$ 6,122.56	\$ 5,824.36	\$ 5,824.36	\$ 50,599.80
Building Rentals	\$ 150.00	\$ 1,000.00		\$ 1,150.00
Washer-Dryer				\$ 262.00
Miscellaneous				\$ -
Total Nautical Landings	<u>\$ 14,348.42</u>	<u>\$ 13,946.70</u>	<u>\$ 11,448.26</u>	<u>\$ 115,129.28</u>
Smith Harbor				
Dock Rentals	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 14,400.00
Total Smith Harbor	<u>\$ 1,600.00</u>	<u>\$ 1,600.00</u>	<u>\$ 1,600.00</u>	<u>\$ 14,400.00</u>
Interest Income	<u>\$ 52.64</u>	<u>\$ 48.35</u>		<u>\$ 618.41</u>
Total Income	<u><u>\$ 49,251.38</u></u>	<u><u>\$ 48,993.22</u></u>	<u><u>\$ 59,346.14</u></u>	<u><u>\$ 529,025.54</u></u>

Cash Profit and Loss Statement

	April	May	June	FYTD
City Harbor				
Overhead Allocation	\$ 1,922.20	\$ 1,284.19	\$ 1,138.74	\$ 14,417.46
R&M Building				\$ -
Contracted Services		\$ 977.00		\$ 28,900.82
Total City Harbor	\$ 1,922.20	\$ 2,261.19	\$ 1,138.74	\$ 43,318.28
Harbor of Refuge				
Overhead Allocation	\$ 7,814.56	\$ 5,009.99	\$ 6,598.29	\$ 59,699.73
Electricity			\$ 428.43	\$ 2,587.42
R&M Infrastructure				\$ 120.00
Contracted Services		\$ 4,850.00		\$ 10,934.51
Total Harbor of Refuge	\$ 7,814.56	\$ 9,859.99	\$ 7,026.72	\$ 73,341.66
Nautical Landings				
Overhead Allocation	\$ 4,201.67	\$ 2,628.38	\$ 1,913.17	\$ 23,481.59
Cable & Internet	\$ 119.49	\$ 119.49	\$ 119.49	\$ 1,083.41
R&M Building		\$ 6.59	\$ 924.75	\$ 2,746.02
Cleaning & Janitorial	\$ 186.40	\$ 297.88	\$ 337.16	\$ 2,516.67
Lighting & Decoration				\$ 1,193.33
Contracted Services		\$ 268.48	\$ 253.70	\$ 14,009.25
Windstorm Insurance				\$ -
Flood Insurance		\$ 1,374.00		\$ 1,374.00
Electricity		\$ 1,724.87	\$ 1,071.86	\$ 12,815.50
Telephone	\$ 168.44	\$ 171.45	\$ 133.45	\$ 1,292.65
Water	\$ 194.64		\$ 507.42	\$ 2,095.39
R&M Improvement OTB		\$ 104.99		\$ 623.62
Total Nautical Landings	\$ 4,870.64	\$ 6,696.13	\$ 5,261.00	\$ 63,231.43
Smith Harbor				
Overhead Allocation	\$ 468.53	\$ 301.53	\$ 267.38	\$ 2,934.89
Contracted Services				\$ 1,274.96
Total Smith Harbor	\$ 468.53	\$ 301.53	\$ 267.38	\$ 4,209.85
Total Expenses	\$ 15,075.93	\$ 19,118.85	\$ 13,693.84	\$ 184,101.22
Operating Cash Flow	\$ 34,175.45	\$ 29,874.37	\$ 45,652.30	\$ 358,279.48
CE - Buildings	\$ 7,030.50	\$ 4,335.00		\$ 11,365.50
CE - Infrastructure	\$ 9,986.83	\$ 16,569.70		\$ 526,627.10
Dredging			\$ 2,750.00	\$ 21,575.00
Net Cash Flow	\$ 17,158.12	\$ 8,969.67	\$ 42,902.30	\$ (246,301.54)

Balance Sheet

	As of 4/30/2021	As of 5/31/2021	As of 6/30/2021
Ending Cash Assets			
Ending Cash	\$ 861,665.82	\$ 843,072.71	\$ 838,440.81
Investments Logic	\$ 752,838.14	\$ 752,838.14	\$ 752,886.49
Total Ending Cash Assets	\$ 1,614,503.96	\$ 1,595,910.85	\$ 1,591,327.30

<u>PO#</u>	<u>Task Order</u>	<u>Contractor</u>	<u>Project Description</u>	<u>Ordered</u>	<u>Received</u>	<u>Outstanding</u>
01-10387	#15	Victoria Engineering	City Harbor Dock	\$ 24,950.00	\$ 17,395.14	\$ 7,554.86
01-10438		J & S Contractors, Inc	Marina Ballast	\$ 5,250.00		\$ 5,250.00
01-10444		J & S Contractors, Inc	Low Docks	\$ 180,731.49	\$ 65,703.47	\$ 115,028.02
01-10446		J & S Contractors, Inc	Dock B	\$ 134,233.62	\$ 127,521.94	\$ 6,711.68
01-10448	#18	Victoria Engineering	Smith Harbor Dredging	\$ 37,650.00	\$ 21,575.00	\$ 16,075.00
01-10511		Civilcorp, LLC	Aerial Photography	\$ 2,438.62	\$ 1,219.31	\$ 1,219.31
01-10530	#22	Victoria Engineering	Harbor of Refuge Restoration	\$ 25,000.00	\$ 4,865.20	\$ 20,134.80
01-10552		Diamond K Service	Emergency repairs on Helena track	\$ 63,745.00	\$ 41,276.97	\$ 22,468.03
01-10584		Victoria Builder Supply	Doors, Windows, & Glass	\$ 4,191.00	\$ 2,095.50	\$ 2,095.50
					Total	\$ 196,537.20

