



PORT COMMISSION MEETING

Tuesday, June 08, 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 city council upon the request of the mayor, 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 due to covid-19 concerns and in accordance with the governor's orders and recommendations, the city of Port Lavaca, Texas, city council meeting is closed to the public. Instead, the city council will be utilizing "Zoom Meeting and Facebook live transmission" on The City of Port Lavaca's Facebook page beginning at the time listed above.

VIRTUAL MEETING INFORMATION

Click to Join

Meeting: <https://us02web.zoom.us/j/84806772187?pwd=eHpRVW9xZ2lvcXlaMWhyN0ZHeWZwdz09>

Meeting ID: 848 0677 2187

Passcode: 574596

To Connect VIA Phone: +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. ADMINISTER OATH OF OFFICE TO NEWLY APPOINTED COMMISSIONERS.
2. CONDUCT ELECTIONS OF OFFICERS AND TAKE ANY ACTION DEEMED NECESSARY.
3. SET REGULAR MEETING DATES AND TIMES FOR MONTHLY PORT COMMISSION MEETINGS.
4. MINUTES OF REGULAR MEETING MAY 4, 2021.
5. RECEIVE HARBOR MASTER'S INSPECTION / MAINTENANCE REPORT.

REPORTS

6. RECEIVE FINANCIAL REORTS 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
7. RECEIVE STATUS REPORTS OF CAPITAL IMPROVEMENT PROJECTS
 - a) Lower and Upper Docks at City Harbor
 - b) Scully's Bulkhead and Finger Pier Repairs
 - c) Dredging of Smith Harbor
 - d) Renovations to Nautical Landings Marina Break-water - TPWL Grant
 - e) Improvements to the Nautical Landings Marina Building
8. RECEIVE STATUS REPORTS ON SPEICAL PROJECTS
 - a) GLO cleanup of old Bilge Reclamation Site at City Harbor.
 - b) Voluntary Restoration of disturbed final cover at the Harbor of Refuge Tract 16.
 - c) Limited Phase II Environmental Site Assessment of Harbor of Refuge Tracts 16, 17, and 17A.
 - d) Proposed Air Burner for Brush Operations and Cleanup at the Harbor of Refuge.
9. 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

RECEIVE REPORTS AND DISCUSS STATUS OF LEASES

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

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

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, June 08, 2021**, beginning at 10:00 a.m., was posted at city hall, easily accessible to the public, as of **05:00 p.m. Friday, June 04, 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 MAY 4, 2021.

INFORMATION:



PORT COMMISSION MEETING

Tuesday, May 04, 2021, at 10:00 AM
Electronically through Zoom

MINUTES

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

MINUTES OF 05/04/2021 REGULAR PORT COMMISSION MEETING

The Agenda having been properly posted, Chairman Alex Davila called the meeting to order at 10:03 A.M. on Tuesday, May 4, 2021. Members attending were Commissioner Mike McGuire, Commissioner David Roberts, Commissioner Sue Traylor, Commissioner Raymond Butler. City Staff attending were, City Manager Jody Weaver, Finance Director Susan Lang, Harbor Master Jim Rudellat and Rachel Garza. Visitors in attendance Matt Glaze, Urban Engineering.

CONSENT AGENDA

- a) MINUTES OF REGULAR MEETING April 6, 2021
*A motion was made to approve the minutes by Commissioner Mike McGuire, Seconded by Commissioner David Roberts
Motion Carries.*

REPORTS

1. RECEIVE FINANCIAL REORTS 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 will reach out to Cable One regarding past due amount.
Profit and Loss Cash Flow Report to be provided to the Port Commissioners by email.
No action necessary and none taken.*

2. RECEIVE STATUS REPORTS OF CAPITAL IMPROVEMENT PROJECTS**a) Low Docks at City Harbor**

The contractor has completed all work on the project.

The final inspection was held 4-26-21.

The contractor was asked to add additional crushed concrete to the north side of the project and level the repair area near Scully's. This work is expected to take place next week.

b) Scully's Bulkhead and Finger Pier Repairs

The contractor has completed all work on the project with the exception of the aluminum handrails. Shirley plans to install the handrails next week.

c) Dredging of Smith Harbor

Urban Engineering received the executed contract documents and bond from the contractor today. Once reviewed for completeness, the documents will be sent to the City for execution.

d) Renovations to Nautical Landings Marina Break-water – TPWL Grant

I received an email on Tuesday, April 20 from Robin Kolton with the Texas Parks and Wildlife. She let me know that she had our grant agreement on her desk to complete and was just verifying the Mayor and Finance Director's name. I have not had any more contact with her despite many attempts to reach out again by email. Understand all the State Agencies are still working from home and there is no way to contact them except email.

Based upon her April 20th email though I am optimistic we should have something in hand within a couple of weeks.

Once the Contract is executed, Urban will work to get the bid documents completed in short order.

e) Improvements to the Nautical Landings Marina Building

The Port Commission has a total of \$80,000 budgeted for a Facelift to the Building and replace doors. \$4,935.00 has been spent to date to contract with Mark Barefoot to replace one door to get a better picture of the construction involved to replace these doors.

Jim Rudellat, Harbor Master has ordered 3 doors and accompanying windows like the one Barefoot replaced for a cost of \$4,191.00. These are special order and have about an 8-week lead time. In the meantime, I have asked Victor Fredricksen, P.E. for a proposal to put together a technical specification package so we can go out to bid for the installation of these three doors being furnished by the city plus furnishing and installation of 5 other single man-doors and reverse the swing on the double doors. (These 5 doors are not special order and are proposed to be furnished by the contractor). As time permits, I am trying to put a plan together to make revisions to the concrete walk and parking in the front of the building.

f) Receive report of Nautical Landings Marina Project 6448. Payment of fund request forms.

Jody Weaver presented copies of the Fema reimbursement request 1 & 2 for the Nautical Landing Marina.

3. RECEIVE STATUS REPORTS ON SPECIAL PROJECTS

a) GLO cleanup of old Bilge Reclamation Site at City Harbor.

Tony Belton, GLO had previously contracted a company to conduct the removal and disposal event but were forced to rescind the contract when the vendor refused to acquire the necessary liability insurance for the potential issues we identified. I am happy to say, we have completed the contract solicitation again for this fiscal term and have a new vendor identified for the removal, cleaning and disposal of the equipment, materials and site located at the Port Lavaca Harbor. I cannot definitively state the exact start date, but we hope it will be within the next 120 days. Once I receive word from our legal department and the vendor, we will contact you to discuss the logistics of the operation. Since this is a multi-location event, we want to ensure all parties are prepared and that we can meet everyone's expectations.

b) Voluntary Restoration of disturbed final cover at the Harbor of Refuge Tract 16.

Jim Rudellat, Matt Glaze and I met with Randy Boyd on Tuesday, April 27 to discuss this work. Randy has agreed to complete the required voluntary restoration work per the plans approved by TCEQ. RLB will provide all the required materials, labor, equipment, and methane detection during the work.

RLB plans to complete this work sometime during the month of May but commits to having it completed no later than the end of June. -

The work involves providing 18" of clay soil and 6" of topsoil over an area of about 150' x 95' and graded to drain.

c) Limited Phase II Environmental Site Assessment of Harbor of Refuge Tracts 16, 17, and 17A.

Jody Weaver, presented a summary report of the CRG Texas Environmental Services, limited Phase II Environmental Site Assessment detail conducted for the Harbor of Refuge Tract 16, 17, and 17A.

d) Proposed Air Burner for Brush Operations and Cleanup at the Harbor of Refuge.

Jody Weaver, City Manager, spoke again with the vendor and he confirmed that the lead time for delivery once the unit is ordered is 12-14 weeks. The vendor was able to give me someone to contact at TCEQ to get preliminary information on what (if any) improvements we would need to make to a site at the Harbor of Refuge to locate the burner there for at least the first year or so. I am waiting to hear back.

Wayne is setting up a meeting with Vern Lyssy to start a serious dialogue on the potential of establishing a recycle center along with the brush staging and Air burning out at the County's recycle center site on Rosenbaum Road.

Prior to purchase we need to determine which is the best option: electric or diesel powered. We have been discussing electric, but there is no 3-phase service at the Harbor of Refuge site, so we need to look at the cost to get it there. We could consider using a generator but would not want to do that for an extended period of time.

4. RECEIVE HARBOR MASTER'S OPERATIONS, PROMOTION/DEVELOPMENT ACTIVITY REPORT. Presenter Jim Rudellat

a) City Harbor

- 1) *Miller Seafood: We received a letter from Curtis Miller expressing his interest in entering into a new lease agreement when the current lease expires on July 31.*
- 2) *Wild Reef Seafood: John Tesvich made repairs to the dock at his lease.*
- 3) *We are getting pricing for a boundary survey of track 10 and the area that had been leased by SCR to determine exact location of a 50 ft road right-of-way and exact area of length of dockage available to rent.*

c) Nautical Landings Building – No Updates

d) Nautical Landings Marina

- 1) *John Pena: court date May 13, 2021*
- 2) *Dominic Diodato: awaiting court date*
- 3) *Matt Estes: awaiting Probate*
- 4) *Horizon Environmental has been onsite eleven (11) times since last PC meeting*

e) Smith Harbor

- 1) *Poor Boys Bait: lease up August 31, 2021*

f) Harbor of Refuge

- 1) *Helena Agri-Enterprises, LLC: At Helena's request, we had a meeting at City Hall on April 8, 2021, to discuss tariff rates with Louis Rodrigue, VP of the Southern Unit of Helena; Ward Bloodworth, National Director of Fertilizer; Jeff Holley, the local operations manager; Alex Davila, Jody Weaver, and myself. This meeting was a topic of Councilman Smith's at the April 12 City Council Meeting.*
- 2) *Equalizer, Inc: I have been in talks about dockage charges.*
- 3) *Been in Talks with the Police Chief about camera system for HOR.*

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.*

V. ACTION ITEMS: LEASES

6. CONSIDER Amendment No. 1 to the Ground Lease Agreement for TRACTS 7, 8, and 11 at CITY HARBOR (WILD REEF SEAFOOD): Presenter Jody Weaver

*Motion to recommend to City Council approval of the above cited amendment to the definition of "Permitted Use" in the Ground Lease Agreement with Wild Reef Seafood and recommend Council authorize the Mayor to sign the TABC permit application as owner of the facility.
Motion was made by Commissioner Sue Traylor and Seconded by Commissioner Raymond Butler.
Motion carries*

7. CONSIDER two (2) year option to extend lease of SLIP CH1 and adjacent Land and Buildings (BIG BEAR SHRIMP AND SEAFOOD): Presenter Jody Weaver

Jody Weaver, City Manager, recommendation is to accept the location of the generator as part of the leased Slip CH1 space and more carefully describe the limits of the lease in a new lease document to be executed beginning July 1, 2023. Note Effective July 1, 2021, the rental rate of \$300 will be adjusted by the most current Municipal Cost Index published at that time. An MCI adjustment will also be made effective July 1, 2022.

