

**Minutes of the Port Isabel-San Benito Navigation District  
June 20, 2024  
Regular Meeting**

**A regular meeting of the Port Isabel-San Benito Navigation and Canal Commission was held on Thursday June 20, 2024, at 2:00 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,  
Joe Martinez, Commissioner Secretary,  
Jose L Morales, Commissioner,

**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,  
Lawrence A. Drake,  
Valentin Osejo Jr,  
Juan E. Rivera, CPA,  
Grecia Galvan, Senator LaMantia,  
Ruben O'Bell, Senator LaMantia,  
Laura Matamoros, Congressman Gonzalez,  
Norma Valle, Rep. Janie Lopez,  
Robert Gomez, Laguna Madre Water District,  
Carlos J. Galvan, Jr, Laguna Madre Water District,  
Charles Ortiz, Laguna Madre Water District  
Richard Guerra, Mayor San Benito,

The meeting was called to order by Chairman Victor Barrera at 2:00 P.M.

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

The Minutes for the Regular May 16, 2024, were presented, and discussed the following motion was made:

**A motion was made by Mr. Martinez and seconded by Mr. Morales to approve the above meeting minutes. Motion carried unanimously.**

The Commissioner went into Executive Session at 2:02 P.M with the following action:

**A motion was made by Mr. Morales and seconded by Mr. Martinez to enter Executive Session at 2:02 P.M., to consult with PISBND's (corporate) counsel, to obtain his advice about various legal issues in regard to a Tenants Lease Agreement Default Issues, which is a matter in which the duty to**

**PISBND's Navigation and Canal Commission, under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, clearly conflicts with the Texas Open Meetings Act, pursuant to Tex. Gov't Code Ann. § 551.071 (Vernon 2012) (Consultation With Attorney; Closed Meeting).**

**Motion carried unanimously.**

The Commissioners returned to open session at 2:35 P.M., in accordance with the following motion:

**A motion was made by Mr. Martinez and seconded by Mr. Morales to return to the open session at 2:35 P.M. and discuss only one item and there being no action taken in Executive Session. Motion carried unanimously.**

The Commissioners, after returning to open session, took up the following agenda item, "#6. Discussion and (possible) Action on Laguna Madre Water District Potential Lease of Property in North Turning Basin for Desalinization Plant Water Access."

Commissioner Morales requested that all of those in attendance be introduced to the Commission. Next Chairman Barrera requested that Mr. Galvan, Laguna Madre Water District General Manager, make a short presentation on the Water District's new planned desalinization plant, and Mr. Charles Ortiz P.E., the Water District Engineer, assisted in answering questions. There were many questions from the three Commissioners and Mr. Galvan said if the PISBND sent them the questions he would have the Water District engineers make a presentation at the next meeting to give them updates on the project and to have answers to their questions. Mr. Morales stated that the PISBND should be in partnership with the Water District on this project as well as bringing other cities from around the Valley and he hoped an agreement could be worked for mutual benefit.

**A motion was made by Mr. Martinez and seconded by Mr. Morales to table action on this item until the Water District could bring back answers to the questions at the July regular meeting. Motion carried unanimously.**

Next item on the agenda concerned the Texas Department of Public (DPS) Safety's request for a potential rental of facility and Construction of a building, boat ramp and parking area. Mr. Bearden stated that due this family emergency he left town before that meeting and had to cancel it. He requested that the item be tabled until he can reschedule a meeting with DPS and bring back details of the project for the Commissioners consideration. The Commissioners took the following action:

**A motion was made by Mr. Morales and seconded by Mr. Martinez to table action on the DPS rental issue until Mr. Bearden could bring back details of the request for the Commissioners at the July regular meeting. Motion carried unanimously.**

Mr. Bearden next discussed the concrete parking area for the main office and LAMEC asphalt parking lot, as the concrete parking area was built in 1986 and the LAMEC asphalt was built in 1995. As per the Commissioners request at the May regular meeting, the Port staff requested bids from six (6) local paving companies and of those three (3) companies came to the port to look at the job and only one (1) sent in a bid. Mr. Bearden recommended that the port employees repair the concrete expansion joints at an estimated cost of \$2,000 and take no action on the sealer or paving of the asphalt parking lots. The Commissioners decided to take no action on the sealer or paving and to have the Port employees to fill the concrete parking lot expansion joints. There being no further discussion the following motion was made and seconded by:

**A motion was made by Mr. Morales and seconded by Mr. Martinez to take no action on the paving or sealer and for Port employees to fill in the expansion joints with the appropriate self-leveling compound. Motion carried unanimously.**

Agenda item #9 was presented by Mr. Bearden and Ana Lopez, Office Manager. The staff contacted three (3) storm shutter installation companies and two (2) came by and submitted a bid. The bids were more than \$22,000. Mr. Bearden stated he would like to be prepared for a storm and is planning to buy plywood and pre-cut it for each window in the main office as well as paint the wood for preservation of the plywood and future use. The estimated cost including labor is \$2,000. There being no further discussion the following motion was made and seconded by:

**A motion was made by Mr. Martinez and seconded by Mr. Morales to have staff purchase and pre-cut plywood for main office windows in case of a storm. Motion carried unanimously.**

Next was a request by Sea Ranch Marina II for monetary assistance in a maintenance project of the amphitheater sea wall used by two major fishing tournaments. Mr. Martinez was opposed to the assistance and Mr. Barrera was in support and requested \$5,000. Mr. Morales then said he would support \$2,500. It was then settled that PISBND would provide \$3,000 assistance for this project once completed and proof of payment was provided. After additional discussion, the Commissioners then took the following action:

**A motion was made by Mr. Morales and seconded by Mr. Barrera to provide \$3,000 assistance to Sea Ranch Marina II for repairs of the amphitheater sea wall. Motion carried.**

Agenda item #11 concerned Cyber Liability and Date Breach Coverage with TML Insurance. TML is creating a new Cyber Liability and Date Breach Coverage Fund with different policy limits and cost. Staff recommended that the PISBND consider the high coverage policy with name of Core+ for \$1,875 annual premium. The Commissioner asked if this would cover the incident from last year and was told it would. There being no discussion the following action was taken:

**A motion was made by Mr. Martinez and seconded by Mr. Morales to purchase Core+ Cyber Liability and Date Breach Coverage for \$1,875 annual premium through TML. Motion carried.**

Mr. Bearden then reviewed all TML Insurance policy estimated renewal rates. He presented a spreadsheet comparing each policy category to the previous year's premium rates. Mr. Bearden stated that the TWIA Windstorm policy was not completed, and it would be presented at the July regular meeting. The Commissioners proposed keeping all policies with the same deductibles as the 2023-2024 levels with the following action:

**A motion was made by Mr. Morales and seconded by Mr. Martinez to approve the estimated TML insurance policy renewals for 2024-2025 as presented. Motion carried unanimously.**

Next Mr. Bearden informed the Commissioners that the sale of Property across the Shrimp Basin was completed. There being no discussion the commissioners took the following action:

**A motion was made by Mr. Martinez and seconded by Mr. Morales Martinez to acknowledge the report. Motion carried.**

In the Monthly Director's report Mr. Bearden reported that the Miss Kelly transferring fresh water to Next Decade LNG was complete, that Port road project was complete and TxDot approved as well as final payment to contractor was made, he also informed the Commissioners that they will need to have a special meeting for the Harbor Pilots in the next two weeks to approve a new Harbor Pilot once he has completed his new bond. Next, he reviewed the July meeting date and time, and it is tentatively scheduled for Wednesday July 17, 2024, at 4:00PM.

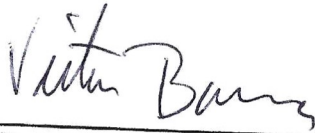
**A motion was made by Mr. Morales and seconded by Mr. Martinez to acknowledge the Director's Report. Motion carried unanimously.**

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

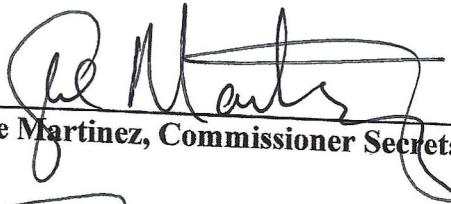
**A motion was made by Mr. Martinez and seconded by Mr. Morales to approve the payment of the bills, as presented. Motion carried unanimously.**

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

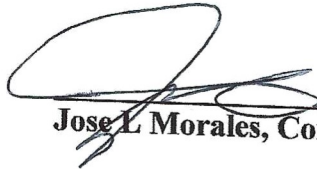
**A motion was made by Mr. Morales and seconded by Mr. Martinez to adjourn the meeting at 3:24 P.M. Motion carried unanimously.**



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**Victor Barrera, Commissioner Chairman**



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**Joe Martinez, Commissioner Secretary**



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**Jose L. Morales, Commissioner**