Less Budgeted Capital Improvement Projects

1	Texas Parks & Wildlife Match	\$	125,000.00
2	Break Water (Task Order #20)	\$	40,000.00
3	Building Improvements	\$	80,000.00
4	Smith Harbor Dredging	\$	307,850.00
5	Master Plan	\$	50,000.00
		Total	\$ 602,850.00

Less Commitments

1	FY 20/21 Remaining Bond Payments	\$	65,082.24
		Total	\$ 65,082.24

Total Uncommitted Funds

		\$	726,857.96
		Total	\$ 65,082.24

For Informational Purposes only (Does not effect Port Commission Balance Sheet)

Fund 175 FEMA	Low Docks	\$ 287,328.51
Fund 175 FEMA	Dock B	\$ 97,912.38
Total Fund 175 FEMA		<u>\$ 385,240.89</u>

COMMUNICATION

SUBJECT: RECEIVE STATUS REPORTS OF CAPITAL IMPROVEMENT PROJECTS

INFORMATION:

a) Upper Docks at City Harbor presented. Presenter Urban Engineeringb) Dredging of Smith Harbor. Presenter Urban Engineeringc) Renovations to Nautical Landings Marina Break-water - TPWL Grant. Presenter Urban Engineeringd) Improvements to the Nautical Landings Marina Building. Presenter Jim Rudellat

Project Reporting Date	7/1/2021
Project Name	Upper Dock City Harbor Dock Repairs
Engineer	Urban Engineering
Contractor	N/A

Notice of Award	N/A
Notice To Proceed	N/A
Completion Date	N/A
Final Inspection	N/A

Status Summary
Submitted plans for Port Commission Review. Pending approval, we plan to advertise the project to bid in mid to late July

Project Reporting Date	7/1/2021
Project Name	Smith Harbor Dredging
Engineer	Urban Engineering
Contractor	Derrick Construction

Notice of Award	4/13/2021
Notice To Proceed	7/1/2021
Completion Date	10/23/2012
Final Inspection	n/a

Status Summary
<p>The pre-construction meeting was held 7-1-21. Derrick intends to be on site the week of July 19 to begin dredging. Once the harbor is deep enough for equipment, they will remove the piling, concrete, boat house, etc.</p>

Agenda 5b

NOTICE TO PROCEED

Dated: July 1, 2021

TO: Derrick Construction Company, Inc.

ADDRESS: P.O. Box 1046
Rockport, TX 78381

CONTRACT: Dredging approximately 9,300 cubic yards of material from Smith Harbor and the removal of an existing boat house, piers and other debris from Smith Harbor in Port Lavaca, Texas.


PROJECT: Smith Harbor Dredging for the City of Port Lavaca, Texas

You are notified that the Contract Times under the above contract will commence to run on July 12, 2021. By that date, you are to start performing your obligations under the Contract Documents. In accordance with Article 4 of the Agreement, the date of Substantial Completion is October 9, 2021 (90 calendar days), and the date of readiness for final payment is October 23, 2021 (104 calendar days).

Before you may start any Work at the Site, paragraph 2.05.C of the General Conditions provides that you and Owner must each deliver to the other (with copies to Engineer and other identified additional insureds) certificates of insurance which each is required to purchase and maintain in accordance with the Contract Documents.

Also, before you may start any Work at the Site, you must: N/A

URBAN ENGINEERING

By: 
Matt A. Glaze, P.E.
Project Engineer

Copy to OWNER

EJCDC No. 1910-23 (1996 Edition)
Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

Project Reporting Date	7/1/2021
Project Name	Nii Maiana Breakwater
Engineer	Urban Engineering
Contractor	n/a

Notice of Award	n/a
Notice To Proceed	n/a
Completion Date	n/a
Final Inspection	n/a

Status Summary
Completed probing and soundings at the existing breakwater site. Scheduled for detailed design mid to late July.

COMMUNICATION

SUBJECT: RECEIVE STATUS REPORTS ON SPECIAL PROJECTS

INFORMATION:

a) Voluntary Restoration of disturbed final cover at the Harbor of Refuge Tract 16. Presenter Jody Weaver
b) Limited Phase II Environmental Site Assessment of Harbor of Refuge Tracts 16, 17 and 17A. Presenter Jody Weaver
c) Proposed Air Burner for Brush Operations and Cleanup at the Harbor of Refuge. Presenter Jody Weaver
d) Coastal Resiliency CGBG-MIT \$13,645,005.00 grant. Presenter Jody Weaver

CITY OF PORT LAVACA

PORT COMMISSION MEETING: JULY 6, 2021

DATE: 7.02.2021

TO: PORT COMMISSION

CC: JIM RUDELLAT, HARBOR MASTER

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: VOLUNTARY RESTORATION OF DISTURBED FINAL COVER AT THE HOR TRACT 16

Randy Boyd sent me an email on June 22 reporting that no progress has been made due to all the rain the site has experienced. He stated they will complete the restoration as soon as the weather allows.

Recall that the scope includes providing 18" of clay soil and 6" of top soil over an area about 150' x 95' and graded to drain.

July 1, 2021

Texas Commission on Environmental Quality
Corrective Action MC-127
Austin, Texas



Subject: Limited Phase II Environmental Site Assessment / TRRP Applicability Determination
Harbor of Refuge – City of Port Lavaca (site)
FM 1090 South of Port Lavaca
Port Lavaca, Texas
RN102335361, CN600755052

On behalf of our client, the City of Port Lavaca, CRG Texas Environmental Services, Inc. (CRG Texas) is pleased to present this summary report detailing the observations and findings from the recent limited Phase II Environmental Site Assessment (ESA) conducted at the above-mentioned site. The Harbor of Refuge Site is located just south of Port Lavaca, Texas off S. Virginia Street. A portion of the land is the site of a former landfill disposal site which accepted construction and other non-hazardous debris during its operation.

