

MINUTES OF MEETING

BE IT REMEMBERED that the Commissioners of the Port of Bay City Authority met Thursday, October 14, 2021, at the office of the Authority, 1305 Seventh Street, Bay City, Texas. The following Commissioners and staff were present:

|                 |                                   |
|-----------------|-----------------------------------|
| Mike Griffith   | Chairman                          |
| George Harrison | Vice-Chairman                     |
| Joey Sliva      | Secretary                         |
| Lee Weathers    | Commissioner                      |
| Tommy Countz    | Commissioner                      |
| Craig Hlavinka  | Harbor Master                     |
| Sharron Perez   | Office Manager                    |
| Visitors:       |                                   |
| Jim Gann        | Visitor                           |
| Alyssa Dibbern  | City of Bay City Engineering Tech |
| Absent:         |                                   |
| Buddy Treybig   | Commissioner                      |
| Allen Cumbie    | Port Attorney                     |

Prior to the start of the meeting, a guest, Mike Wetz HRI Chair for Coastal Ecosystem Process, gave a brief discussion regarding the bay ecosystems including but not limited to the health of the bay, challenges, marshes, wetlands, and socio-economics. The meeting was called to order at 6:53pm by Commissioner Mike Griffith.

Item 1 – The minutes of the meeting held September 9, 2021 and the public hearing of September 9, 2021 were available prior to the meeting. The minutes will be placed on the agenda for the next meeting.

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

|                                  |          |
|----------------------------------|----------|
| ACE HARDWARE                     | 645.82   |
| --REPAIRS & MAINTENANCE – HARBOR |          |
| ACE HARDWARE                     | 633.32   |
| --REPAIRS & MAINTENANCE – HARBOR |          |
| AQUA-ZYME SERVICES INC           | 480.00   |
| --PUBLIC UTILITIES               |          |
| AQUA-ZYME SERVICES INC           | 320.00   |
| --PUBLIC UTILITIES               |          |
| A TEAM LANDSCAPING               | 240.00   |
| --REPAIRS & MAINTENANCE – HARBOR |          |
| A TEAM LANDSCAPING               | 240.00   |
| --REPAIRS & MAINTENANCE – HARBOR |          |
| AT&T                             | 69.18    |
| --TELEPHONE                      |          |
| AT&T                             | 680.41   |
| --TELEPHONE                      |          |
| AT&T                             | 533.13   |
| --TELEPHONE                      |          |
| AT&T                             | 531.16   |
| --TELEPHONE                      |          |
| BAY CITY JANITORIAL              | 458.86   |
| --OPERATING SUPPLIES             |          |
| CITY OF BAY CITY                 | 175.00   |
| --MISCELLANEOUS EXPENSE          |          |
| ALLEN CUMBIE                     | 2,262.00 |
| --ATTORNEY FEES                  |          |
| DEXYP                            | 26.50    |
| --PROMOTION & DEVELOPMENT        |          |
| DEXYP                            | 26.86    |
| --PROMOTION & DEVELOPMENT        |          |
| DIRECT ENERGY                    | 84.98    |
| --PUBLIC UTILITIES               |          |
| DIRECT ENERGY                    | 20.62    |
| --PUBLIC UTILITIES               |          |
| DIRECT ENERGY                    | 191.50   |
| --PUBLIC UTILITIES               |          |
| DIRECT ENERGY                    | 69.61    |
| --PUBLIC UTILITIES               |          |
| DIRECT ENERGY                    | 4,062.71 |
| --PUBLIC UTILITIES               |          |