*Motion made by Commissioner Raymond Butler, Seconded by Commissioner Sue Traylor.
Voting Yea: Commissioner David Roberts
Voting Nay: Commissioner Mike McGuire
Motion carries*

8. CONSIDER Amendment to current and Standard Lease document of the Section entitled Delinquent Payments: Presenter Jody Weaver

Tabled until next Port Commission Meeting – June 1, 2021

PROPOSED REVISED Section 5.04 Delinquent Payments

"The City of Port Lavaca is under no obligation to send an invoice or monthly Notice for Rent or Tariffs due. Rent and any Dock tariffs, which are established in the lease for a fixed linear footage of dock space, are due on the 1st of each month. All other tariffs and/or other payments required of Tenant are due by the 25th day of the month following the month when the charges are incurred. All payments for Oysters shall be accompanied by a copy of the applicable Texas Oyster Sales Fee Report the Tenant submitted to the Texas State Comptroller. All Rent and other payments required of Tenant hereunder which are not paid by the dates cited above shall bear interest at the maximum rate allowed by law (or, if there is no maximum rate, at ten percent (10%) per annum) from the date due until the date paid. In no event, however, shall the charges permitted under this Section or elsewhere in this Lease, to the extent any or all of the same are considered to be interest under applicable law, exceed the maximum rate of interest allowable under applicable law."

9. CONSIDER Moratorium on Rail Car Tariff charges, retroactive to October 1, 2020, to provide time to receive input from Helena Chemicals: Presenter Jody Weaver

Tabled until next Port Commission Meeting – June 1, 2021

At the City Council meeting on April 12, Council asked that Helena be provided time to gather information and then meet with myself, Jerry Smith, Jim Rudellat and representatives of the Port Commission to consider their information and reevaluate the tariff rates voted in last October and then bring a recommendation back to Council.

Therefore, in light of 1) the discussion at the City Council meeting on April 12 and 2) the fact that Helena has disputed the rail car rate in particular as being excessive and 3) there is a question of how many days are to be charged since the length of time the rail cars sit is out of Helena's control, and 4) Helena has therefore not paid any of this tariff to date, I am recommending to Port Commission to consider placing a moratorium on the \$75/day/car rail rate, retroactive to October 1, 2020, until such time this meeting requested by Council is accomplished and a recommendation is taken back to Council for any new action. Note: Helena is also requesting a re-evaluation of other rates, but Helena has been paying - and will continue to pay - those charges as stipulated in the current rate structure, until a recommendation is made to Council for any change.

VI. ACTION ITEMS: NEW BUSINESS

CONSIDER APPROVAL OF URBAN ENGINEERING TASK # 25 FOR ENGINEERING FOR IMPROVEMENTS TO THE UPPER DOCK AT THE CITY HARBOR: Presenter Jody Weaver

*Motion was made to recommend to City Council and authorized Task Order No 25 for the engineering of Improvements to the Upper Dock at the City Harbor.
Motion was made by Commissioner Mike McGuire and Seconded by Commissioner David Roberts.
Motion carries.*

VII. GENERAL COMMENTS FROM COMMISSIONERS

No comments.

No action necessary and none taken.

VIII. ADJOURNMENT

A motion was made by Commissioner David Roberts to adjourn the meeting. It was seconded by Commissioner Mike McGuire. The meeting was adjourned at 12:13 P.M.

COMMUNICATION

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

INFORMATION:

Agenda #5

Port Lavaca Port Commission Monthly Inspection

Month: 27 MAY, 2021 Location: Harbor of Refuge

1. Gangway

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

2. Railspur

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

3. Main Frame & Floats

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

4. Environmental

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: 3 MARCH 2021 CRG TEXAS CONDUCTED A PHASE I ESA AND TOOK 5 SURFACE SAMPLES IN TRACK 17 & 17A. 22 APRIL 2021 CRG TEXAS CONDUCTED A LIMITED PHASE II ESA INCLUDED 4 SURFACE SOIL BORINGS IN TRACK 17 & 17A.

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.**

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:

Harbor Master: JS Smith

Port Lavaca Port Commission Monthly Building Inspection

Month: 27 May, 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: 6 metal window frames front south end of building need to have the rust descaled prime and painted. 24 MAY 2021 BAREFOOT CONSTRUCTION COMPLETED REFURBISHING METAL WINDOW FRAMES.

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:

8. Roof:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

9. Parking:

Condition: **Satisfactory** Unsatisfactory Not Applicable

Comments:

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: 

Port Lavaca Port Commission Monthly Inspection

Month: 27 May, 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.

12. Cement Cap

Condition: **Satisfactory** Unsatisfactory Not Applicable
Comments:

13. Bulkhead

Condition: **Satisfactory** Unsatisfactory Not Applicable
Com

Harbor Master: JS Hunt

Port Lavaca Port Commission Monthly Inspection

Month: 27 MAY, 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.

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 & Lights

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

7. Pilings, Guides & Rollers

Condition: Satisfactory Unsatisfactory Not Applicable

Comments: Shirley & Son will replace bad pilings when they start Work at City Harbor. 12 January 2021 Shirly & Sons Started work. 5 MAY 2021 HANDRAIL INSTALED ON BULKHEAD AT SCULLYS PROJECT COMPLETED.

8. Rub Rails & Fenders

Condition: Satisfactory Unsatisfactory Not Applicable

Comments:

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: 9 December 2020 J&S Construction arrived to start
Repairs to the low dock.

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

23 M ARCH 2021 J&S COMPLETED ALL CEMENT WORK ON LOW DOCK
INCLUDING REPAIRING BULKHEAD AT THE RAMP AREA. WILL COME BACK IN
ABOUT 30 DAYS TO LET CEMENT CURE TO INSTALE KEVELS. 26 APRIL 2021
DID FINAL INSPECTION ON LOW DOCK NEED TO FILL LOW SPOT WITH
CRUSHED CEMENT WEST END, REPAIR BULKHEAD IN THAT SAME AREA.

ALSO NEED REPAIR BULKHEAD AND FILL WASHOUT EAST OF BIGBEAR.
13 APRIL 2021 J&S MADE REPAIRS TO BULKHEAD AND BACKFILLED.
12 MAY 2021 J&S COMPLETED ALL WORK AT THE LOW DOCK.

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

Date Received	Reference	Description	BARGE	RAIL	REPORTING MONTH	FERTILIZER BULK TONS	TARIFF AMOUNT 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
		HELENA CHEMICAL			06/2021		
		HELENA CHEMICAL			07/2021		
		HELENA CHEMICAL			08/2021		
		HELENA CHEMICAL			09/2021		
FY 2020-2021 - TOTAL							\$57,007.04

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

MONTHLY TARIFF REPORT

DATE: May 20, 2021

REPORTING PERIOD: May (MONTH) 2021 (YEAR)

COMPANY NAME: HELENA AGRI-ENTERPRISES, LLC

MAILING ADDRESS: PO BOX 419
(P. O. Box Number or Street)

PORT LAVACA (City) TX (State) 77979 (Zip Code)

6,050.23 Tons of Fertilizer Barge (Name Product) @ 0.65¢ per ton

 Tons of Fertilizer Rail (Name Product) @ 0.65¢ per ton

\$5,831.63 CREDIT

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 \$ \$0.00 is attached hereto representing tariff due in accordance with above rate. 3,932.65

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 20 day of May, 2021

Terminal Manager
(Title)

Trey Franz
(Printed Name)


(Duly Authorized Signature)

Port Commission's Main Office Phone Number: (361) 552-9793 Ext. 242 rgarza@portlavaca.org Fax No.: (361) 552-6062
Port Commission's Main Mailing Address: City of Port Lavaca Port Commission 202 N. Virginia St Port Lavaca, TX 77979



Intertek Agricultural Services
 2045 Lakeshore Drive, Suite 545
 New Orleans, LA 70122

Telephone: +1 (504) 662 1420
 Facsimile: +1 (504) 288 3717
 noagribulkops@Intertek.com
 www.Intertek.com

Client Name: Gavilon Fertilizer Our Ref: US621-0015479-QQ
 Address: Savannah, GA. DATE: March 20, 2021
 BARGE NAME: MBL 1451 Date of Initial survey: March 5, 2021
 Initial Location: CONVENT 158
 Cargo description: GMOP Date of Final survey: March 20, 2021
 Final Location: CONVENT 158

BARGE DESCRIPTION

Type: Box
 Covers - Type: FL

To/Ex: CP NANJING

Initial Final

Weather Conditions: COOL / OVERCAST

Water Conditions: MOD CHOP | MOD CHOP

Barge dimensions: Depth 14' Length 200' Width 35' 00"

Measurements

	INITIAL
Fwd Port	12' 5 1/2"
Mld Port	12' 6"
Aft Port	12' 6"
Fwd Stbd	12' 7"
Mld Stbd	12' 6 1/2"
Aft Stbd	12' 6 1/4"
Trim In	-0.125