The limited Phase II included the installation of several 4 near surface soil borings and conversion of two of those borings to temporary groundwater monitoring wells (TMWs), collection of soil and groundwater samples for laboratory chemical analysis, and preparation of a Phase II ESA report. This effort was implemented to further evaluate minor exceedances of soil-to-groundwater transfer protective concentration levels (PCLs) documented during a recent Phase I ESA conducted on the property.

A total of four (4) soil borings were installed using a direct-push drilling rig at locations identified proximal to the sampling locations conducted during the recently completed Phase I ESA. The soil borings were advanced to a depth of 20 feet below grade. Groundwater was encountered in all 4 borings at depths of 7-12.5 feet below grade. A Texas-Licensed Water Well Driller performed all boring related activities under the supervision of a Texas-licensed Professional Geoscientist.

Soil samples recovered from each soil boring were continuously screened for odors and staining, and organic vapor concentrations were measured using an portable photoionization detector (PID). Samples were collected from each soil boring for laboratory chemical analyses as follows.

- Soil samples were collected at an approximate depth of 5 ft below grade, and from the highest observed PID response or the apparent capillary fringe (typically 10-12.5 ft) just above the soil-groundwater interface.
- Two borings were converted to temporary monitoring wells from which groundwater samples were collected.
- Soil and groundwater samples were analyzed for the listed analytes as presented below:

- Total petroleum hydrocarbons (TPH) by Texas Method 1005;
- Volatile organic compounds (VOCs) by Method 8260;
- Metals by EPA Method 6010/6020/7471 as appropriate for the specific sample locations;

Given the proximity to the coast, groundwater samples were also analyzed for chlorides and total dissolved solids. The data was useful in determining the likely groundwater classification and applicable protective concentration levels (PCLs).

In the Phase I initial soil samples, arsenic, barium and lead were reported at concentrations exceeding the respective Tier I soil to groundwater transfer PCL in 3 of 5 surface soil samples. As such, the Phase II ESA was conducted to evaluate the groundwater exposure pathway. Detected COC concentrations in soil were initially evaluated against Tier I PCLs. Tier II PCLs were then calculated based upon site-specific parameters. None of the detected concentrations exceeded the compound specific calculated Tier II PCLs. It does not appear there is a soil issue requiring further investigation.

In groundwater, arsenic was reported at a concentration of 0.0928 mg/L in the initial field preserved sample, SB-3 (GW). An unpreserved aliquot of this sample was further analyzed for dissolved arsenic after being laboratory filtered. In the unpreserved, lab filtered sample, arsenic was reported at a concentration of 0.0426 mg/L. This concentration does exceed the Tier I Groundwater Ingestion PCL (0.01 mg/L) and, as such, the arsenic exceedance would be governed by TRRP.

The arsenic concentration in the other temporary well, SB-4 (GW), was reported at an estimated concentrations of 0.00212 mg/L, which is well below the Tier I Groundwater Ingestion PCL (0.01 mg/L). It should be noted, that the observed exceedance is limited to one sample which was collected from a temporary monitor well in close proximity to the coast (within 50 feet). The groundwater sample from this location also had a chloride concentration of 1,370 mg/L and a TDS of 3,040, indicating brackish water influenced by the waters of the nearby Lavaca & Matagorda Bays. Elevated levels of arsenic have been reported in Bay waters and documented in the literature in the Gulf Coast aquifer and other regional aquifers.

Groundwater arsenic concentrations are much higher in the southwestern area of the Gulf Coast (29 percent of wells exceed the MCL) than elsewhere in the Gulf Coast (3.5 percent of wells exceed the MCL). The sources of arsenic vary. GIS analysis indicates that groundwater arsenic concentrations are not necessarily related to cotton production. Some counties with high levels of arsenic contamination do not have any cotton production. In other areas, high arsenic concentrations in the shallow subsurface and correlation with nitrate suggests fertilizer or arsenical pesticide sources for another profile. The remaining profiles had low arsenic levels (< 10 ug/kg) that showed no systematic variation with land use or with depth (Gates, et. al, 2011).

Lead was also reported at a concentration of 0.0313 mg/L in the initial field preserved sample, SB-3 (GW). An unpreserved aliquot of this sample was further analyzed for dissolved lead after being laboratory

filtered. Lead was reported at an estimated concentration of 0.000154 mg/L in the filtered sample. This concentration **does not** exceed the Tier I Groundwater Ingestion PCL (0.015 mg/L) and, as such, lead could likely be excluded as a COC.

There were no documented shallow groundwater wells within 0.5 miles of the site based on our review of the Texas Water Development Board website accessed May 17, 2021 (link shown below):
<https://www3.twdb.texas.gov/apps/WaterDataInteractive/GroundwaterDataViewer/?map=sdr>,

Although the site area adjacent to the Lavaca Bay, the site area passes the Tier I Exclusion Criteria Checklist (attached) as the affected portions are wholly contained within contiguous land characterized by: pavement, buildings, landscaped area, functioning cap, roadways, equipment storage area, manufacturing or process area, other surface cover or structure, or otherwise **disturbed** ground. There is no identified soil exposure pathway nor does there appear to be a pathway for impact to the nearest receiving body of water, Lavaca Bay. While COCs were detected in the identified media, there were no exceedances of Total Soil Combined or Soil-to-Groundwater transfer (soil) PCLs documented in the Phase II assessment.

Given the information provided herein and as found in the attached report, CRG Texas respectfully asks that the TCEQ consider exclusion of this site area from further action under TRRP.

Cordially,



John I. Hogue, P.G., CHMM, LPST-PM
Senior Environmental Scientist
CRG Texas Environmental Services, Inc.