|   |           |
|---|-----------|
| DIRECT ENERGY                                       | 3,743.73  |
| --PUBLIC UTILITIES                                  |           |
| ELLEN DODD  | 1,360.00  |
| --SPECIAL DISTRICT ACCOUNTING FEES                  |           |
| GFL   | 483.39    |
| --PUBLIC UTILITIES                                  |           |
| GRAINGER  | 101.12    |
| --OPERATING SUPPLIES                                |           |
| GRAINGER  | 710.67    |
| --REPAIRS & MAINTENANCE – HARBOR                    |           |
| HDR   | 7,387.75  |
| --PROFESSIONAL SERVICES                             |           |
| MATAGORDA COUNTY APPRAISAL DISTRICT                 | 6,927.62  |
| --APPRAISAL DISTRICT FEES                           |           |
| MATAGORDA LAWN SERVICE                              | 110.00    |
| --REPAIRS & MAINTENANCE - HARBOR                    |           |
| MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION | 252.95    |
| --PUBLIC UTILITIES - BOAT SHED                      |           |
| MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION | 348.05    |
| --PUBLIC UTILITIES - TENT & FISH CLEANING TABLE     |           |
| MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION | 47.50     |
| -- PUBLIC UTILITIES - PUMP                          |           |
| MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION | 223.70    |
| --PUBLIC UTILITIES - TRAILER PARK                   |           |
| MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION | 131.20    |
| -- PUBLIC UTILITIES - RESTROOM                      |           |
| MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION | 125.80    |
| -- PUBLIC UTILITIES - HOUSE                         |           |
| MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION | 100.80    |
| --PUBLIC UTILITIES - MEETING HOUSE                  |           |
| MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION | 662.50    |
| --PUBLIC UTILITIES – SPRINKLER                      |           |
| MCCOYS  | 571.02    |
| --REPAIRS & MAINTENANCE – HARBOR                    |           |
| MCMASTER -CARR                                      | 487.83    |
| --REPARIS & MAINTENANCE – HARBOR                    |           |
| PURCHASE POWER                                      | 550.00    |
| --OPERATING SUPPLIES                                |           |
| QUILL CORPORATION                                   | 87.98     |
| --OPERATING SUPPLIES                                |           |
| JAY SCHOLTEN  | 1,300.00  |
| --REPAIRS & MAINTENANCE – HARBOR                    |           |
| SHARRON'S BOOKKEEPING AND TAX SVC                   | 5,876.06  |
| --OFFICE MANAGER - CONTRACT SERVICES                |           |
| --PROFESSIONAL SERVICES                             |           |
| --TELEPHONE   |           |
| --OPERATING SUPPLIES                                |           |
| --TRAVEL  |           |
| SHORELINE CONSTRUCTION                              | 23,650.22 |
| --REPAIRS & MAINTENANCE – HARBOR                    |           |
| SUTHERLANDS   | 25.47     |
| --REPAIRS & MAINTENANCE – HARBOR                    |           |
| THE BAY CITY TRIBUNE                                | 235.00    |
| --ADVERTISING                                       |           |
| THE HOME DEPOT                                      | 1,010.12  |
| --REPAIRS & MAINTENANCE - HARBOR                    |           |
| VERIZON WIRELESS                                    | 99.83     |
| --TELEPHONE   |           |
| WEST MARINE PRO                                     | 5,923.87  |
| --REPAIRS & MAINTENANCE – HARBOR                    |           |
| WILLSCOT  | 264.25    |
| --MISCELLANEOUS EXPENSE                             |           |
| CRAIG HLAVINKA                                      | 5,673.88  |
| --TRAVEL  |           |
| --VEHICLE EXPENSE                                   |           |
| --OPERATING SUPPLIES                                |           |
| --REPAIRS & MAINTENANCE - HARBOR                    |           |
| DAVY GRAVELY  | 550.00    |
| --DEPOSIT REFUND                                    |           |
| L A WHEELER   | 575.00    |
| --DEPOSIT REFUND                                    |           |
| ROBERT FAAS   | 450.00    |
| --DEPOSIT REFUND                                    |           |

Item 3 – The financials for September 2021 were not available prior to the meeting. These items will be discussed at the next meeting.

Item 4 – There was no report available on past due accounts and actions taken on these accounts.

Item 5 - Craig Hlavinka reported on activity at the Port of Bay City. GulfMark had three shipments last month and Sunoco did not have any shipments.

Craig Hlavinka reported on the activity at Matagorda Harbor. Occupancy is at 86% for all docks excluding G-dock which is at 60%. The Hurricane did damage the tournament pavilion. The Commissioners discussed the type of pavilion to have installed. The Commissioners also discussed having an area for portable bathrooms. Craig Hlavinka discussed repairs that were having to be made to boat lifts due to customers' negligence. Craig Hlavinka asked if the cost of these repairs should be passed on to the tenants. The Commissioners advised that this cost can be passed on to the tenant if the damage was due to the tenants' negligence. The Commissioners want a memo sent out to advise tenants of the change. Tommy Countz advised Craig Hlavinka that the light at the kayak park is out. Craig Hlavinka will contact AEP to have this fixed.

Items 6 and 7 – The Commissioners reviewed the AEP issues regarding the easements and substation. AEP agreed to the initial easements and all lines have been installed. AEP is now wanting a perpetual easement and not the 65-year lease previously discussed. Mike Griffith suggested pricing the easement accordingly for the perpetual versus 65-years. Air Liquide still has to release the additional acreage. Indemnification and insurance are still big issues in the easement agreements.

Item 8 – Sharron Perez advised the Commissioners that the publications for the election are still being published and everything is moving forward.

Item 9 – Sharron Perez advised the Commissioners that the website training will be in the next two weeks.

Item 10 – George Harrison reported on activities thru Matagorda County Economic Development Corporation. The owners of the Old Gulf property are looking at a potential commercial harbor.

Item 11 – There were no public or Commissioner comments at this time.

There being no further business to come before the meeting, the Commissioners adjourned the meeting at 7:25pm.

Attest:

Approve:

/s/ Mike Griffith

/s/ Joey Sliva