

Minutes of the Port Isabel-San Benito Navigation District
June 25, 2026
Regular Meeting

A Regular Meeting of the Port Isabel-San Benito Navigation District was held on Thursday, June 25, 2026, at 5:30 P.M., at the Port Isabel-San Benito Navigation District (“PISBND”) Office, located at 250 Industrial Drive, Port Isabel, Texas 78578.

1. Call to Order

The Regular Meeting of the PISBND Board of Commissioners was called to order by Chairman Joe Martinez at 5:32 P.M.

2. Roll Call

Chairman Martinez conducted the roll call; all Commissioners were present, and a quorum was established.

The following individuals were present at the meeting:

COMMISSIONERS:

- *Joe Martinez, Chairman*
- *Duvie Woods, Secretary*
- *Jose Morales, Commissioner*

STAFF & LEGAL COUNSEL:

- *Victor Barrera, Port Director*
- *Jose Caso, Caso Law Firm*
- *Hilda Zermeno, Administrative Assistant*
- *Estella Reyes, Secretary*

OTHERS IN ATTENDANCE:

- *Mark Nering -Yacht Club Commodore*
- *Lilian Renner - LMYC Treasurer*
- *Deborah A. Morales*
- *Mayra Woods*

3. Pledge of Allegiance to the United States Flag, Texas Flag Pledge and Invocation

The Pledge of Allegiance to the United States Flag and the Pledge to the Texas Flag were recited. Commissioner Morales led the invocation.

4. Public Comments

*Mr. Mark Nering, Commodore of the Laguna Madre Yacht Club, addressed the Board and extended an invitation to the Commissioners to attend the Yacht Club's Open House to be held on **July 11, 2026**. Mr. Nering discussed the Yacht Club's efforts to recruit new members, expand community involvement, establish a sailing school, and provide additional recreational opportunities. No discussion or action was taken.*

5. Approval of Meeting Minutes

The minutes of the May 21, 2026 and June 4, 2026, Board Meeting were presented for approval.

Chairman Martinez called for the following motion:

A motion was made by Commissioner Woods and seconded by Commissioner Morales to approve the minutes of May 21, 2026 and June 4, 2026. All voted in favor; motion carried unanimously.

Action Items

6. Discussion, Consideration, and Possible Action Regarding Approval of Bills

Port Director Victor Barrera reviewed the bills submitted for payment. He discussed the District's utility expenses, scholarship payments, classified advertising for open positions, credit card charges, pest control services, vehicle maintenance, and overall expenditures.

Following discussion, a motion was made by Commissioner Morales to approve payment of the bills as presented. It was then seconded by Commissioner Woods. All voted in favor and the motion was carried unanimously.

7. Discussion, Consideration, and Possible Action to Remove Former Employee Julia Barrera from the Port Isabel–San Benito Navigation District Pool Account

The Board discussed removing former employee Julia Barrera as an authorized user on the District's pool account.

Legal Counsel advised that the current action was limited to removing Ms. Barrera, and that authorization of new users could be considered at a future meeting.

A motion was made by Commissioner Morales to remove former employee Julia Barrera from the District's pool account. It was then seconded by Commissioner Woods. All voted in favor and the motion was carried unanimously.

8. Discussion, Consideration, and Possible Action Regarding Payment of 26.07 Accrued Vacation Hours Equivalent to \$495.33 to Former Employee

Port Director Barrera advised the Board that the former employee was entitled to payment for 26.07 hours of accrued vacation leave totaling \$495.33. Counsel confirmed that payment of accrued vacation hours was appropriate.

A motion was made by Commissioner Woods to approve payment of 26.07 hours for accrued vacation leave.. It was then seconded by Commissioner Morales. All voted in favor and the motion was carried unanimously.

9. Discussion, Consideration, and Possible Action to Renew the Bond Insurance for Commissioner Jose Morales as Authorized by Texas Water Code

Legal Counsel explained that the Texas Water Code requires commissioners to maintain bond coverage and that Commissioner Morales' bond was due for renewal.