Attachment:
Report - Phase II ESA - TRRP Screening.pdf

CITY OF PORT LAVACA

PORT COMMISSION MEETING: JULY 6, 2021

DATE: 7.02.2021
TO: PORT COMMISSION
CC: JIM RUDELLAT, HARBOR MASTER
FROM: JODY WEAVER, INTERIM CITY MANAGER
SUBJECT: PROPOSED AIR BURNER FOR BRUSH OPERATIONS AND CLEANUP AT HOR

UPDATE:

We have had no progress in the potential purchase of a tract of land for the Air Burner. I have been in communication with Commissioner David Hall about potential locations. At David's suggestion, I reached out to the Port Authority about land they have near Alamo Beach, but it doesn't look like that is available. David Hall has been out of town this week, but next week I will again discuss with him the possibility of using an area of the Fairgrounds, at least for a temporary location. I may not have any new information to share until after our meeting on Tuesday.

CITY OF PORT LAVACA

DATE: 7.02.2021
PC MEETING: 7.06.2021
TO: PORT COMMISSION CC: J. RUDELLAT
FROM: JODY WEAVER, INTERIM CITY MANAGER
SUBJECT: CDBG-MIT GRANT COASTAL RESILIENCY PROJECT / RESTORE GRANT

Attached is a copy of the Application Summary for the \$13.6M CDBG-MITIGATION GRANT project recently awarded to the City of Port Lavaca. We are expecting to receive the contract from the General Land Office very soon.

The third page of this summary provides a conceptual plan of the project. Notice the notation that states “Barge removal activities are expected to occur under the TCEQ RESTORE Act grant already awarded to the City.” Progress with respect to the ReStore Act Funding has been very slow and riddled with issues in fine turning the submittal to the U.S. Treasury. In light of the recent award of the CDBG-MIT grant application, we have been in conversation with GLO and TCEQ and we are proposing to name the GLO as the beneficiary of the allocated ReStore Act Funds instead of the City of Port Lavaca. GLO will move forward in short order with the needed barge removal operations and will be reimbursed whenever the funds are released from the federal government.

We will funnel this project through the Port Commission for guidance and recommendations as with other waterfront capital improvement projects.

This is a very exciting project. Engineering and Grant Administration were already procured during the application phase, although a cost proposal for the design work must still be negotiated and signed. The engineering firm is Mott McDonald out of Corpus Christi and the grant administrator is KSBR Admin Services (Katy Sellers).

Port Lavaca Downtown Environmental Enhancement and Hazard Mitigation Living Shoreline Project for the Coastal Resiliency Program

The City of Port Lavaca would like to submit an application to the Texas General Land Office for funding under the Community Development Block Grant - Mitigation (CDBG - MIT) Coastal Resiliency Program. In particular, the City would seek funding associated with public infrastructure and flood mitigation measures for their Living Shoreline Project. It is vital for the resiliency of the city and its communities that the sustained damage caused by Hurricane Harvey is addressed.

During Hurricane Harvey, several areas in the city flooded with up to 9 feet of water, as registered by the US Geological Survey. High tides, storm surges and energies from Lavaca Bay inundated the city shorelines, which blocked the outflow discharge from the storm-water public sewer system that had been saturated by intense rain. The combination of elevated tides and blocked sewers caused the low-income communities in low areas to flood.

A storm surge mitigation project is needed to reduce the impacts of storm surges on the city's storm-water sewer outfall systems. Limiting surges to at least 6-8 feet would allow the system to control rain runoff and mitigate the impacts from another catastrophic event.

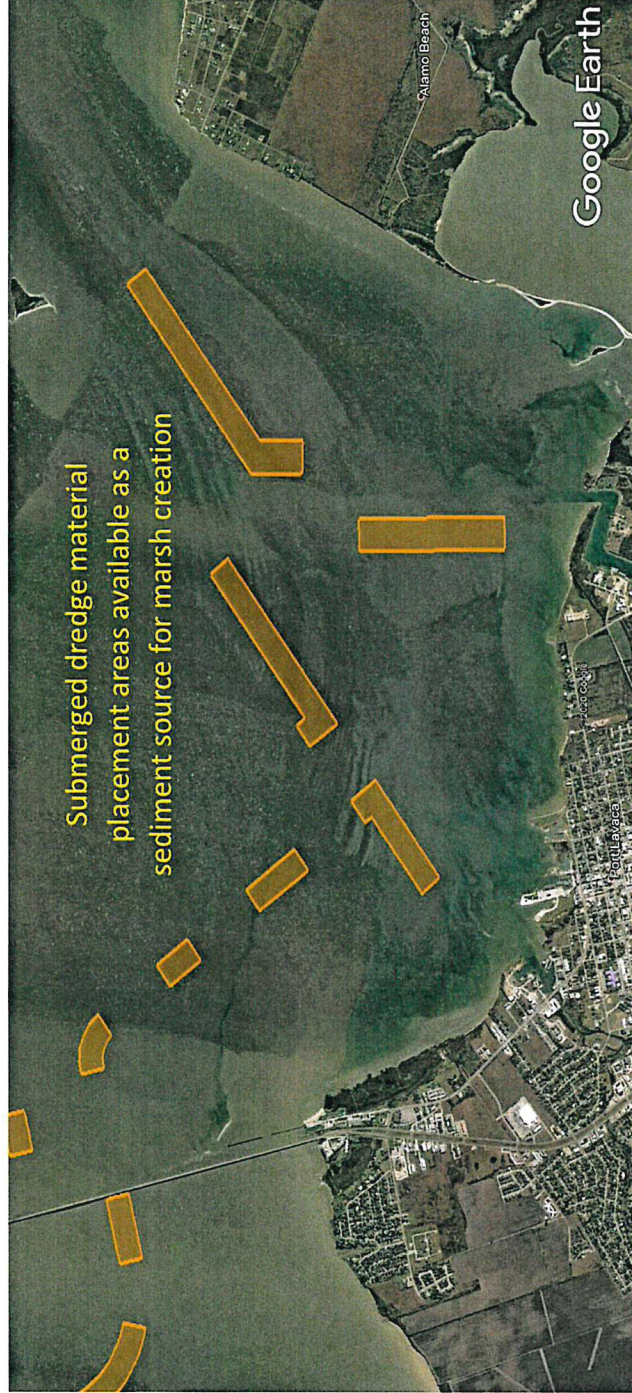
The City developed a Master Plan that identified the city's downtown area as an economic development asset to the region. This project would also protect that infrastructure, the main source of economic benefits for the City. This infrastructure provides employment and other benefits to low-income communities. The project would bring new investments to the protected areas, which will bring new businesses, employment, recreational and educational resources to the low-income population and visitors to the city.

