

MINUTES OF MEETING

BE IT REMEMBERED that the Commissioners of the Port of Bay City Authority met Thursday, August 12, 2021, at the office of the Authority, 1305 Seventh St, Bay City, Texas. Due to the COVID-19 pandemic and the large number of confirmed cases in Matagorda County, Texas, and the danger and risk to the general public and the Commissioners of the Port of Bay City Authority, the Commissioners participated through video/teleconference and were not physically present at the meeting. The Port office was open to the general public to allow the general public to listen to the meeting, join in, and participate in the video/teleconference meeting. The following Commissioners and staff were present:

Mike Griffith	Chairman
George Harrison	Vice-Chairman
Joey Sliva	Secretary
Lee Weathers	Commissioner
Tommy Countz	Commissioner
Buddy Treybig	Commissioner
Allen Cumbie	Port Attorney
Craig Hlavinka	Harbor Master
Sharron Perez	Office Manager
Visitors:	
Scott Hardwick	MCEDC Executive Director
Timothy Madden	Jiahua Chem
Aiman Al-Selwadi	Jiahua Chem

The meeting was called to order at 6:30pm by Commissioner Mike Griffith.

Item 1 – The minutes of the meeting held July 8, 2021 was not available for review prior to the meeting. This item will be placed on the agenda for the next regular meeting.

Item 2 - On motion of Commissioner Lee Weathers, seconded by Commissioner George Harrison, the following disbursements were unanimously ratified and approved:

ACE HARDWARE	698.69
--REPAIRS & MAINTENANCE – HARBOR	
ACE HARDWARE	564.04
--REPAIRS & MAINTENANCE – HARBOR	
ACE HARDWARE	44.99
--REPAIRS & MAINTENANCE – HARBOR	
AQUA-ZYME SERVICES INC	480.00
--PUBLIC UTILITIES	
AQUA-ZYME SERVICES INC	320.00
--PUBLIC UTILITIES	
AQUA-ZYME SERVICES INC	320.00
--PUBLIC UTILITIES	
AQUA-ZYME SERVICES INC	480.00
--PUBLIC UTILITIES	
A TEAM LANDSAPING	240.00
--REPAIRS & MAINTENANCE – OFFICE	
A TEAM LANDSCAPING	240.00
--REPAIRS & MAINTENANCE – OFFICE	
AT&T	470.12
--TELEPHONE	
AT&T	69.18
--TELEPHONE	
BAY CITY JANITORIAL	481.63
--OPERATING SUPPLIES	
BAY CITY LIONS CLUB	80.00
--PROMOTION & DEVELOPMENT	
BAY CITY LIONS CLUB	50.00
--PROMOTION & DEVELOPMENT	
CITY OF BAY CITY	3,255.29
--TIRZ #1	
CITY OF BAY CITY	6,993.82
--TIRZ #2	
CPL BUSINESS	63.35
--PUBLIC UTILITIES	
B ALLEN CUMBIE	2,308.25
--ATTORNEY'S FEES	
DEXYP	26.86
--PROMOTION & DEVELOPMENT	
DEXYP	26.86
--PROMOTION & DEVELOPMENT	
DIRECT ENERGY	20.73

--PUBLIC UTILITIES	
DIRECT ENERGY	4,215.27
--PUBLIC UTILITIES	
DIRECT ENERGY	310.46
--PUBLIC UTILITIES	
DIRECT ENERGY	20.74
--PUBLIC UTILITIES	
DIRECT ENERGY	87.45
--PUBLIC UTILITIES	
ELLEN DODD	1,360.00
--SPECIAL DISTRICT ACCOUNTING FEES	
EATON CORPORATION	696.98
--REPAIRS & MAINTENANCE – HARBOR	
GRAINGER	103.80
--OPERATING SUPPLIES	
GRAINGER	103.80
--OPERATING SUPPLIES	
GRAINGER	490.53
--OPERATING SUPPLIES	
GRAINGER	637.04
--OPERATING SUPPLIES	
HDR ENGINEERING INC	1,826.50
--PROFESSIONAL FEES	
KLEPAC PEST & TERMITE CONTROL	64.00
--REPAIRS & MAINTENANCE – OFFICE	
MATAGORDA COUNTY	8,174.25
--TAX COLLECTION FEES	
MATAGORDA LAWN SERVICE	110.00
--REPAIRS & MAINTENANCE - HARBOR	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	194.55
--PUBLIC UTILITIES - BOAT SHED	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	312.95
--PUBLIC UTILITIES - TENT & FISH CLEANING TABLE	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	47.50
-- PUBLIC UTILITIES - PUMP	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	252.10
--PUBLIC UTILITIES - TRAILER PARK	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	128.00
-- PUBLIC UTILITIES - RESTROOM	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	102.40
-- PUBLIC UTILITIES - HOUSE	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	106.70
--PUBLIC UTILITIES - MEETING HOUSE	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	457.05
--PUBLIC UTILITIES – SPRINKLER	
MCCOYS	816.34
--REPAIRS & MAINTENANCE – HARBOR	
NAPA TRUCK & AUTO PARTS	334.01
--OPERATING SUPPLIES	
QUILL CORPORATION	274.94
--OPERATING SUPPLIES	
JAY SCHOLTEN	1,600.00
--REPAIRS & MAINTENANCE – HARBOR	
SHARRON'S BOOKKEEPING AND TAX SVC	5,842.73
--OFFICE MANAGER - CONTRACT SERVICES	
--PROFESSIONAL SERVICES	
--TELEPHONE	
--OPERATING SUPPLIES	
--TRAVEL	
SHORELINE CONSTRUCTION	15,297.92
--REPAIRS & MAINTENANCE – HARBOR	
SOUTH TEXAS CORRUGATED PIPE	575.00
--REPAIRS & MAINTENANCE – HARBOR	
SUTHERLANDS	475.00
--REPAIRS & MAINTENANCE - HARBOR	
SUTHERLANDS	586.79
--REPAIRS & MAINTENANCE – HARBOR	
SUTHERLANDS	885.86
--REPAIRS & MAINTENANCE – HARBOR	
THE HOME DEPOT	678.60
--OPERATING SUPPLIES	
VERIZON WIRELESS	137.37
--TELEPHONE	
WCA – GFL	483.39