	FINAL
Fwd Port	5' 0"
Mld Port	4' 11 1/2"
Aft Port	5' 1"
Fwd Stbd	5' 1"
Mld Stbd	4' 11 1/2"
Aft Stbd	5' 2"
Trim In	1.000

		MEANS - Inches	
L T	F&A mean	150.188	
	Mid mean	150.250	
	Mean/means	150.219	
H V Y	F&A mean	61.000	
	Mid mean	59.500	
	Mean/means	60.250	

Draft Calculations

	INITIAL
Port waterline length	
Stbd waterline length	
Mean waterline length	200.000
Water Density	0.998

	FINAL
Port waterline length	
Stbd waterline length	
Mean waterline length	200.000
Water Density	0.998


Freeboards (Inches)	
150.234	Lt QTR mean
59.875	Hvy QTR mean
90.359	Change In Draft

Quarter Mean Draft:

9'-1/8"

Total Cargo Weights

<u>1,642.041</u>	Short Tons
<u>1,466.108</u>	Long Tons
<u>1,489.649</u>	Metric Tons
<u>3,284,081</u>	Pounds

reported by: 

Survey conducted in accordance with "TFI Inland Barge Survey Procedure" v 1.0

Intertek Agri Services
 New Orleans, LA - Agricultural/Bulk Division

Observations / Remarks



DRAFT SURVEY BY DISPLACEMENT

ART 35478 B

Barge Type : **BOX**

Depth =	13.000 ft	Length of Box =	200.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9995 (LIGHT Condition)		
Spec Grv =	0.9995 (LOADED Condition)		

LIGHT FREEBOARDS

LOADED FREEBOARDS

Fwd Port =	11 ft	7.000 in	Fwd Port =	4 ft	0.000 in
Fwd Stbd =	11 ft	7.000 in	Fwd Stbd =	4 ft	0.000 in
Mid Port =	11 ft	7.000 in	Mid Port =	4 ft	0.000 in
Mid Stbd =	11 ft	6.750 in	Mid Stbd =	4 ft	1.500 in
Aft Port =	11 ft	6.750 in	Aft Port =	4 ft	2.000 in
Aft Stbd =	11 ft	7.000 in	Aft Stbd =	4 ft	3.500 in

Full Load:

Mean Draft = 8 ft 10.833 in
 Volume (Cu. Ft.) = 62,296.106

Light Barge:

Mean Draft = 1 ft 5.083 in
 Volume (Cu. Ft.) = 9,941.940

Cargo Deadweight:

Pounds = 3,266,836
Short Tons = 1,633.418
 Metric Tons = 1,481.814
 Long Tons = 1,458.409

Marine Technical Surveyors, Inc.

Tommy L. Prejean, Operations



DRAFT SURVEY BY DISPLACEMENT

MTC 2223

Barge Type : **RAKE**

Depth =	13.000 ft	Length of Box =	172.250 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9990 (LIGHT Condition)	Rake Length =	27.750 ft
Spec Grv =	0.9990 (LOADED Condition)	Rake Height =	12.500 ft

LIGHT FREEBOARDS

Fwd Port =	11 ft	0.750 in
Fwd Stbd =	11 ft	0.500 in
Mid Port =	11 ft	4.750 in
Mid Stbd =	11 ft	4.750 in
Aft Port =	11 ft	9.250 in
Aft Stbd =	11 ft	8.500 in

LOADED FREEBOARDS

Fwd Port =	4 ft	2.500 in
Fwd Stbd =	4 ft	3.000 in
Mid Port =	4 ft	0.250 in
Mid Stbd =	4 ft	2.000 in
Aft Port =	4 ft	0.500 in
Aft Stbd =	4 ft	1.750 in

Full Load:

Mean Draft =	8 ft	10.333 in
Volume (Cu. Ft.) =	58,437.423	

Light Barge:

Mean Draft =	1 ft	7.250 in
Volume (Cu. Ft.) =	10,201.136	

Cargo Deadweight:

Pounds =	3,008,380
Short Tons =	1,504.190
Metric Tons =	1,364.580
Long Tons =	1,343.027

Marine Technical Surveyors, Inc.

Tommy L. Prejean, Operations



DRAFT SURVEY BY DISPLACEMENT

IN065432

Barge Type : **RAKE**

Depth =	13.000 ft	Length of Box =	172.000 ft
Beam =	35.000 ft	Bilge Radius =	0.500 ft
Spec Grv =	0.9990 (LIGHT Condition)	Rake Length =	28.000 ft
Spec Grv =	0.9990 (LOADED Condition)	Rake Height =	12.750 ft

LIGHT FREEBOARDS

LOADED FREEBOARDS

Fwd Port =	11 ft	2.250 in	Fwd Port =	4 ft	6.500 in
Fwd Stbd =	11 ft	3.000 in	Fwd Stbd =	4 ft	6.000 in
Mid Port =	11 ft	5.000 in	Mid Port =	4 ft	6.000 in
Mid Stbd =	11 ft	6.000 in	Mid Stbd =	4 ft	5.000 in
Aft Port =	11 ft	8.500 in	Aft Port =	4 ft	7.000 in
Aft Stbd =	11 ft	10.500 in	Aft Stbd =	4 ft	6.000 in

Full Load:

Mean Draft =	8 ft	5.917 in
Volume (Cu. Ft.) =	55,916.615	

Light Barge:

Mean Draft =	1 ft	6.125 in
Volume (Cu. Ft.) =	9,559.506	

Cargo Deadweight:

Pounds =	2,891,180
Short Tons =	1,445.590
Metric Tons =	1,311.419
Long Tons =	1,290.705

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

4/18/2021
Page 1

EQUALIZER / GULF MARK

TARIFF AMOUNT

REPORTING MONTH

BARRELS OF CRUDE OIL

PAID @ \$0.10 PER BARREL

Date Received	Reference	Description	CRUDE OIL	/	REPORTING MONTH	BARRELS OF CRUDE OIL	TARIFF AMOUNT 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
		EQUALIZER, INC.	OIL	/	05/2021	PENDING PMT FOR MAY 2021	
		EQUALIZER, INC.	OIL	/	06/2021		
		EQUALIZER, INC.	OIL	/	07/2021		
		EQUALIZER, INC.	OIL	/	08/2021		
		EQUALIZER, INC.	OIL	/	09/2021		

FY 2020-2021 - TOTAL \$18,943.91

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 - 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 : Camlin 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

SEAFOOD

Date Received

Reference

Description

OYSTERS

TONS

REPORTING MONTH

SACKS OF OYSTERS

PER SACK

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
1/5/2021	NONE	MILLER SEAFOOD	SACK	/	11/2020	435,000	\$130.50
2/1/2021	1079867	MILLER SEAFOOD	SACK	/	12/2020	0,000	\$0.00
3/1/2021	1083129	MILLER SEAFOOD	SACK	/	01/2021	60,000	\$18.00
4/1/2021	1086987	MILLER SEAFOOD	SACK	/	02/2021	3,234,000	\$970.20
5/3/2021	1090699	MILLER SEAFOOD	SACK	/	03/2021	2,853,000	\$855.90
6/1/2021	NONE	MILLER SEAFOOD	SACK	/	04/2021	2,522,000	\$756.60
		MILLER SEAFOOD	SACK	/	05/2021	0,000	\$0.00
		MILLER SEAFOOD	SACK	/	06/2021	PENDING PMT FOR JUNE 2021	
		MILLER SEAFOOD	SACK	/	07/2021		
		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: 5-1-21

REPORTING PERIOD: APRIL (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> </u> Tons	Tons of Fertilizer BARGE / RAIL	<u> </u> (Name of Product)	@ 0.65¢ per ton
<u> </u> Tons	Barrels of Crude Oil	<u>CRUDE OIL</u> (Name of Product)	@ 0.10¢ per barrel
<u>2500</u> Tons	Sacks of Oysters	<u>OYSTERS</u> (Name of Product)	@ 0.30¢ per sack
<u> </u> Tons	Barrels of Oysters	<u>OYSTERS</u> (Name of Product)	@ 0.90¢ per barrel
<u> </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 \$756.60 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 MAY, 2021.

PRESIDENT
(Title)

CURTIS O. MILLER
(Printed Name)

Curtis O Miller
(Duly Authorized Signature)

PRESTIGE OYSTER

Date Received	Reference	Description	OYSTERS	TONS	REPORTING MONTH	SACKS OF OYSTERS	TARIFF AMOUNT PAID @ \$0.30 PER SACK
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
		PRESTIGE OYSTER	NONE	/	05/2021	PENDING PMT FOR MAY 2021	
		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

CITY OF PORT LAVACA
MONTHLY TARIFF REPORT

Item #6.

DATE: 5/3/2021

REPORTING PERIOD: April (MONTH) 2021 (YEAR)

COMPANY NAME: Prestige Oysters, Inc.

MAILING ADDRESS: P.O. Box 8448
(P. O. Box Number or Street)

Bacliff (City) TX (State) 77518 (Zip Code)

Tons	Tons of Fertilizer BARGE / RAIL	(Name of Product)	@ 0.65¢ per ton
Tons	Barrels of Crude Oil	CRUDE OIL (Name of Product)	@ 0.10¢ per barrel
<u>206</u> Tons	Sacks of Oysters	OYSTERS (Name of Product)	@ 0.30¢ per sack
Tons	Barrels of Oysters	OYSTERS (Name of Product)	@ 0.90¢ per barrel
Tons	Tons of Shrimp	SHRIMP (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 \$ 61.50 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 3rd day of May, 2021.

V.P.
(Title)

Lisa Huete
(Printed Name)
[Signature]
(Duly-Authorized Signature)

Port Commission's Main Office Phone Number: (361) 552-9793 Ext. 221 rgarza@portlavaca.org Fax No.: (361) 552-6062
Port Commission's Main Mailing Address: City of Port Lavaca Port Commission 202 N. Virginia St Port Lavaca, TX 77979

ZONE: 99

CONTRACTS: NO

STAT: Active

Agenda 6B

Item #6.

