

**Minutes of the Port Isabel-San Benito Navigation District
February 13, 2024
Regular Meeting**

A regular meeting of the Port Isabel-San Benito Navigation and Canal Commission was held on Tuesday February 13, 2024, at 5:00 P.M., at the Port Isabel-San Benito Navigation District (PISBND) Office, located at 250 Industrial Drive, Port Isabel, Texas 78578.

Commissioners Present were:

Victor Barrera, Commissioner Chairman,
Jose L Morales, Commissioner,

Commissioners Absent were:

Joe Martinez, Commissioner Secretary,

Others in Attendance were:

Steve Bearden, Port Director/General Manager,
Ana V. Lopez, Office Manager,
Norton Colvin, Port Attorney,
Deborah A. Morales, San Benito City Commissioner

The meeting was called to order by Chairman Victor Barrera at 5:16 P.M.

Item #3 on the Agenda Public Comments had no one from the public desiring to speak.

The Minutes for the Regular and Certified Meeting conducted on January 17, 2024, were presented, and discussed the following motion was made:

A motion was made by Mr. Morales and seconded by Mr. Barrera to approve the above meeting minutes as presented. Motion carried unanimously.

The Commissioner moved to item #8, 9 & 10 on the agenda, "Discussion and Possible Action on Orlando Ochoa Lease Agreement". Mr. Bearden met with Mr. Ochoa and discussed the action of the Commissioners at the January 17, 2024, meeting and requested him to be present for the February meeting to discuss the area he has leased and Lease Agreement defaults. Mr. Bearden reviewed a letter for Mr. Ochoa to execute stating a specific timeline for completion of the defaults. Mr. Morales discussed with Mr. Ochoa the need to fix the building, remove non-fishing items. Mr. Ochoa to complete all by August 31, 2024. There being no additional discussion, nor need for an Executive Session item #9 was not considered, the following action was taken:

A motion was made by Mr. Morales and seconded by Mr. Barrera to "adopt" the executed letter agreement by Mr. Ochoa and for Mr. Ochoa to complete all default issues raised about the building, non-fishing items and wench truck. Motion carried unanimously.

The PISBND Canal and Navigation Commission adjourned the regular meeting to 6:10 P.M. to open a meeting of the Port Isabel-San Benito Navigation District Pilot Board.

A motion was made by Mr. Morales and seconded by Mr. Barrera to adjourn the PISBND Canal and Navigation Commission meeting at 6:10 P.M. Motion carried unanimously.

Mr. Barrera called the Port Isabel-San Benito Navigation District Canal and Navigation Commissioners back to order, for the regular meeting, at 6:19 P.M.

A motion was made by Mr. Morales and seconded by Mr. Barrera to re-convene the Port Isabel-San Benito Navigation District Canal and Navigation Commissioners meeting, at 6:19 PM. Motion carried unanimously.

The next agenda item was to remove from the table the tabled item from January 17, 2024, meeting. Discussion of Trash Dumpsters for shrimp dock tenants. The original thought was to not require the shrimp docks to have trash dumpsters and place one free dumpster on the lot in front of the main office for shrimp dock use. Mr. Morales requested that the staff investigate the cost paid by the other tenants for dumpsters and bring that back to the next meeting for additional discussion and move to table this item until the February meeting. There being only two other dumpsters on the Industrial Drive side it was decided to only provide one dumpster for one year and reevaluate in a year. This dumpster is for all shrimp dock users.

A motion was made by Mr. Morales and seconded by Mr. Barrera to approve rental for one year and one dumpster and to be used by all shrimp dock tenants for one year. Motion carried unanimously.

Mr. Bearden then informed the Commissioners that 3 local companies took the plans for Main Office Exterior Painting and there were two (2) bids by 11:00AM closing date of the bid period. The Commissioners discussed the paint prices and steered on Sherwin Williams for an estimated cost of \$5,508.30 and paint company with the low bid was Jesus Alvarado for \$7,000. After additional discussion the Commissioners then took the following action:

A motion was made by Mr. Morales and seconded by Mr. Barrera to accept prices from Sherwin Williams for an estimated \$5,508 for paint and painting of the building with Jesus Alvarado for \$7,000. Motion carried unanimously.

Mr. Bearden informed the Commissioners that employee Jesus Rodriguez qualified for conversion of the present term life insurance policy to whole life and one year's premium is 194.60 for a \$10,000 policy. The Commissioner took the following action:

A motion was made by Mr. Morales and seconded by Mr. Barrera to approve conversion of the Rodriguez term life policy to a whole life policy and pay the first-year premium. Motion carried unanimously.

Mr. Bearden informed the Commissioners of progress on the Port Road project. The contractor is sustainably complete with the project. There are a few cracks in the asphalt and the contractor will be repairing them next week. Mr. Morales then stated that this was unacceptable and that PISBND should have a four (4) year warranty on the repairs of the cracks in writing and that all progress on the road be stopped until that is in writing. Mr. Bearden explained that the engineer had recommended using the material and how apply from the company that supplied the glass material. The Port engineered agreed to this method. There being no further discussion the following action was taken.

A motion was made by Mr. Morales and seconded by Mr. Barrera to require Clore Equipment provide a four (4) year warranty on workmanship for the crack repairs made in February 2024 or stop all work and contact the bonding company for repair. Motion carried unanimously.

In the Monthly Director's report Mr. Bearden reported that General Pipe owner was behind in rent payment for January and February but in an email explanation will be caught by the end of February, he has be in the hospital in Louisiana since before Christmas. Next, he informed the Commissioners of a moving forward with the rental of the backhoe and roller starting Monday February 19 to fix areas along side of Port road inside the gate and Industrial Drive as many places the shoulder has deteriorated and the excess materials for the Port Road project will used on this.

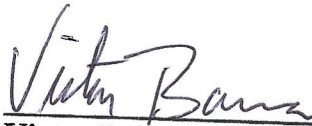
A motion was made by Mr. Morales and seconded by Mr. Barrera to acknowledge the Director's Report. Motion carried unanimously.

The previous month's bills were reviewed by the Commissioners. After questions and comments about some items, the following motion was made:

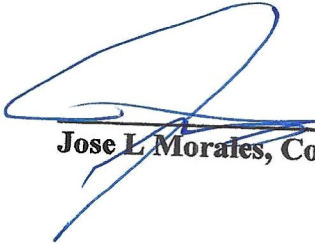
A motion was made by Mr. Morales and seconded by Mr. Barrera to approve the payment of the bills, as presented. Motion carried unanimously.

There being no further business to come before the Commissioners, the following motion was made:

**A motion was made by Mr. Morales and seconded by
Mr. Barrera to adjourn the meeting at 7:31 P.M.
Motion carried unanimously.**



Victor Barrera, Commissioner Chairman



Jose L. Morales, Commissioner