--PUBLIC UTILITIES	
WCA - GFL	483.39
--PUBLIC UTILITIES	
WEST MARINE PRO	918.89
--REPAIRS & MAINTENANCE – HARBOR	
WILLSCOT	268.21
--MISCELLANEOUS EXPENSE	
WILLSCOT	264.25
--MISCELLANEOUS EXPENSE	
CRAIG HLAVINKA	6,786.86
--TRAVEL	
--VEHICLE EXPENSE	
--OPERATING SUPPLIES	
--REPAIRS & MAINTENANCE - HARBOR	
TERRY TORGERSON	786.00
--DEPOSIT REFUND	

Item 3 – The Billing, Collection, Accounts Receivable Reports, and Financial Reports for July 2021 were not available for review prior to the meeting. These items will be placed on the agenda for the next meeting.

Item 4 – There was no discussion regarding delinquent accounts. This item will be placed on the agenda for the next meeting.

Sharron Perez also presented a report on past due accounts and actions taken on these accounts. There were six tenants to which a ten-day letter will need to be sent this month. A detailed copy of the report is kept as part of the current records of the Port of Bay City Authority.

Item 5 - Craig Hlavinka reported on activity at the Port of Bay City. GulfMark is shipping approximately three shipments per month. Craig Hlavinka met with representatives of a Chinese Chemical Company. Craig Hlavinka also reported on a conference he had with representatives of Roehm regarding bringing modules in thru the Port in approximately eighteen to twenty-four months. The road would need to be upgraded to facilitate the shipping of the modules.

Craig Hlavinka reported on the activity at Matagorda Harbor. A few tournaments have been cancelled. There has been a good crowd at the harbor. Snapper season has ended. One of the boats that is docked at the harbor caught fire and sank in the Gulf.

Craig Hlavinka also briefly reported on the TIRZ #1 and TIRZ #2 meetings that he attended. The Bold Fox development will be larger than first discussed. There are discussions regarding expanding TIRZ #2 to include the entire project.

Items 6 – 8 – The proposed 2021 tax rates have not been provided by the County Tax Assessor's office; therefore, these items were tabled at this time. Mike Griffith reviewed the tax rate/budget timeline. The Port Authority will have a special called meeting as soon as the tax rates are available.

Item 9 – Aiman Al-Selwadi and Timothy Madden represented Jiahua Chem Co and presented an introduction to their company. There was a discussion regarding a proposed project and the interest in leasing tracts one and two at the Port of Bay City facility. The proposed project is in the site location phase and has other sites that are currently being considered.

Item 10 – There was no item to discuss.

Item 11 – There was no new update regarding AEP easements at the Port of Bay City facility. Allen Cumbie sent the lease in July and was informed the lease would be forwarded to the proper people for review. The Commissioners discussed the violation if AEP is transmitting power thru the line. The Commissioners advised Allen Cumbie to contact AEP to advise that the easement agreements and consideration have not been received. Scott Hardwick advised that he has a contact if Allen Cumbie does not receive a response. George Harrison advised that if these contacts do not assist then Vee Strauss can be contacted.

Item 12 – Allen Cumbie has had no further contact with Sharky's Food Truck No. 1. This possible lease is closed.

Item 13 – Allen Cumbie discussed the upcoming election. The Port will hold a joint election with Matagorda County. Matagorda County Clerk Stephanie Wurtz is getting the necessary information to Allen Cumbie for posting. The drawing for placing on ballot will be at the Port office on August 24, 2021 at 11:00am.

Item 14 – Allen Cumbie discussed the website and items that need to be posted to the site. Sharron Perez is working with the website designers to learn how to post the necessary items.

Item 15 – Allen Cumbie had no further items to discuss at this time.

Item 16 – Scott Hardwick, MCEDC Executive Director, discussed various prospects interested in Matagorda County and updated the Commissioners on various projects in Matagorda County.

Item 17 – There were no other public or Commissioner comments at this time.

There being no further business to come before the meeting, the Commissioners adjourned the meeting at 7:16pm.

Attest:

Approve:

/S/ Mike Griffith

/S/ Joey Sliva