Chairman Joe Martinez moved to approve renewal of Commissioner Jose Morales' bond insurance. It was then seconded by Commissioner Woods. Motion carried unanimously. Commissioner Morales abstained from participation on this item.

Executive Session

Closed session pursuant to Texas Gov't Code Sections 551.071 (Consultation with Attorney), 551.072 (Property Deliberation), 551.087 (Economic Development Negotiations), and 551.074 (Personnel Matters) related to:

10. Real Property (Texas Gov't Code §551.072) – Discussion, consideration, and possible action regarding U.S. Army Corps of Engineers' Notice of Extension of Lease

11. Real Property (Texas Gov't Code §551.072) – Discussion, consideration, and possible action regarding the American Tower lease (Site No. 311083)

12. Personnel Matters (Texas Gov't Code §551.074) – Discussion, consideration, and possible action to review prior expenditures and approve upcoming expenses by Port Director Victor Barrera

A motion was made by Commissioner Woods and seconded by Commissioner Morales to enter Executive Session. All voted in favor; motion carried unanimously. The Executive Session started at 5:42 P.M.

Return to Open Session

13. Real Property (Texas Gov't Code §551.072) – Discussion, consideration, and possible action regarding U.S. Army Corps of Engineers' Notice of Extension of Lease

14. Real Property (Texas Gov't Code §551.072) – Discussion, consideration, and possible action regarding the American Tower lease (Site No. 311083)

15. Personnel Matters (Texas Gov't Code §551.074) – Discussion, consideration, and possible action to review prior expenditures and approve upcoming expenses by Port Director Victor Barrera

Motion to return into Open Session was made by Commissioner Morales and seconded by Chairman Martinez. All voted in favor, and the Board returned into Open Session at 6:57 P.M.

A motion was made by Commissioner Morales and seconded by Commissioner Woods to proceed as directed in Executive Session regarding Items 13, 14 and 15. All voted in favor and the motion was carried unanimously.

Report

16. Port Director's Report (Victor Barrera)

Port Director Victor Barrera presented his report to the Board. Topics discussed included:

- *Status of the District's property ownership research.*
- *Continued work with the surveyor and title company regarding title verification.*
- *Historical records related to the former Navigation/Dust Control District.*
- *Ongoing efforts to obtain title run sheets and supporting documentation establishing ownership.*
- *Survey information regarding District acreage.*
- *Preliminary discussion concerning future property development opportunities and infrastructure improvements.*

No action was taken.

Next Board Meeting

17. Discussion, Consideration, and Possible Action to Schedule the Next Board Meeting

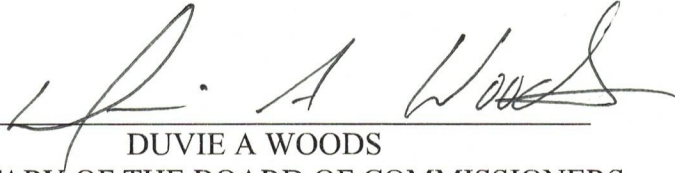
A motion was made by Commissioner Morales and seconded by Commissioner Woods to schedule the next Board Meeting on July 9, 2026, at 5:30 P.M. All voted in favor; motion carried unanimously.

18. Adjournment

There being no further business to come before the Commissioners, Chairman Martinez called for the following motion:

*A motion was made by Commissioner Morales and seconded by Commissioner Woods to adjourn the meeting at **7:07 P.M.** All voted in favor; motion carried unanimously.*

APPROVED BY THE BOARD OF COMMISSIONERS
OF THE PORT ISABEL-SAN BENITO NAVIGATION DISTRICT
DURING ITS REGULAR BOARD MEETING
ON JULY 9, 2026

A handwritten signature in black ink, appearing to read "D. A. Woods", is written over a horizontal line.

DUVIE A WOODS
SECRETARY OF THE BOARD OF COMMISSIONERS
PORT ISABEL-SAN BENITO NAVIGATION DISTRICT