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	20,000.00CR					20,000.00CR
99-1415-00	PRESTIGE OYSTER, INC	5/11/2021	A	6,051.67CR					6,051.67CR
99-1583-05	WILD REEF SEAFOOD LLC	5/14/2021	A						0.00
99-1733-02	BIG BEAR SHRIMP & SEAFOO	9/01/2020	A	879.99CR					879.99CR
99-1734-00	MILLER SEAFOOD CO INC	5/03/2021	A						0.00
99-1745-00	T. W. LaQUAY MARINE,LLC	4/06/2021	A	1,350.00					1,350.00
99-1746-00	T. W. LaQUAY MARINE, LLC	4/06/2021	A	4,227.02					4,227.02
99-1783-00	EQUALIZER INC	5/04/2021	A	1,996.50					1,996.50
99-1800-01	POOR BOYS BAIT SHOP (LEA	5/17/2021	A						0.00
99-1801-01	REYNA-RUBIO, AUSENCIO	5/19/2021	A						0.00
99-1810-00	HELENA CHEMICAL COMPANY	4/29/2021	A						0.00
99-1883-00	CABLE ONE, INC	5/14/2021	A	677.19	677.19	677.19	378.12		2,409.69
99-1893-00	PRESTIGE OYSTER'S INC.	5/11/2021	A						0.00
99-1909-01	EDWARD D JONES & CO.(HEA	5/04/2021	A	579.58CR					579.58CR
99-1913-02	SOMETHING MORE MEDIA, IN	5/17/2021	A						0.00
99-1923-06	BAY LTD	4/15/2021	A						0.00
99-1930-01	PORT LAVACA PLUMBING	4/29/2021	A	167.60CR					167.60CR
99-1931-06	G4S SECURE SOLUTIONS (US	5/03/2021	A	250.00CR					250.00CR
99-1932-05	G4S SECURE SOLUTIONS (US	5/03/2021	A	250.00CR					250.00CR
99-1933-03	SPIRETEK INTERNATIONAL,	4/27/2021	A	1,418.39CR					1,418.39CR
99-1963-04	HUSSONG, KEITH	4/29/2021	A						0.00
99-1973-06	SULLIVAN, TROY	4/27/2021	A	825.36CR					825.36CR
99-1983-08	PEREZ-DEL RIO, JOSE FERN	5/05/2021	A						0.00
99-1993-04	RABE, MICHAEL	5/06/2021	A						0.00
99-2003-04	ROBERTS, PERCIVAL L	5/03/2021	A	6.00CR					6.00CR
99-2013-08	BIVIN, ANNA & KEN	3/03/2021	A						0.00
99-2033-05	CRAWFORD, TINA	5/21/2021	A						0.00
99-2043-07	HUNSAKER, ROBERT	4/30/2021	A	184.00					184.00
99-2053-10	LARGENT, CRAIG	4/06/2021	A	302.00	296.00				598.00
99-2063-09	BAIN, NORMAN D	4/16/2021	A	367.50					367.50
99-2073-08	CORPORON, WESLEY	5/20/2021	A	311.60					311.60
99-2093-07	MASSARIA, TIM	4/28/2021	A						0.00
99-2103-07	BURKLAND, JERRY	5/12/2021	A						0.00
99-2153-04	ORSBON, LIZ	4/30/2021	A						0.00
99-2193-07	McCOLLOUGH, DAVID	5/14/2021	A						0.00
99-2213-04	CAMPBELL, ED	5/14/2021	A						0.00
99-2223-10	BALLARD, SHAWN	5/12/2021	A	15.50CR					15.50CR
99-2233-06	CARTER, NICOLAS	5/06/2021	A	230.00CR					230.00CR
99-2253-07	WILEY, LEAH	5/19/2021	A						0.00
99-2273-06	JONES, CHARLIE	4/28/2021	A						0.00
99-2313-13	DIODATO, DOMINIC	5/12/2020	A	472.50	472.50	472.50	472.50	1,984.50	3,874.50
99-2325-09	CHAPMAN, HARRY	2/04/2021	A	176.40	176.40				352.80
99-2443-05	WALLER, KENNETH L. JR	4/20/2021	A	279.30					279.30
99-2563-05	WARD, ROGER	2/26/2021	A	214.20	214.20	76.00			504.40
99-2589-05	WASICEK, LD	12/28/2020	A	472.50	472.50	472.50	472.50	297.30	2,187.30

=====
 **** BOOK # :0099 TOTAL ACCOUNTS: 45 19643.38CR 2308.79 1698.19 1323.12 2281.80 12031.48CR
 =====

=====
 REPORT TOTALS TOTAL ACCOUNTS: 45 19643.38CR 2308.79 1698.19 1323.12 2281.80 12031.48CR
 =====

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-101258 ACE HARDWARE	I-153734	504 51000542.03	GENERAL SAFETY: PINK MARKING SPRAY	57308	\$6.59
			VENDOR TOTALS		\$6.59
01-103058 BAREFOOT CONSTRUCTION	I-001880	504 51000562.03	CONTRACTED SERVICES : AWNING FRAME WINDOWS	57406	\$4,335.00
			VENDOR TOTALS		\$4,335.00
01-102631 DEER OAKS EAP SERVICES	I-COPL21-05	504 51000531.04	DUES, SUBSCRIPTION.: MAY 2021 SERVICES	57423	\$1.02
			VENDOR TOTALS		\$1.02
01-102882 FRONTIER SOUTHWEST INC.	I-18830907065/052021	504 51000536.02	TELEPHONE : PHONE CHARGES MAY 2021	57432	\$131.19
			VENDOR TOTALS		\$131.19
01-102645 GEXA ENERGY, LP	I-32596457-4	504 51000536.01	ELECTRICITY : ELECTRICITY SERVICES APRIL 2021	57339	\$1,724.87
			TESTENGER		\$186.29
			EDWARD JONES & SOMETHING MORE		\$62.84
			SPIRETECH		\$202.31
			NAUTICAL LANDING DAYROOM		\$299.41
			NL MARINA BUILDING FLOOD LIGHT		\$46.17
			NL BOAT SLIPS		\$270.47
			HARBOR OF REFUGE		\$0.00
			HARBOR OF REFUGE FLOOD LIGHT		\$428.43
			CITY HARBOR		\$0.00
			PORT LAVACA PLUMBING		\$228.95
			VENDOR TOTALS		\$1,724.87

VENDOR NAME	ITEM #	G/L ACCOUNT	NAME DESCRIPTION	CHECK #	AMOUNT
01-100373 QUILL CORPORATION	I-16144720	504 51000544.50	R & M- FURNITURE : BLADE TRIMMER	57371	\$104.99
VENDOR TOTALS					\$104.99
01-102309 REPUBLIC SERVICES #847	I-0847-001142958	504 51000533.14	CONTRACTED SERVICES: CONTAINER - PORT COMMISSION	57373	\$268.48
VENDOR TOTALS					\$268.48
01-101259 SHIRLEY & SONS CONSTRUCTION	I-3251	504 51000563.05	CONTRACTED SERVICES : BULKHEAD AND FINGER PIERS	57464	\$16,569.70
VENDOR TOTALS					\$16,569.70
01-102848 SPECTRA ASSOCIATES, INC.	I-41033-C	504 51000521.01	OFFICE : LINEN RECORD PAPER	57466	\$87.00
VENDOR TOTALS					\$87.00
01-102621 UNIFIRST HOLDINGS, INC.	I-815-0907864	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	57388	\$105.66
01-102621 UNIFIRST HOLDINGS, INC.	I-815-0908512	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	57388	\$47.80
01-102621 UNIFIRST HOLDINGS, INC.	I-815-0909179	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	57471	\$86.48
01-102621 UNIFIRST HOLDINGS, INC.	I-815-0909828	504 51000523.03	CLEANING & JANITORIAL: CLEANING SUPPLIES	57471	\$57.94
VENDOR TOTALS					\$297.88
01-102014 VERIZON WIRELESS	I-9879936828	504 51000536.02	TELEPHONE : CELL PHONE CHARGES	57474	\$40.26
VENDOR TOTALS					\$40.26
01-101509 WRIGHT NATIONAL FLOOD	I-0605584/0521	504 51000535.11	FLOOD INSURANCE : FLOOD INS. 106 S COMMERCE	57394	\$1,374.00
VENDOR TOTALS					\$1,374.00

REPORT GRAND TOTAL:	\$24,940.98
----------------------------	--------------------

Item #6
504 PORT REVENUE FUND
FINANCIAL SUMMARY

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

REVENUE SUMMARY

USER & SERVICE CHARGES	621,500	621,500	0	48,733.27	468,587.39	0.00	152,912.61	75.40
FINES & FORFEITURES	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	832.06	0.00	1,335,443.10	0.06
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)	48,733.27	469,419.45	0.00	1,488,355.71	23.98

EXPENDITURE SUMMARY

TECHNOLOGY SERVICES	1,500	1,500	0	119.49	963.92	0.00	536.08	64.26
CITY HARBOR	0	0	0	977.00	16,905.82	0.00	24,460.68	0.00
HARBOR OF REFUGE	0	0	0	4,850.00	10,934.51	0.00	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	0.00	5,369.99	0.00
OPERATIONS	1,876,075	1,876,075	0	71,278.92	1,027,586.20	165,875.23	682,613.73	63.61
NON DEPARTMENTAL	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	1,927,575	1,927,575	0	77,225.41	1,057,785.40	200,034.20	669,755.56	65.25

REVENUES OVER/(UNDER) EXPENDITURES	0	30,200	(30,200)	(28,492.14)	(588,365.95)	(200,034.20)	818,600.15	2,610.60-
---	----------	---------------	-----------------	--------------------	---------------------	---------------------	-------------------	------------------