The City is requesting CDBG-MIT funding to mitigate flood and storm impacts through construction of a Living Shoreline. The funding would be used for data collection, design, permitting, preparation of construction specifications and construction of a set of breakwaters that will be resilient enough to function as storm surge mitigation structures. This proposed infrastructure project is expected to significantly mitigate the effects of storm surges and reduce impacts to the storm-water sewer system that discharges to the bay. The project will be one of the main actions needed to mitigate the flooding risks of low-income communities in Port Lavaca. Additionally, the resilient design of this project is considered to be a living shoreline, which will enhance the environmental and recreational conditions in the downtown area.

Agenda 6-7

Goals:

- Mitigate the impacts of storm surges to the Port Lavaca downtown area through the construction of breakwaters/living shorelines as the main line of defense for storms.
- Protect the stormwater sewer outfalls that discharge into the bay to reduce the flooding of city streets caused by heavy rains combined with high tides.
- Utilize Beneficial Use of Dredge Material (BUDM) opportunities to enhance the shorelines through the creation of marsh habitats that will also serve as a natural line of defense to storm impacts.
- Create a set of oyster reefs-fish habitats to enhance the living shorelines; increase visitation, education and environmental sustainability of the shorelines; and act as an additional line of defense to storms impacts.
- Revitalize the downtown area for economic development and opportunities for the residents.



Restoration Concepts: Breakwaters/Living Shorelines, Marshes & Oyster Reefs (Fish Habitat) as Different Lines of Defense to Storm Surges and Environmental Sustainability



Proposed concept of the different lines of defense for storm surges at the Port Lavaca shorelines. The concept includes breakwaters/living shorelines with habitat restoration for environmental sustainability. Barge removal activities are expected to occur under the TCEQ RESTORE Act grant already awarded and will not interfere with the proposed storm protection project.

Port Lavaca Living Shorelines Engineer's Estimate of Probable Construction Costs

last updated: 8/25/2020

Item	Quantity	Unit	Unit cost	Living Shorelines with Marsh and Fish Habitats
Marine Components				
Mobilization/Demobilization	1	LS	10%	\$1,009,000
Site work/ contractor surveys	6	LS	\$50,000	\$300,000
Environmental Protection ¹	1	LS	\$75,000	\$75,000
North Breakwater ²	1,260	LF	\$2,250	\$2,835,000
South Breakwater	1,900	LF	\$2,250	\$4,275,000
North Oyster Reef	960	LF	\$625	\$600,000
South Oyster Reef	1200	LF	\$625	\$750,000
North Marsh	12,000	CY	\$31	\$375,000
South Marsh	28,000	CY	\$31	\$875,000
Construction total				\$11,094,000
Engineering ³	1	LS	10%	\$1,109,400
Construction Administration	1	LS	5%	\$554,700
Grant Administration	1	LS	8%	\$1,020,648
Total	Total			\$13,778,748

Notes:

1. Environmental protection for marsh includes silt fencing; for other aspects is environmental monitoring

2. Breakwaters are proposed at elevation +6.0 ft. Average depth at the site ~ -3 ft.
Breakwaters cost based on unit price of \$120/ton for armor stone; template requires ~15 tons/ft;
Unit price of breakwaters at +4.5 ft elevation is \$933/ft (~7.8 tons/ft)

3. Engineering includes data collection, regulatory permitting and design

From: Suzanne Nelson <suzanne.nelson.glo@recovery.texas.gov>

Agenda 6-D

Date: June 8, 2021 at 4:57:00 PM CDT

To: jwhitlow@portlavaca.org

Cc: Jody Weaver <jweavergoog7117@gmail.com>

Subject: Approval of Port Lavaca's MIT Costal Resiliency Living Shoreline Project

Mayor Whitlow,

I am pleased to let you know that the City of Port Lavaca's Living Shoreline project has been approved by the GLO. I will be in touch shortly to discuss next steps.

Project Amount Total: \$13,645,005.00

Brief Description of Project: Construction of breakwaters/living shorelines and enhancement to the shorelines by creating marsh habitats, and oyster reefs-fish habitats.

Congratulations!

Suzanne



Suzanne Nelson

Manager / Grant Management

Community Development & Revitalization

Texas General Land Office, George P. Bush, Commissioner

Office Direct (512) 463-2785

Cell Phone (512) 434-9698 | recovery.texas.gov

COMMUNICATION

SUBJECT: RECEIVE HARBOR MASTER'S OPERATIONS,
PROMOTION/DEVELOPMENT ACTIVITY REPORT

INFORMATION:

a) City Harborb) Nautical Landings Buildingc) Nautical Landings Marinad) Smith Harbore)
Harbor of Refuge • Status of discussion with Helena on tariffs • Review
quarterly railroad inspection report dated May 21, 2021

AGENDA 7**A) City Harbor**

- 1) Miller Seafood working on lease, which is up July 30, 2021.
- 2) Urban Surveying completed survey of track 9. Will discuss under agenda #9

B) Nautical Landings Building

- 1) Working on facelift on front building — removed old plants and repairing sign.
- 2) Victor Fredrickson working on a scope to replace the doors.

C) Nautical Landings Marina

- 1) Dominic Diodato, we are awaiting court date.
- 2) Matt Estes awaiting Probate.
- 3) Horizon Environmental been onsite 9 times since last PC meeting.

