

**Minutes of the Port Isabel-San Benito Navigation District
December 16, 2024
Special Meeting**

A Special Meeting of the Port Isabel-San Benito Navigation and Canal Commission was held on Monday, December 16, 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, Chairman Commissioner,
Joe Martinez, Commissioner Secretary,
Jose L Morales, Commissioner

Others in Attendance were:

Julia Barrera, Administrative Assistant,
Ana V. Lopez, Office Manager,
Steven B Bearden, Port Director/General Manager
Deborah A. Morales, City of San Benito Commissioner,
Martin Walker, Caso Law Firm,
Jose L. Caso, Caso Law Firm,
Charles Ortiz, Laguna Madre Water District,
Noe Cantu, Laguna Madre Water District,
Carlos J. Galvan, Jr, Laguna Madre Water District,
Robert Gomez, Laguna Madre Water District,

The meeting was called to order by Victor Barrera, Chairman Commissioner, at 5:00 P.M.

Item #2 Discussion and possible Action on Employee End of Year Compensation. The following motion was made:

A motion was made by Mr. Martinez and seconded by Mr. Morales to approve the End of Year Compensation of (2) weeks' pay for each employee. Motion carried unanimously.

Item #3 Discussion and possible Action on Tabled Item of November 25, 2024, Meeting "Laguna Madre Water District Potential Lease of Property in North Turning Basin for Desalinization Plant Water Access". Before entering the Executive Session, Mr. Carlos Galvan from Laguna Madre Water District gave an update on the need for water with the strict conditions we are under now. Carlos also mentioned that Mr. Morales called him and asked to be on the agenda for the LMWD Board of Directors Meeting and Mr. Morales wasn't present. According to Mr. Morales he didn't get a call back so therefore he didn't attend the meeting since he wasn't aware of the meeting. There was a verbal agreement for \$2,500 a month for a 50-year lease. No Action was taken, Commissioners acknowledge his verbal presentation.

Item #4 Executive Session in regard to Possible Lease Agreement between PISBND and Laguna Madre Water District, 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 Meeting Act, pursuant to Tex. Gov't Code Ann. §551.072 (Vernon 2012)

(deliberation the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; Closed Meeting).

A motion was made by Mr. Morales and second by Mr. Martinez to go into Executive Session at 5:05 pm to Discuss Possible Lease Agreement between PISBND and Laguna Madre Water District, 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 Meeting Act, pursuant to Tex. Gov't Code Ann. §551.072 (Vernon 2012) (deliberation the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; Closed Meeting). Motion carried unanimously.

The Commissioners returned to open session at 5:12 PM., in accordance with the following motion:

A motion was made by Mr. Morales and seconded by Mr. Martinez to return to open session. Motion carried unanimously.

Item #5 Discussion and possible Action on matters arising from or related to the said Executive Session. There was a Discussion, but no Action was made taken, the following motion was made:

A motion was made by Mr. Martinez and second by Mr. Barrera to accept the verbal agreement presented by Laguna Madre Water District for a 50-year lease agreement in the amount of \$2,500.00 monthly with one No vote from Mr. Morales. Mr. Morales wanted to put it on record that he was against this motion since he nor the Commissioners haven't met with the Board of Director's from Laguna Madre Water District. Motion carries.

Item #6 Discussion and possible Action to Review and Finalize Contract and Start Date with Port Attorney. Martin Walker and Jose L. Caso with Caso Law introduced themselves and touched on the proposal that was provided to the Commissioners. There is no contract yet, but Caso Law Firm will provide their standard contract for the Commissioner's review before January 6, 2025.

Item #7 Executive Session (in regard to review and finalize contract with Port Attorney) pursuant to Tex. Gov't Code Ann §551.074 (Vernon 2004) Personnel Matters; Closed Meeting) to Review and Finalize Contract and Start Date of Port Attorney. The following motion was made:

A motion was made by Mr. Morales and second by Mr. Martinez to enter into Executive Session at 5:19 P.M. to review and finalize the contract and start date of Port Attorney. Motion carries.

The Commissioners returned to open session at 5:31 P.M. In accordance with the following motion:

A motion was made by Mr. Morales and seconded by Mr. Martinez to reenter to open session. Motion carried unanimously.

Item #8 Discussion and possible action on matter arising from related to the said Executive Session. The Commissioners discussed, and Action was taken to accept the Caso Law Firm as the Port Isabel-San Benito Navigation District Port Attorney starting on January 1, 2025, and a contract will be provided by Caso Law Firm and to be signed by January 6, 2025. No motion was made pending the contract.

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

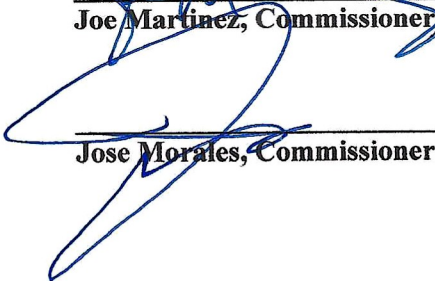
A motion was made by Mr. Morales and seconded by Mr. Mr. Martinez to adjourn the meeting at 5:33 P.M. Motion carried unanimously.



Victor Barrera, Commissioner Chairman



Joe Martinez, Commissioner Secretary



Jose Morales, Commissioner