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: MAY 31ST, 2021

50 PORT REVENUE FUND
REVENUES

	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	77,287.35	0.00	17,712.65
436.10	HAR REFUGE - DOCK RENTA	0	0	0	3,383.15	37,086.86	0.00	37,086.86
436.11	HAR REFUGE-DOCK LEASES	247,000	247,000	0	20,518.92	176,742.81	0.00	70,257.19
436.12	TARIFFS	130,000	130,000	0	2,681.93	74,262.95	0.00	55,737.05
436.20	N I DOCK RENT- TRANSIE	1,000	1,000	0	0.00	545.90	0.00	454.10
436.21	N I-DOCK LEASE	85,000	85,000	0	6,910.74	56,736.08	0.00	28,263.92
436.22	N I -BLDG LEASE	50,000	50,000	0	5,824.36	44,775.44	0.00	5,224.56
436.23	N I - BLDG RENTAL	5,000	5,000	0	1,000.00	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	48,733.27	468,587.39	0.00	152,912.61	75.40
FINES & FOREFEITURES								
442.01	LATE PAYMENT PENALTIES	0	0	0	0.00	0.00	0.00	0.00
TOTAL FINES & FOREFEITURES	0	0	0	0.00	0.00	0.00	0.00	0.00
OTHER REVENUE								
451.01	INTEREST INCOME	5,000	5,000	0	0.00	570.06	0.00	4,429.94
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	832.06	0.00	0.00	1,335,443.10
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	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	0.00
TOTAL REVENUES	1,927,575	1,957,775	(30,200)	48,733.27	469,419.45	0.00	1,488,355.71	23.98

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: MAY 31ST, 2021

50
 DEPARTMENTAL EXPENDITURES
 REVENUE FUND
 TECHNOLOGY SERVICES
 Item #6.

	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	963.92	0.00	536.08	64.26
TOTAL SERVICES	1,500	1,500	0	119.49	963.92	0.00	536.08	64.26
TOTAL TECHNOLOGY SERVICES	1,500	1,500	0	119.49	963.92	0.00	536.08	64.26

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: MAY 31ST, 2021

Item #6
50 TR REVENUE FUND
CI RBOR
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50800533.20 CONTRACTED SERV-CITY H	0	0	0	977.00	16,905.82	7,554.86	24,460.68	0.00
TOTAL SERVICES	0	0	0	977.00	16,905.82	7,554.86	24,460.68	0.00
MAINTENANCE								
50800542.21 R & M- INFRAS- CITY HA	0	0	0	0.00	0.00	0.00	0.00	0.00
50800543.22 R & M- BLDG.- CITY HAR	0	0	0	0.00	0.00	0.00	0.00	0.00
50800543.24 R & M- IMPROV OTB- CIT	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	977.00	16,905.82	7,554.86	24,460.68	0.00

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: MAY 31ST, 2021

Item #6
 501 R REVENUE FUND
 HA OF REFUGE
 DEPARTMENTAL EXPENDITURES

	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	4,850.00	10,934.51	21,354.11	32,288.62	0.00
TOTAL SERVICES	0	0	0	4,850.00	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	4,850.00	10,934.51	21,354.11	32,288.62	0.00

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: MAY 31ST, 2021

6
Item #6
501 R REVENUE FUND
SM ARBOR
DEPARTMENTAL EXPENDITURES

	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
SERVICES								
50840533.20 CONTRACTED SERV- SMITH	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 R & M- INFRA- SMITH H	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

Item #6
 50 REVENUE FUND
 NA L LANDINGS MARINA
 DEPARTMENTAL EXPENDITURES

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: MAY 31ST, 2021

	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 #6	REVENUE FUND	OPERATIONS	DEPARTMENTAL EXPENDITURES	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET ADJUSTMENT	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
---------	--------------	------------	---------------------------	-----------------	----------------	-------------------	----------------	---------------------	-------------------	----------------	-------------

PERSONNEL SERVICES											
51000511.01				66,139	66,139	0	5,448.80	45,419.96	0.00	20,718.84	68.67
51000511.06				0	0	0	0.00	0.00	0.00	0.00	0.00
51000511.07				0	0	0	0.00	0.00	0.00	0.00	0.00
51000512.05				5,161	5,161	0	394.94	3,300.34	0.00	1,860.34	63.95
51000512.10				4,134	4,134	0	336.20	2,808.13	0.00	1,325.55	67.93
51000512.20				16,637	16,637	0	0.00	5,419.83	0.00	11,217.57	32.58
51000512.30				1,849	1,849	0	0.00	960.61	0.00	887.99	51.96
51000512.31				0	0	0	0.00	0.00	0.00	0.00	0.00
51000512.40				500	500	0	0.00	503.39	0.00	3.39	100.68
TOTAL PERSONNEL SERVICES				94,419	94,419	0	6,179.94	58,412.26	0.00	36,006.90	61.86

MATERIALS & SUPPLIES											
51000521.01				800	800	0	87.00	903.74	0.00	103.74	112.97
51000523.03				3,500	3,500	0	297.88	2,179.51	0.00	1,320.49	62.27
51000524.19				0	0	0	0.00	0.00	0.00	0.00	0.00
51000525.01				600	600	0	0.00	24.14	0.00	575.86	4.02
51000526.01				300	300	0	0.00	9.99	0.00	290.01	3.33
51000528.03				0	0	0	0.00	0.00	0.00	0.00	0.00
51000529.11				2,000	2,000	0	0.00	0.00	0.00	2,000.00	0.00
TOTAL MATERIALS & SUPPLIES				7,200	7,200	0	384.88	3,117.38	0.00	4,082.62	43.30

SERVICES											
51000531.01				500	500	0	0.00	504.95	0.00	4.95	100.99
51000531.04				200	200	0	1.02	8.16	0.00	191.84	4.08
51000532.01				2,985	2,985	0	0.00	1,200.00	0.00	1,785.00	40.20
51000532.06				0	0	0	0.00	120.28	0.00	120.28	0.00
51000532.07				5,000	5,000	0	0.00	3,372.00	0.00	1,628.00	67.44
51000533.14				16,500	16,500	0	268.48	14,948.88	0.00	1,551.12	90.60
51000535.01				1,900	1,900	0	0.00	1,694.99	0.00	205.01	89.21
51000535.10				8,500	8,500	0	0.00	0.00	0.00	8,500.00	0.00
51000535.11				1,375	1,375	0	1,374.00	1,374.00	0.00	1.00	99.93
51000536.01				30,000	30,000	0	1,724.87	13,902.63	0.00	16,097.37	46.34
51000536.02				2,600	2,600	0	171.45	1,159.20	0.00	1,440.80	44.58
51000536.03				2,800	2,800	0	0.00	1,587.97	0.00	1,212.03	56.71
51000536.07				0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SERVICES				72,360	72,360	0	3,539.82	39,873.06	0.00	32,486.94	55.10

MAINTENANCE											
51000541.02				15,000	15,000	0	0.00	0.00	0.00	15,000.00	0.00
51000542.03				0	0	0	6.59	523.59	747.00	1,270.59	0.00
51000542.21				0	0	0	0.00	120.00	0.00	120.00	0.00
51000542.25				5,000	5,000	0	0.00	1,821.27	0.00	3,178.73	36.43
51000543.04				2,500	2,500	0	0.00	0.00	0.00	2,500.00	0.00
51000543.06				0	0	0	0.00	0.00	0.00	0.00	0.00
51000543.22				1,000	1,000	0	0.00	0.00	0.00	1,000.00	0.00
51000544.50				1,000	1,000	0	104.99	104.99	0.00	895.01	10.50
51000544.55				500	500	0	0.00	518.63	0.00	18.63	103.73

CITY OF PORT LAVACA
REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: MAY 31ST, 2021

504 OPERATIONS REVENUE FUND
DEPARTMENTAL EXPENDITURES

Item #6

	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	0.00	18,825.00	18,825.00	412,350.00	8.37
TOTAL MAINTENANCE	475,200	475,200	0	111.58	21,913.48	19,572.00	433,714.52	8.73
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	23,722.00	0.00	11,861.00	66.67
51000553.02 XFER OUT- FD 310- '08	127,128	127,128	0	10,594.00	84,752.00	0.00	42,376.00	66.67
51000553.05 XFER OUT- FD 322 - 201	133,201	133,201	0	11,100.08	88,800.64	0.00	44,400.36	66.67
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	123,989.36	0.00	61,994.64	66.67
TOTAL SUNDRY	481,896	481,896	0	40,158.00	321,264.00	0.00	160,632.00	66.67
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	4,335.00	11,365.50	2,095.50	66,539.00	16.83
51000563.05 CE- INFRASTRUCTURE	665,000	665,000	0	16,569.70	571,640.52	144,207.73	50,848.25	107.65
TOTAL CAPITAL EXPENDITURES	745,000	745,000	0	20,904.70	583,006.02	146,303.23	15,690.75	97.89
TOTAL OPERATIONS	1,876,075	1,876,075	0	71,278.92	1,027,586.20	165,875.23	682,613.73	63.61

CITY OF PORT LAVACA
 REVENUE AND EXPENDITURES REPORT (UNAUDITED)
 AS OF: MAY 31ST, 2021

Item #6
 504 DEPARTMENTAL REVENUE FUND
 DEPARTMENTAL EXPENDITURES

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

PERSONNEL SERVICES

59800512.03	GROUP H/D	INS CLAIMS	0	0	0	0.00	0.00	0.00	0.00	0.00
59800512.05	EMPLOYER-	SOCIAL SECUR	0	0	0	0.00	0.00	0.00	0.00	0.00
59800512.10	EMPLOYER-	TMRS	0	0	0	0.00	0.00	0.00	0.00	0.00
59800512.40	SAFETY PAY		0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL SERVICES			0	0	0	0.00	0.00	0.00	0.00	0.00

