

Minutes of the Port Isabel-San Benito Navigation District
May 22, 2025
Regular Meeting

A regular meeting of the Port Isabel-San Benito Navigation and Canal Commission was held on Thursday, May 22, 2025, 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:

Joe Martinez, Commissioner Chairman,
Duvie Woods, Commissioner Secretary,
Jose L Morales, Commissioner,

Others in Attendance were:

Julia Barrera, Administrative Assistant,
Jose Caso, Caso Law Firm,
Deborah A Morales, San Benito City Commissioner,
Brain Hanson, Laguna Madre Water District,
Santiago Ochoa, Laguna Madre Water District,
David Pettry, Norris Leal,
Carlos Galvan Jr., Laguna Madre Water District,
Robert Gomez,
Charles Ortiz,
Mayra Woods,
Joann Garcia, GPIC
Gene Tuttle Jr., Brazos Santiago Pilot,
Christopher Urbanovsky, Brazos Santiago Pilot,
Juan Rivera, PISBND CPA

The meeting was called to order by Chairman Joe Martinez at 5:00 P.M.

Item #3. Public Comments, No Public Comments.

Item #4. Approval of Meeting Minutes for March 12, March 24, April 7, April 21, April 30 "The Pilot Board", May 14 and May 17, 2025, and Certified Agenda for the January, February, March 24, 2025, Board Meeting. The following motion was made:

A motion was made by Mr. Morales and seconded by Mrs. Woods to approve the meeting minutes for March 12, March 24, April 7, April 21, April 30 "Pilot Board Meeting", May 14, and May 17, 2025, and Certified Agenda for January, February, and March 2025 as they stand. Motion carried unanimously.

Item # 5. Discussion and possible action in regard to Laguna Madre Water District pilot desalination project. Charles and the engineers discussed the project plan and addressed questions from Mr. Morales and Mr. Caso. The following motion was made:

A motion was made by Mrs. Woods and seconded by Mr. Morales to allow Laguna Madre Water District to proceed with the pilot desalination project. Motion carried unanimously.

Item #6. Discussion and possible action pertaining to the 2025, 1st Quarter Investment Report, by Juan E, Rivera, CPA. The following motion was made:

A motion was made by Mr. Morales and seconded by Mrs. Woods to approve the 1st Quarter Report with adding the signature line for the Chairman Commissioner to the document. Motion carried unanimously.

Item #7. Discussion and possible action on the renewal of Joe Martinez's bond and the issuance of a bond for Mrs. Woods. The following motion was made:

A motion was made by Mr. Morales and seconded by Mrs. Woods to approve the renewal of Joe Martinez bond and the issuance of a bond for Mrs. Woods. Motion passed unanimously.

Mr. Morales stated that it be added to the record that he is still bonded.

Item #8. Discussion and possible action on the tabled item from April 21st Board Meeting to engage Certified Roofers to assess roof leaks and submit bids. The following motion was made:

A motion was made by Mrs. Woods and seconded by Mr. Morales to approve Gomez Roofing bid with the warranty being in place, windstorm certified, and they are starting from the bottom of the core. Motion carried unanimously.

Item #9. Adoption of PISBND Resolution to remove Victor Barrera from TexPool PISBND account and designate another Board Commissioner to assume this role. The following motion was made:

A motion was made by Mr. Morales and seconded by Mrs. Woods to remove Mr. Barrera from TexPool account and add Mr. Martinez to assume this role. Motion carried unanimously.

Item #10. **EXECUTIVE SESSION-** The Board may convene in Executive Session pursuant to the Texas Government Code, Chapter 551). Personnel Matters (Texas Gov't Code §551.074), Tenant Fee Adjustment (Texas Transportation Code § 60.101 & § 60.032), Texas Gov't Code § 551.072 (Deliberation Regarding Real Property)

- a. Discussion and possible action on employee/s compensation and titles. - Mr. Morales
- b. Discussion and possible action regarding the qualifications for the Port Director position, including the evaluation of current criteria and consideration of alternative requirements or standards. - Mr. Morales
- c. Discussion and possible action on Tabled item from April 7, 2025, Board meeting in regards renewal and negotiation terms of General Pipe lease to expire on May 15, 2025.
- d. Discussion and possible action in regards Brazos Harbor Pilots to expire in June 2025.
- e. Discussion and possible action regarding interim general manager.

- f. Discussion and possible action regarding proposed percentage-based increases to tenant or lessee fees based on current payment amounts, including discussion of notice procedures and implementation timeline. - Mr. Morales

The Commissioners entered into Executive Session at 5:53 Pm., in accordance with the following motion:

A motion was made by Mrs. Woods and seconded by Mr. Morales to enter Executive Session. Motion carried unanimously.

The Commissioners returned from Executive Session at 6:54., in accordance with the following motion:

A motion was made by Mrs. Woods and seconded by Mr. Morales to return to the open session at 6:54 PM, there being No Action taken in the Executive Session. Motion carried unanimously.

Item #11. Discussion and possible action on matters arising from the Executive Session. In open session, The Port attorney asked the Chairman for permission to review the items discussed in Executive Session individually.; however, no motion or action was taken due to oversight.

- a) Discussion to Table this item with Mr. Morales being opposed.
- b) Proceed as Directed in Executive Session.
- c) No Action was taken until we get more information for General Pipe.
- d) Proceed as Directed in Executive Session with Mr. Morales voting against; however, the Commissioners indicated to the Brazos Harbor Pilot that the 50-foot lease would be renewed on a month-to-month basis until the requested 75-foot accommodation is provided.
- e) Proceed as Directed in Executive Session.

f) Proceed as Directed in Executive Session with Mr. Morales voting against.

Item #12. Mr. Morales, Port Interim Director, Monthly Report. Mr. Morales provided his report to the Board Commissioners.

Item #13. Ratification on Bills from April 21, 2025, to current. The following motion was made:

A motion was made by Mr. Morales and seconded by Mrs. Woods to approve the ratification on bills from April 21, 2025, to current. Motion carried unanimously.

Item #14. Discussion and possible action regarding the scheduling of future Board Meeting, including Mr. Martinez suggestion to hold meetings on the 2nd and 4th Wednesday of each month.

No action was taken. Julia was asked to present alternative options, and the Board agreed to schedule the next meeting for Monday, June 2, 2025, at 5:00 PM.

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

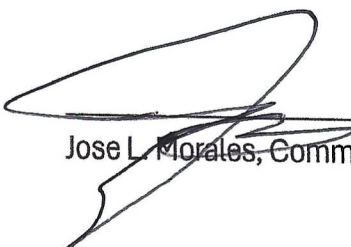
A motion was made by Mr. Morales and seconded by Mrs. Woods to adjourn the meeting at 7:21 PM. Motion carried unanimously.



Joe Martinez, Commissioner Chairman



Duvie Woods, Commissioner Secretary



Jose L. Morales, Commissioner