D) Smith Harbor

- 1) Poor Boys Bait, we are working on lease, up August 31, 2021
- 2) Pre-Construction virtual meeting July 1, 2021

E) Harbor of Refuge

- Status of discussion with Helena on tariffs
 - Review quarterly railroad inspection report dated May 21, 2021
- 1) Helena Agri- Enterprises we had virtual meeting June 11, 2021 Jody Weaver, Jerry Smith, Ward Bludworth, Louis Rodrigue and Jim Rudellat attended. Helena was in the middle of there busy season, they promised that they would put some information together and share with us on tariff rates at there other facilities.
 - 2) Diamond K track evaluation done May 27, 2021, needs repairs made within next six months waiting on cost proposal.
 - 3) Equalizer, Inc — City Hall has received dockage charge payments, we are waiting on a detailed worksheet to show the breakdown.
 - 4) Chief Ragnow has researched and made the decision on the cameras for the HOR is awaiting price quote.

COMMUNICATION

SUBJECT: NEW LEASE WITH MILLER SEAFOOD

INFORMATION:

CITY OF PORT LAVACA

DATE: 7.02.2021

TO: PORT COMMISSION CC: J. RUDELLAT

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: MILLER SEAFOOD LEASE NEGOTIATIONS

As I mentioned in my update report on June 10, Miller's Seafood was unable to utilize Dock 5, 6, and 12 for most of 2020 and the up until a couple months ago, due to the demolition of the dock and reconstruction.

We have collected the following information for consideration:

- Seadrift: They do collect a 30 cent per sack tariff on oysters, but I have confirmed with the City of Seadrift that Millers' lease is based upon a \$14/LF annual rate (\$1.17/LF monthly) and it hasn't changed in at least 8 years.
- Palacios: dock rental rate is between \$2.50 - \$3.00/LF depending upon the dock location, condition etc., which would be generally equivalent to our rates. They do not charge a tariff.
- Aransas Navigation District: Their dock rentals are based upon an appraised value and Keith Barrett (Harbor Master) said they believe it is too much trouble to keep up with the dollars that are generated with a seafood tariff and look to their dock rentals for income.

I have had several conversations with Curtis Miller regarding a new lease agreement. As we all know the future of the oyster and seafood industry in general has been on a downward trend for some time. Unfortunately, with the unknown affects that the planned channel dredging project may bring, at least in the short term, I don't see this trend significantly improving over the next few years.

I want us to consider that there is value in having activity at City Harbor. Without activity or any boats, the harbor and the waterfront look abandoned and uninviting to tourists. We have had discussions also that there is value in having a local business presence in the Harbor. To help us truly take advantage of Miller's presence and activity in the harbor with respect to our tourism, people that are considering a trip to Port Lavaca to enjoy our seaside atmosphere need to know Miller's is here and what they have to offer. Thus, I see value in Miller's (and other tenants that add to the seaside atmosphere) to advertise in the Calhoun County Visitor's Guide. This Guide is used to attract out of town visitors to Port Lavaca. They are distributed at 12 Visitors Center throughout Texas as well as local and regional hotels, banks, hospital etc. They are also included in Visitor Packets given out at the Chamber of Commerce. The cost for a half page ad in both the Fall and Summer Guides is about \$1,000 annually. With the requirement to place an approved half page ad in each Guide through out the term of the lease, I think that can offset some actual cash payment to the City. Below are 3 options for a new lease which involve this advertising dollar concept.

Note: Curtis Miller would like to have the potential of a 4 year lease with this document, but if the recommendation is to limit it to 3, he will be OK with that.

I am proposing to continue to use the Municipal Cost Index. I've come to understand that the MCI incorporates the construction cost index, the consumer price index AND the Production Price Index. Although there is no index specifically for the oyster industry, and the PPI can be argued that it might better reflect the seafood industry over time, I see that there can be quite a lot of volatility in this index from year to year.

Option 0: The City maintains the 30 cents per sack tariff
1 yr lease; payment remains unchanged at \$2311.50 for Year 1
w/ 2 or 3 ea. 1-year options, each with an increase equal to the Municipal Cost Index (MCI) for the previous October

Option 1: The City reduces the oyster tariffs to 15 cents (*Because of the concern that we are charging above market since our rent seems in line with Palacios who does not charge a tariff and our tariff's are in line with Seadrift who chares much less for dock rent, I've had discussions with Mr. Miller who has stated he would think 15 cents is fair.*)

- 1 yr lease; payment will remain unchanged at \$2311.50 for Year 1
- Miller's places a half page ad in the Fall and Summer Calhoun County Visitor's Guide ea. year (approx. \$1000/yr)
- w/ 2 or 3 ea. 1-year options, each with an increase equal to the Municipal Cost Index (MCI) for the previous October.

Option 2: The City places a freeze on all seafood tariffs (*It is my recommendation to eliminate seafood tariffs, or at least place a freeze on them for the life of this lease. The tariffs do not generate enough revenue to justify the time and effort involved in collecting, verifying, recording and just keeping up with the payments. We collected a total of \$5,188 last year in oyster tariffs. As mentioned above, the Aransas Navigation District does not collect seafood tariffs for this very reason. I'd rather see an increase in the monthly rent, which is a known steady figure that can more easily be used in budgeting and simpler for the tenant as well*).

- 1 year lease; payment increases to \$2,400.00 for Year 1

This dollar amount matches generally with what I had calculated as today's dollars of the lease of docks 3,4,5,6,12 based upon the original agreed upon price in 2009 using the PPI. We would propose no initial increase above this \$2400 again because Mr. Miller was unable to use the dock for approximately a year.

- Miller's places a half-page ad in the Fall and Summer Calhoun County Visitor's Guide ea. year (approx. \$1,000/yr)
- w/ 2 or 3 ea. 1- year options, each with an increase equal to the MCI for the previous October

Option 3: The City places a freeze on all seafood tariffs

- Miller's agrees to a 2-year lease; \$2,400 for Years 1 and 2

With the uncertainty of the local oyster industry, Curtis will agree to a 1 year lease with single year options, but if he will commit to two (2) years initially, then I propose that we would agree not to impose a MCI increase on the second year.