SUNDRY	59800551.203	GROUP H/D	INS CLAIMS	0	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL SUNDRY				0	0	0	0.00	0.00	0.00	0.00	0.00

TOTAL NON DEPARTMENTAL	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00
------------------------	---	---	---	---	------	------	------	------	------	------

TOTAL EXPENDITURES	1,927,575	1,927,575	0	77,225.41	1,057,785.40	200,034.20	669,755.56	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0	30,200 (	30,200) (	28,492.14) (	588,365.95) (	200,034.20)	818,600.15	2,610.60-

*** END OF REPORT ***

504-PORT REVENUE FUND

ACCOUNT# TITLE

ASSETS
=====

111.21	CLAIM ON CONS CASH	843,072.71	>
112.11.6001	INVESTMENTS-LOGIC	752,838.14	>
113.24	UNAPPLIED CREDITS (	4,375.02)	
113.27	PTC ACCTS RECEIVABLE (UB	60,544.40	
116.01.0001	PREPAID INSURANCE	11,430.85	
151.01.1000	LAND	1,919,338.57	
152.01.1000	BUILDINGS	1,313,990.38	
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(	2,720,188.87)	

6,476,343.28

TOTAL ASSETS

6,476,343.28
=====

843,072.71+
752,838.14+
002
* 1,595,910.85*

LIABILITIES
=====

207.21	CUSTOMER DEPOSIT	400.00
211.10	AP PENDING (DUE TO CONS	23,049.95
211.11	ACCRUED PAYABLES-AUDIT (	9,540.39)
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

2,544,939.26

TOTAL LIABILITIES

2,544,939.26

FUND EQUITY/BALANCE
=====

320.07	ENCUMBRANCES (	308,945.93)
320.08	RESERVE FOR ENCUMBRANCES	308,945.93
320.09	PRIOR YEAR ENCUMBRANCE	103,032.66
320.10	PRIOR YEAR RESERV/ENC (	103,032.66)

BALANCE SHEET - UNAUDITED
AS OF: MAY 31ST, 2021

Item #6.

504-PORT REVENUE FUND

ACCOUNT#	TITLE		
320.60	FUND BALANCE COMMITTED	90,552.00	
320.65	NET INVEST. IN CAPITAL A	3,393,536.00	
320.98	FUND BALANCE UNRESV	1,035,681.97	
	TOTAL FUND EQUITY/BALANCE		<u>4,519,769.97</u>
	TOTAL REVENUES	469,419.45	
	TOTAL EXPENSES	<u>1,057,785.40</u>	
	EXCESS REVENUES OVER EXPENDITURES		<u>(588,365.95)</u>
	TOTAL LIABILITIES & FUND EQUITY/BALANCE		<u><u>6,476,343.28</u></u>

Port Commission Snapshot

	March	March	March	FYTD
City Harbor				
Revenue	\$ 7,064.17	\$ 6,564.17	\$ 6,814.17	\$ 64,487.35
Expenses	\$ 4,376.91	\$ 1,922.20	\$ 2,268.04	\$ 29,553.74
Gain / (Loss)	<u>\$ 2,687.26</u>	<u>\$ 4,641.97</u>	<u>\$ 4,546.13</u>	<u>\$ 34,933.61</u>
Harbor of Refuge				
Revenue	\$ 45,842.26	\$ 26,686.15	\$ 26,584.00	\$ 277,450.60
Expenses	\$ 16,296.03	\$ 7,814.56	\$ 9,886.72	\$ 66,476.88
Gain / (Loss)	<u>\$ 29,546.23</u>	<u>\$ 18,871.59</u>	<u>\$ 16,697.28</u>	<u>\$ 210,973.72</u>
Nautical Landings				
Revenue	\$ 9,247.91	\$ 14,348.42	\$ 13,735.10	\$ 103,206.52
Expenses	\$ 16,197.75	\$ 4,870.64	\$ 6,670.06	\$ 57,203.83
Gain / (Loss)	<u>\$ (6,949.84)</u>	<u>\$ 9,477.78</u>	<u>\$ 7,065.04</u>	<u>\$ 46,002.69</u>
Smith Harbor				
Revenue	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 12,800.00
Expenses	\$ 368.91	\$ 468.53	\$ 303.14	\$ 3,833.06
Gain / (Loss)	<u>\$ 1,231.09</u>	<u>\$ 1,131.47</u>	<u>\$ 1,296.86</u>	<u>\$ 8,966.94</u>
Total Gain / (Loss)	<u>\$ 26,514.73</u>	<u>\$ 34,122.81</u>	<u>\$ 29,605.31</u>	<u>\$ 300,876.96</u>

Cash Profit and Loss Statement

	March	April	May	FYTD
City Harbor				
Dock Lease	\$ 7,064.17	\$ 6,564.17	\$ 6,814.17	\$ 64,487.35
Oyster Tarrifs				\$ -
Total City Harbor	<u>\$ 7,064.17</u>	<u>\$ 6,564.17</u>	<u>\$ 6,814.17</u>	<u>\$ 44,044.84</u>
Harbor of Refuge				
Tarrifs				
Oil	\$ 3,199.11	\$ 1,876.69	\$ 1,863.53	\$ 23,376.26
Fertilizer	\$ 13,871.93			\$ 56,012.48
Oyster	\$ 5,003.66	\$ 1,041.90	\$ 818.40	\$ 6,994.46
Rentals				\$ -
Dock Rentals	\$ 3,383.15	\$ 7,285.41	\$ 3,383.15	\$ 27,863.36
Dock Leases	\$ 20,384.41	\$ 16,482.15	\$ 20,518.92	\$ 163,204.04
Total Harbor of Refuge	<u>\$ 45,842.26</u>	<u>\$ 26,686.15</u>	<u>\$ 26,584.00</u>	<u>\$ 277,450.60</u>
Nautical Landings				
Dock Rent				\$ 545.00
Dock Lease	\$ 3,423.55	\$ 8,075.86	\$ 6,910.74	\$ 56,736.08
Building Lease	\$ 5,824.36	\$ 6,122.56	\$ 5,824.36	\$ 44,775.44
Building Rentals		\$ 150.00	\$ 1,000.00	\$ 1,150.00
Washer-Dryer				\$ -
Miscellaneous				\$ -
Total Nautical Landings	<u>\$ 9,247.91</u>	<u>\$ 14,348.42</u>	<u>\$ 13,735.10</u>	<u>\$ 103,206.52</u>
Smith Harbor				
Dock Rentals	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 12,800.00
Total Smith Harbor	<u>\$ 1,600.00</u>	<u>\$ 1,600.00</u>	<u>\$ 1,600.00</u>	<u>\$ 12,800.00</u>
Interest Income	<u>\$ 61.64</u>	<u>\$ 52.64</u>		<u>\$ 570.06</u>
Total Income	<u><u>\$ 63,815.98</u></u>	<u><u>\$ 49,251.38</u></u>	<u><u>\$ 48,733.27</u></u>	<u><u>\$ 458,514.53</u></u>

Cash Profit and Loss Statement

	March	April	May	FYTD
City Harbor				
Overhead Allocation	\$ 1,628.77	\$ 1,922.20	\$ 1,291.04	\$ 12,647.92
R&M Building				\$ -
Contracted Services	\$ 2,748.14		\$ 977.00	\$ 16,905.82
Total City Harbor	\$ 4,376.91	\$ 1,922.20	\$ 2,268.04	\$ 29,553.74
Harbor of Refuge				
Overhead Allocation	\$ 10,569.76	\$ 7,814.56	\$ 5,036.72	\$ 53,263.38
Electricity	\$ 861.07			\$ 2,158.99
R&M Infrastructure				\$ 120.00
Contracted Services	\$ 4,865.20		\$ 4,850.00	\$ 10,934.51
Total Harbor of Refuge	\$ 16,296.03	\$ 7,814.56	\$ 9,886.72	\$ 66,476.88
Nautical Landings				
Overhead Allocation	\$ 2,132.27	\$ 4,201.67	\$ 2,602.31	\$ 20,669.22
Cable & Internet	\$ 246.98	\$ 119.49	\$ 119.49	\$ 963.92
R&M Building	\$ 1,474.45		\$ 6.59	\$ 2,183.28
Cleaning & Janitorial	\$ 556.36	\$ 186.40	\$ 297.88	\$ 1,911.84
Contracted Services	\$ 6,970.52		\$ 268.48	\$ 14,702.57
Windstorm Insurance				\$ -
Flood Insurance			\$ 1,374.00	\$ 1,374.00
Electricity	\$ 3,614.22		\$ 1,724.87	\$ 11,743.64
Telephone	\$ 284.24	\$ 168.44	\$ 171.45	\$ 1,162.20
Water	\$ 400.08	\$ 194.64		\$ 1,587.97
R&M Bean				\$ 281.57
R&M Improvement OTB	\$ 518.63		\$ 104.99	\$ 623.62
Total Nautical Landings	\$ 16,197.75	\$ 4,870.64	\$ 6,670.06	\$ 57,203.83
Smith Harbor				
Overhead Allocation	\$ 368.91	\$ 468.53	\$ 303.14	\$ 2,558.10
Contracted Services				\$ 1,274.96
Total Smith Harbor	\$ 368.91	\$ 468.53	\$ 303.14	\$ 3,833.06
Total Expenses	\$ 37,239.61	\$ 15,075.93	\$ 19,127.96	\$ 157,067.51
Operating Cash Flow	\$ 26,576.37	\$ 34,175.45	\$ 29,605.31	\$ 301,447.02
CE - Buildings		\$ 7,030.50	\$ 4,335.00	\$ 11,365.50
CE - Infrastructure	\$ 106,980.44	\$ 9,986.83	\$ 16,569.70	\$ 571,640.52
Dredging	\$ 13,750.00			\$ 18,825.00
Net Cash Flow	\$ (94,154.07)	\$ 17,158.12	\$ 8,700.61	\$ (300,384.00)

Balance Sheet

Ending Cash Assets	As of 3/31/2021	As of 4/30/2021	As of 5/31/2021
Ending Cash	\$ 853,432.02	\$ 861,665.82	\$ 843,072.71
Inventments Logic	\$ 752,723.86	\$ 752,838.14	\$ 752,838.14
Total Ending Cash Assets	\$ 1,606,155.88	\$ 1,614,503.96	\$ 1,595,910.85

	<u>PO#</u>	<u>Task Order</u>	<u>Contractor</u>	<u>Project Description</u>	<u>Ordered</u>	<u>Received</u>	<u>Outstanding</u>
Less Current Encumbrances	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	\$ 18,825.00	\$ 18,825.00
	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		\$ 199,287.20	

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	\$ 87,141.44
	Total	\$ 87,141.44

Uncommitted Funds

		\$ 706,633.00
--	--	---------------

Item #6.