- Miller's places a half-page ad in the Fall and Summer Calhoun County Visitor's Guide ea. Year (approx. \$1,000/yr)
- w/2 ea. 1-year options, each with an increase equal to the PPI for the previous October

Note: Curtis Miller is removing one freezer and working to move the other on to the dock area he is leasing.

Using a MCI of 2.5% and the 2021 oyster sack number, I have attached a spreadsheet which compares projected revenue with these options of a 4 year period. FYI the MCI for October 2020 is 1.08%

Recommendation: For the simplicity and the guarantee of revenue from a two year commitment, I would recommend Option 3, but would also support Option 2.

MILLERS SEAFOOD NEW LEASE OPTION COMPARISONS

Estimated MCI	Monthly lease payments	Annual lease payments	Tariffs (estimate)	Advertising dollars	Cash income	Cash income + advertising dollars
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Option 0						
30 cents						
1	2.50%	\$ 2,311.50	\$ 27,738.00	\$ 2,700.00	\$ 30,438.00	
2	2.50%	\$ 2,369.29	\$ 28,431.45	\$ 2,700.00	\$ 31,131.45	
3	2.50%	\$ 2,428.52	\$ 29,142.24	\$ 2,700.00	\$ 31,842.24	
4	2.50%	\$ 2,489.23	\$ 29,870.79	\$ 2,700.00	\$ 32,570.79	
						\$ 125,982.48

Option 1						
15 cents						
1	2.50%	\$ 2,311.50	\$ 27,738.00	\$ 1,350.00	\$ 30,088.00	
2	2.50%	\$ 2,369.29	\$ 28,431.45	\$ 1,350.00	\$ 30,781.45	
3	2.50%	\$ 2,428.52	\$ 29,142.24	\$ 1,350.00	\$ 31,492.24	
4	2.50%	\$ 2,489.23	\$ 29,870.79	\$ 1,350.00	\$ 32,220.79	
						\$ 120,582.48
						\$ 124,582.48

Option 2						
freeze						
1	2.50%	\$ 2,400.00	\$ 28,800.00	\$ 1,000.00	\$ 29,800.00	
2	2.50%	\$ 2,460.00	\$ 29,520.00	\$ 1,000.00	\$ 30,520.00	
3	2.50%	\$ 2,521.50	\$ 30,258.00	\$ 1,000.00	\$ 31,258.00	
4	2.50%	\$ 2,584.54	\$ 31,014.45	\$ 1,000.00	\$ 32,014.45	
						\$ 119,592.45
						\$ 123,592.45

Option 3						
freeze						
1+2	2.50%	\$ 2,400.00	\$ 57,600.00	\$ 2,000.00	\$ 59,600.00	
3	2.50%	\$ 2,460.00	\$ 29,520.00	\$ 1,000.00	\$ 30,520.00	
4	2.50%	\$ 2,521.50	\$ 30,258.00	\$ 1,000.00	\$ 31,258.00	
						\$ 117,378.00
						\$ 121,378.00

COMMUNICATION

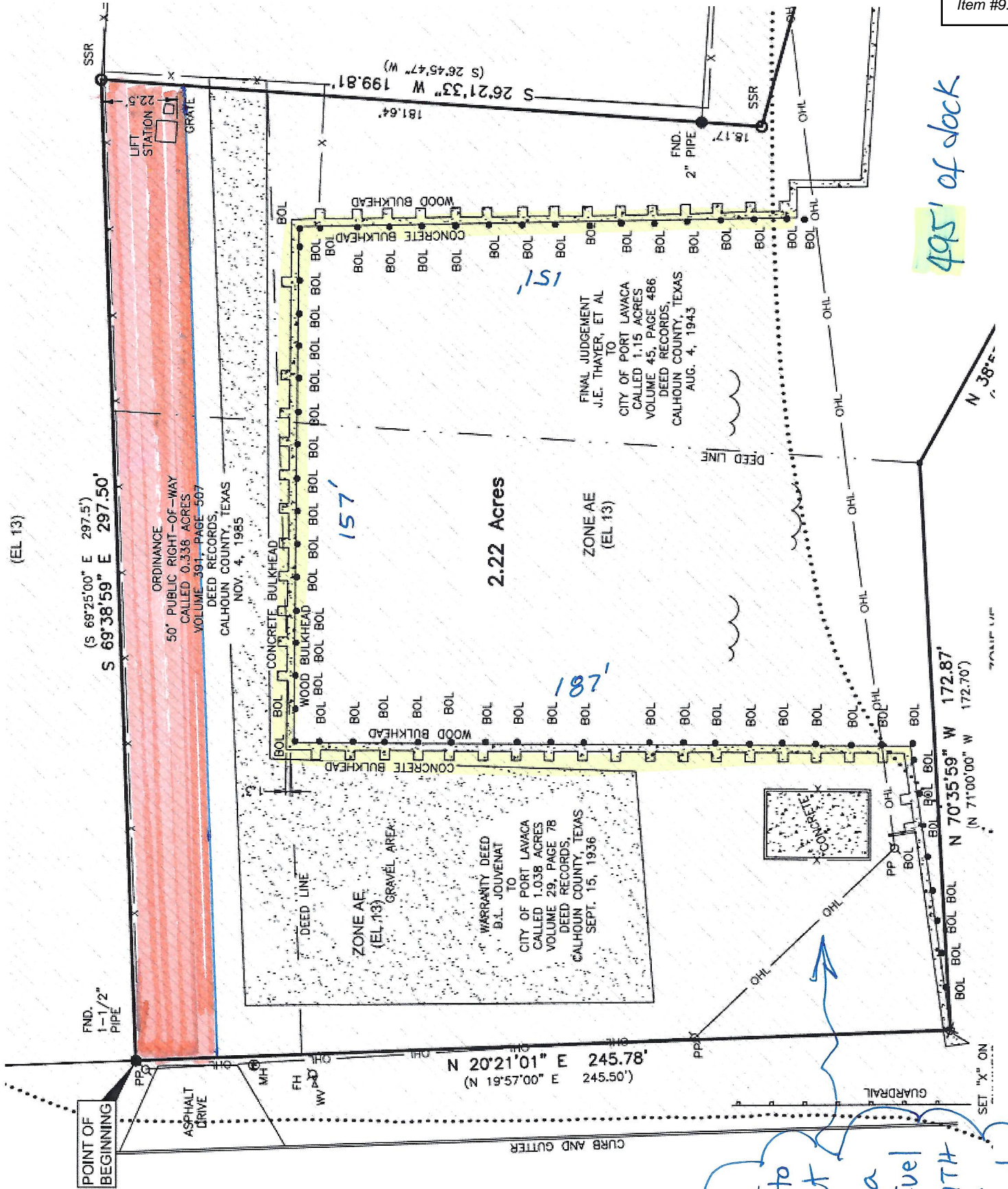
SUBJECT: NEW LEASE OF TRACT 9 AND 10 AT CITY HARBOR