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		\$ 385,240.89

COMMUNICATION

SUBJECT: RECEIVE STATUS REPORTS OF CAPITAL IMPROVEMENT PROJECTS

INFORMATION:

a) Lower and Upper Docks at City Harborb) Scully's Bulkhead and Finger Pier Repairs
c) Dredging of Smith Harbord) Renovations to Nautical Landings Marina Break-water - TPWL
Grante) Improvements to the Nautical Landings Marina Building

Project Reporting Date	6/2/2021
Project Name	City Harbor Dock Repairs
Engineer	Urban Engineering
Contractor	J & S Contractors

Notice of Award	8/20/2020
Notice To Proceed	11/9/2020
Completion Date	5/5/2021
Final Inspection	4/26/2020

Status Summary	
<p>The contractor has completed all work on the project. Waiting on the contractor to submit final closeout documents.</p>	

Project Reporting Date	6/2/2021
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
<p>Met with City staff on 5-13-21 to discuss proposed plan. Working on final plans for port commission review.</p>

CITY OF PORT LAVACA

PORT COMMISSION MEETING: MAY 4, 2021

DATE: 6.03.2021

TO: PORT COMMISSION

CC: JIM RUDELLAT, HARBOR MASTER

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: 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 is pictured below. The final invoice from Shirley & Sons was approved for payment on May 26.



Looking south



Looking North

Project Reporting Date	6/2/2021
Project Name	Smith Harbor Dredging
Engineer	Urban Engineering
Contractor	Derrick Construction

Notice of Award	4/13/2021
Notice To Proceed	n/a
Completion Date	n/a
Final Inspection	n/a

Status Summary
The contract documents have been executed. Urban Engineering has reached out to Derrick Construction to have a pre-construction meeting.

Project Reporting Date	6/2/2021
Project Name	Nautical Landings 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	
Received planning portion of the grant for design of the breakwater on 5-24-21.	

COMMUNICATION

SUBJECT: RECEIVE STATUS REPORTS ON SPEICAL PROJECTS

INFORMATION:

a) GLO cleanup of old Bilge Reclamation Site at City Harbor. b) Voluntary Restoration of disturbed final cover at the Harbor of Refuge Tract 16. c) Limited Phase II Environmental Site Assessment of Harbor of Refuge Tracts 16, 17, and 17A. d) Proposed Air Burner for Brush Operations and Cleanup at the Harbor of Refuge.

Subject: FW: Bilge reclamation unit

From: Tony Belton <Tony.Belton@glo.texas.gov>
Sent: Wednesday, May 26, 2021 12:09 PM
To: jweaver@portlavaca.org
Cc: Amanda Marek <Amanda.Marek@glo.texas.gov>; Rusty Moon <Rusty.Moon@GLO.TEXAS.GOV>
Subject: Bilge reclamation unit

Good afternoon Ms. Weaver,
I would like to provide an update on the recent developments 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 Rudelat 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. Thank you for your patience in this matter, if you have any questions, you can reach me at the numbers below. Respectfully,

Tony Belton
Regional Manager- Region 5
Oil Spill Prevention & Response
Office: 361-552-8081
Fax: 361-552-7995
Cell: 361-746-8391
414 Travis St. Port Lavaca TX. 77979

CITY OF PORT LAVACA

PORT COMMISSION MEETING: MAY 4, 2021

DATE: 6.03.2021

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

Background: 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 top soil over an area about 150' x 95' and graded to drain.

Update: With all of the recent rains, this work has not been done yet.

jweaver@portlavaca.org

Agenda 8c

From: John Hogue <john@crgtexas.com>
Sent: Friday, May 21, 2021 3:27 PM
To: jweaver@portlavaca.org
Subject: Phase II Report - TRRP Screening
Attachments: Report - Phase II ESA - TRRP Screening.pdf; Invoice 21-0877 Phase II - City of Port Lavaca LF.PDF

Jody,

Attached is the Phase II report (and our invoice for the effort) for your review. 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 would solidify the exclusion from TRRP.

Of course, it could come back "hot" in which case, it would result in opening a TRRP case where wells would be needed. As part of any permanent well installation, we conduct a pump / slug test to classify the GW. If the GW is determined to be Class 3 (low yield or poor quality), the arsenic issue goes away as the PCL is 100x higher for Class 3 GW. Use of the Class 3 PCL doesn't happen until TRRP kicks in, unfortunately.

A GW determination is also required to complete the Affected Property Assessment (APA) under TRRP. An APA is a prescriptive assessment that would look at a number of things (exposure pathways and receptors) to pursue no further action or a risk based closure (RBC). I doubt a RBC would result in active remediation but you'd likely have to monitor groundwater for a time (at least a year) and place a deed restriction on the site to prohibit groundwater use. Sadly, it is a process so there's no easy way to jump to an obvious endpoint without entering the site into TRRP under the TCEQ Voluntary Cleanup Program (VCP). Further, It is a landfill site. They might want more assessment which may identify other issues.

It did look as if some surface cleanup work had been done; however, there are still a number of containers (seems like oils, petroleum products, etc) that need to be addressed. If they leak (beyond the de minimis releases to date) then you'd be looking at a surface / spill rules / TRRP cleanup. And heaven forbid that material hits the water... might get a visit from the US Coast Guard. Nothing is real close to the water yet...just pointing out the down side.

Happy to discuss at your convenience.

JHogue

CITY OF PORT LAVACA

PORT COMMISSION MEETING: JUNE 8, 2021

DATE: 6.03.2021
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

Background: For many years the City has staged and annually chipped brush that is collected from the community at a location at the Harbor of Refuge. The City had originally planned to offer the chipped brush to the community for use as mulch in gardens, but the demand has been very low to non-existent. As a result, we have accumulated several large piles of chips at the Harbor of Refuge site. There has also been an uptick in the amount of brush collected to where we struggle with having room to stage the brush and are looking at having to chip more often. Several months back, the City Council considered options to deal with this issue and expressed interest in purchasing an air burner to burn the brush as opposed to chipping. Staff has spent time talking with TCEQ and the manufacturer about obtaining an air quality permit for such an air burner. The requirements include a buffer zone around the burner of at least 300 feet to the nearest property line and it can not be permitted on an existing or closed landfill. The entire 75 acres south of the east -west channel of the Harbor of Refuge is a closed landfill per the closure survey document filed in 1979. In order to permit an air burner on this site, an engineering study would be required to prove that trash cells are not located where the air burner is to be located or within 300 feet of the air burner (again staying 300 ft from any property lie). At this point we do not know whether there are actually trash cells in the location we stage the brush or not. There has also been a desire by the Port Commission to move the brush operation off this Harbor of Refuge Tract so it can potentially be leased.

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.

COMMUNICATION

SUBJECT: RECEIVE Report on Status of new lease with Miller Seafood at City Harbor:
Presenter Jim Rudellat

INFORMATION:

CITY OF PORT LAVACA

PORT COMMISSION MEETING: JUNE 8, 2021

DATE: 6.03.2021
TO: PORT COMMISSION
CC: JIM RUDELLAT, HARBOR MASTER
FROM: JODY WEAVER, INTERIM CITY MANAGER
SUBJECT: STATUS REPORT ON NEW LEASE WITH MILLER SEAFOOD AT CITY HARBOR

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.

With the uncertainty of the oyster market in the next few years because of the ship channel dredging project, Mr. Miller is asking to commit to only a one-year lease. I am suggesting that we add the possibility of two each 1- year extensions with 90 days written notice prior to each expiration.

Because Mr. Miller has been paying full price for his lease, despite the fact that he had limited access to it over the last year due to the construction project, my proposal will include no change in the lease rate for the first year of the term. If either or both of the options are exercised, we want to establish what those lease increases will be now, under this current document. Jim and I are gathering information and working with Curtis to establish these rates. I suspect we will end up with a MCI adjustment each year, but to be supportive and work with our tenant, we would want to establish a maximum % rate.

The Port Commission is welcome and encouraged to provide documentation and other insight to me to help establish these rates or include certain language. The negotiations will be performed between the Tenant, Jim Rudellat and myself, with input as may be necessary from the City Attorney. After the Port Commission has the opportunity to make comments and recommendations at the July meeting, I will take the lease to the City Council on July 12 with my recommendation for their approval. The Board's recommendation(s) will be included in the memo to Council regarding my recommendation for approval.

COMMUNICATION

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

INFORMATION:

CITY OF PORT LAVACA

PORT COMMISSION MEETING: JUNE 8, 2021

DATE: 6.03.2021
TO: PORT COMMISSION
CC: JIM RUDELLAT, HARBOR MASTER
FROM: JODY WEAVER, INTERIM CITY MANAGER
SUBJECT: STATUS REPORT ON NEW LEASE OF TRACT 9 AND 10 AT CITY HARBOR

Background: Prestige Oysters is leasing Tract 10 on a month-to-month basis and has expressed interest in a longer term lease that includes Tract 9 as well. Recently it was realized that there is a 50 ft road right-of-way within what is shown as Tract 9 on the City Harbor Map. This right-of-way affects the amount of acreage that can be leased.

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.

Once I have an accurate survey of the available acreage for lease, we can then consider a lease agreement with Prestige or others that may have an interest.

COMMUNICATION

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

INFORMATION:

CITY OF PORT LAVACA

PORT COMMISSION MEETING: JUNE 8, 2021

DATE: 6.03.2021

TO: PORT COMMISSION

CC: JIM RUDELLAT, HARBOR MASTER

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: CONSIDER AMENDMENT TO CURRENT AND STANDARD LEASE DOCUMENT OF THE SECTION ENTITLED DELINQUENT PAYMENTS.

This item was tabled from the May meeting.

At present we have 4 tenants that pay Monthly Tariffs: Helena, Equalizer, Prestige and Miller's Seafood. All have had difficulty in submitting their tariff payments on or before the 10th of each month. Recently Helena has established a procedure specifically for and unique to the City of Port Lavaca so they are generally able to get the payment in by the 10th.

Current Standard Lease Language (in Helena Lease)

Section 5.03. Wharfage Rates and Changes/Monthly Reporting Requirement. *All applicable provisions of City's Tariff and/or applicable wharfage rates shall apply to the activities of Tenant undertaken on the Leased Premises, unless otherwise excepted herein. Tenant shall install and at all times properly maintain all suitable equipment and instrumentation for determining the quantity of the products and commodities moved over, through or across any facility located at the City's Facilities, and on the 1st day of each calendar month, Tenant shall furnish to City a written report of such movements of all property, commodities and products, inclusive of descriptions of the quantities and kind, during the preceding calendar month. City and its representatives, employees, agents, and designated assigns shall have access at all reasonable times for inspection of all such equipment and instrumentation used in determining the quantities and character of such commodities and property. Tenant shall also keep and maintain records of each vehicle, rail car, barge, or vessel loaded or unloaded at the City's Facilities and shall furnish City with a written report of such monthly use on the 1st day of each succeeding calendar month.*

Section 5.05. Delinquent Payments. *All Rent and other payments required of Tenant hereunder which are not paid by the tenth of the month shall be assessed a charge of ten percent (10%) of the rent then due per month of delinquency. In no event, however, shall the charges permitted under this Section or elsewhere in this Lease, to the extent any or all of the same are considered to be interest under applicable law, exceed the maximum rate of interest allowable under applicable law.*

Note the exact language in our existing leases that have not been recently revised is a bit different, but still specifies that payments received after the 10th of the month are charged a 10% per annum late fee from the date due until the date paid.

As you are aware, the City no longer sends out a monthly written notice. The Rent is a consistent monthly amount that is established in the lease document and amended by written notice, so there is no need for the City to send an invoice each month. Other than the Dockage Tariff, which is based upon a fixed linear footage of dock length established in the lease, the tariffs payments change each month, depending upon the number of sacks/tons/barrels/days/days etc. as applicable for each tariff.

To provide adequate time for our tenants to collect and process the information needed to determine and pay the tariff dollars owed, 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.

This proposed revision is being made in response to conversations I have had with our 4 tenants and listening to their concerns.

PROPOSED REVISIONS REGARDING PAYMENT DUE DATES:**Section 5.03. Wharfage Rates and Changes/Monthly Reporting Requirement.**

All applicable provisions of City's Tariff and/or applicable wharfage rates shall apply to the activities of Tenant undertaken on the Leased Premises, unless otherwise excepted herein. Tenant shall install and at all times properly maintain all suitable equipment and instrumentation for determining the quantity of the products and commodities moved over, through or across any facility located at the City's Facilities. **On or before the 25th of each month**, Tenant shall furnish to City a written report of such movements of all property, commodities and products, inclusive of descriptions of the quantities and kind, which occurred during the preceding calendar month. City and its representatives, employees, agents, and designated assigns shall have access at all reasonable times for inspection of all such equipment and instrumentation used in determining the quantities and character of such commodities and property. Tenant shall also keep and maintain records of each vehicle, barge, or vessel loaded or unloaded at the City's Facilities and shall furnish City with a written report of such monthly use on or before the **25th** day of each succeeding calendar month.

Section 5.05. Delinquent Payments. **The City of Port Lavaca is under no obligation to send an invoice or monthly Notice for Rent or Tariffs Due. All Rent and any Dock Tariffs which are established in the leased for a fixed amount of dock space are due on the 1st of each month. All other tariffs and/or other payments required of Tenant hereunder are due by the 25th of the month following the month when the charges are incurred. All Rent and other payments required of Tenant hereunder, which are not paid by the due date cited above, shall bear interest at ten percent (10%) per annum from the date due until the date paid.** In no event, however, shall the charges permitted under this Section or elsewhere in this Lease, to the extent any or all of the same are considered to be interest under applicable law, exceed the maximum rate of interest allowable under applicable law.

COMMUNICATION

SUBJECT: 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

INFORMATION:

CITY OF PORT LAVACA

PORT COMMISSION MEETING: JUNE 8, 2021

DATE: 6.04.2021

TO: PORT COMMISSION

CC: JIM RUDELLAT, HARBOR MASTER

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: **CONSIDER MORITORIUM ON RAIL CAR TARRIFF CHARGES RETROACTIVE TO OCT 1, 2020 TO PROVIDE TIME TO RECEIVE INPUT FROM HELENA CHEMICALS**

This item was tabled at the May meeting.

At the City Council meeting on April 12, Council asked that Helena be provided time to gather information and then meet with myself, Jerry Smith, Jim Rudellat and representatives of the Port Commission to consider their information and reevaluate the tariff rates voted in last October and then bring a recommendation back to Council.

Therefore, in light of 1) the discussion at the City Council meeting on April 12 and 2) the fact that Helena has disputed the rail car rate in particular as being excessive and 3) there is a question of how many days are to be charged since the length of time the rail cars sit is out of Helena's control, and 4) Helena has therefor not paid any of this tariff to date, I am recommending to Port Commission to consider placing a moratorium on the \$75/day/car rail rate, retroactive to October 1, 2020, until such time this meeting requested by Council is accomplished and a recommendation is taken back to Council for any new action.

Note: Helena is also requesting a re-evaluation of other rates, but Helena has been paying - and will continue to pay - those charges as stipulated in the current rate structure, until a recommendation is made to Council for any change.

Update: We have reached out to Mr. Rodrigue, VP of the Southern Business Unit with Helena for an update on setting up another meeting to discuss these tariffs, but we have not heard back from him yet.

COMMUNICATION

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

INFORMATION:

CITY OF PORT LAVACA

PORT COMMISSION MEETING: JUNE 8, 2021

DATE: 6.04.2021
TO: PORT COMMISSION
CC: JIM RUDELLAT, HARBOR MASTER
FROM: JODY WEAVER, INTERIM CITY MANAGER
SUBJECT: **5-year Capital Improvement Plan**

Attached is a copy of the 5-year Capital Improvement Plan adopted on July 30, 2020. The Audit is not complete, so I can't true up the estimates which are reflected in last year's plan yet.

The plan adopted last year shows a proposed CIP expenditure in 2021/22 of \$635,000. I'm 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 year.

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.

5 YEAR Capital Improvement plan adopted in July 30, 2020

CAPITAL IMPROVEMENT PLAN

Unrestricted, Uncommitted net position as of 9/30/19
 CIP balance forward from previous year
 Less transfer for EDA Grant
 Less estimated 2019/20 CIP projects Paid/encumbered
 2 -yr avg operating income from prior year x 1.05
 Subtotal
 Contingency - none assigned
 TARGET TOTAL FOR CIP projects using reserves

	2020/21	2021/22	2022/23	2023/24	2024/25
	\$ 2,020,332	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ 449,332	\$ 10,682	\$ (193,151)	\$ 23,325
	\$ (452,000)				
	\$ (261,000)				
	\$ 187,000	\$ 196,350	\$ 206,168	\$ 216,476	\$ 227,300
	\$ 1,494,332	\$ 645,682	\$ 216,850	\$ 23,325	\$ 250,625
	\$ 1,494,332	\$ 645,682	\$ 216,850	\$ 23,325	\$ 250,625

TO DATE	PORT REVENUE	2020/21	2021/22	2022/23	2023/24	2024/25
cost to date (actual or encumbered)	Nautical Landings	2020/21	2021/22	2022/23	2023/24	2024/25
\$ 125,000	TPWL Breakwater Match	\$ 125,000				
\$ 11,365	Facelift to Building and replace doors	\$ 80,000				
\$ -	Electrical upgrades		\$ 80,000			
\$ -	Front Parking Lot Improvements			\$ 35,000		
\$ -	Rear Parking Lot Improvements		\$ 80,000			
\$ -	Dredge NL Marina					\$ 80,000
cost to date (actual or encumbered)	Smith Harbor	2020/21	2021/22	2022/23	2023/24	2024/25
\$ 345,500	Dredging of Smith Harbor	\$ 450,000				
\$ -	Hire Consultant to develop Master Plan	\$ 50,000				
\$ -	Bulkhead improvements Smith Harbor		\$ 375,000			
				375,000		
cost to date (actual or encumbered)	City Harbor	2020/21	2021/22	2022/23	2023/24	2024/25
\$ 367,909	Construct new bulkhead near Scully's / repairs to finger piers	\$ 180,000				
\$ 234,361	Replace Lower Dock (N.I.C. portion for FEMA reimbursement)	\$ 160,000				
\$ 18,000	Replace Upper Dock* (add \$100,000 if including demo of freezer slab)		\$ 100,000			
\$ -	Repairs to Evelyn's Seafood Dock					\$ 220,000
\$ 1,102,135						
	Total Port Revenue Fund Reserves	\$ 1,045,000	\$ 635,000	\$ 410,000	\$ -	\$ 300,000
	unbudgeted - transferred the following year	\$ 449,332	\$ 10,682	\$ (193,151)	\$ 23,325	\$ (49,375)