INFORMATION:

Tract #9

495' of dock

TRACT 9



STATE HIGHWAY NO. 35
(--' RIGHT-OF-WAY)

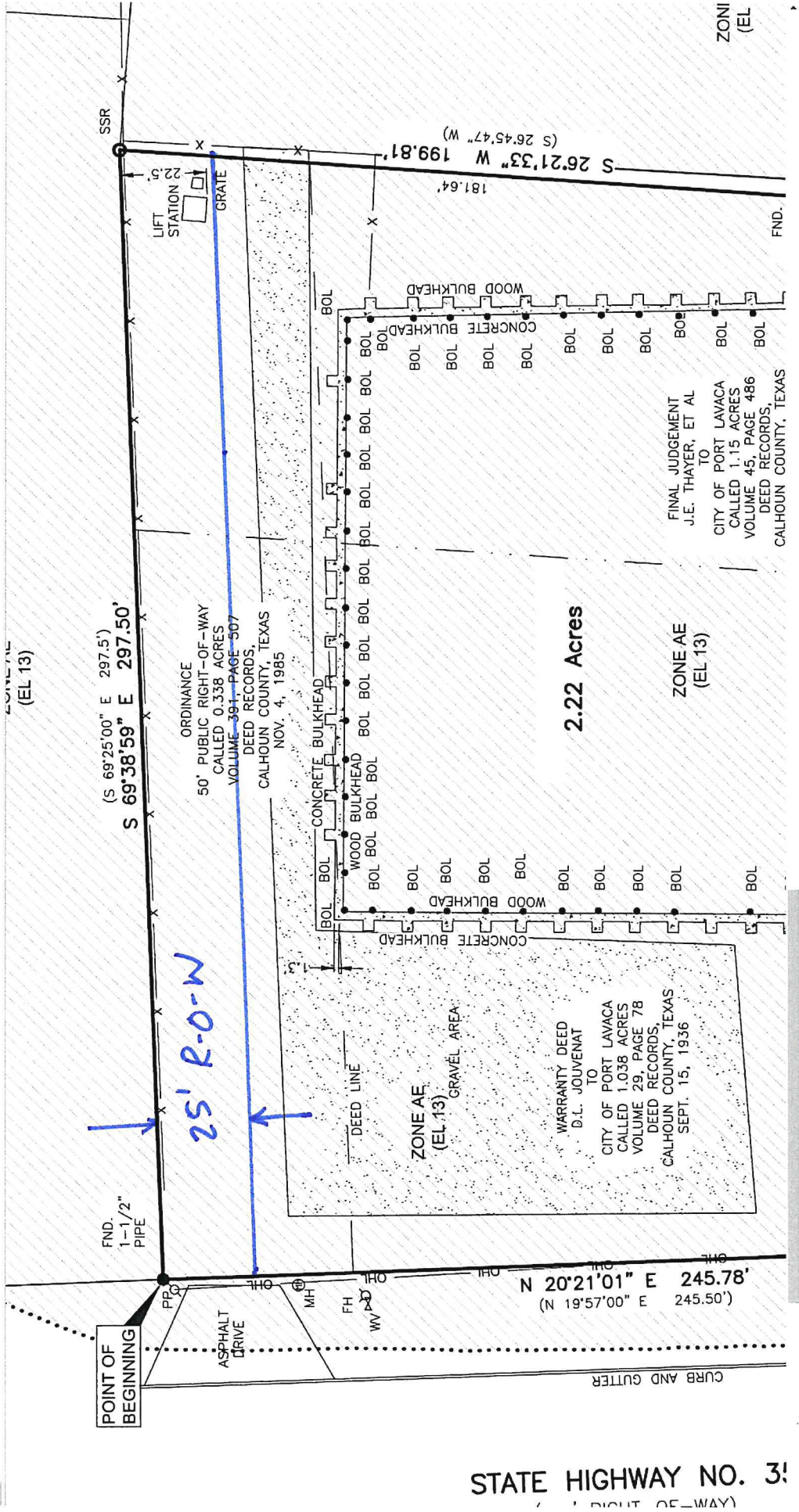
Do we want to carve out a tract for a future fuel tank? WITH access statement.

COMMUNICATION

SUBJECT: CONSIDER RECOMMENDATION TO CITY COUNCIL TO AMEND ORDINANCE NO. 8-16-85 TO REDUCE THE RIGHT-OF-WAY WIDTH OF LEONARD BUREN ROAD IN CITY HARBOR.

INFORMATION:

Agenda # 11



STATE HIGHWAY NO. 31