



# Port of Bay City Authority

1305 Seventh Street P. O. Box 1426  
Bay City, Texas 77404-1426  
979-245-5831  
Email: port@portofbaycity.com

BOARD OF COMMISSIONERS  
GEORGE HARRISON, CHAIRMAN  
JOEY SLIVA, VICE-CHAIRMAN  
MATTHEW ASHCRAFT, SECRETARY  
LEE WEATHERS  
BUDDY TREYBIG  
TREY TREYBIG

ATTORNEY  
B. ALLEN CUMBIE

HARBOR MASTER  
CRAIG HLAVINKA

OFFICE MANAGER  
SHARRON PEREZ

December 11, 2023

## FIRST AMENDED NOTICE OF MEETING

The Board of Commissioners of the Port of Bay City Authority of Matagorda County, Texas, a political subdivision of the State of Texas, hereby gives notice in accordance with the Texas Government Code, section 551 et seq, that a public meeting is to be held at the Bay City Country Club Garden Room, **1131 State Highway 35 S, Bay City, Texas, Thursday, December 14, 2023 at 4:30pm**. The purpose of the meeting is for:

1. Pledge of allegiance to the flags;
2. Prayer;
3. Action of the minutes of the regular meeting of November 9, 2023 and the special called meeting of November 20, 2023;
4. Presentation, approval, and ratification of bills;
5. Presentation and approval of financial reports and monthly billing and collection reports for November 2023;
6. Discuss and take required action on activity at the Port and Matagorda Harbor;
7. Update from Bill Balboa of the Matagorda Bay Foundation regarding the Big Boggy Marsh Restoration Project;
8. Monthly report from Matagorda County Economic Development Corporation;
9. Discuss, consider, and possibly act regarding the changes to the Bay City Port Office Renovation project;
10. Update from Hayden Smith of Anchor QEA regarding the Waters and Wetland Delineation Approved Jurisdictional Determination Project;
11. Update from Hayden Smith of Anchor QEA regarding the Matagorda Harbor Maintenance Dredging Project;
12. Discuss, consider, and possibly act regarding an Interlocal Agreement between the Port of Bay City Authority of Matagorda County, Texas and Matagorda County for the West Mooring Park Restoration;
13. Discuss, consider, and possibly act on the Scope of Work for the West Mooring Dock Park Restoration;
14. Discuss and possibly act regarding the final amended budget for the year ended December 31, 2023;



FILED  
at 9:10 o'clock A.M.

DEC 12 2023

# Port of Bay City Authority

Stephane Ortiz  
County Clerk, Matagorda Co., Texas  
By *Sharron Perez* DEPUTY  
1005 Seventh Street P. O. Box 1426  
Bay City, Texas 77404-1426  
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15. Discuss, consider, and possibly act upon the Scope of Work for Grant Administration for MARAD grant;
16. Public comments and comments from the Commissioners;
17. Executive session pursuant to Section 551.072 of the Texas Government Code concerning the purchase, exchange, lease, or value of real property if deliberations in an open meeting would have a detrimental effect on the position of the government body in negotiations with a third party;
18. Regular Session at the conclusion of executive session to discuss, consider, and possibly act upon the purchase, exchange, lease, or value of real property;
19. Discuss, consider, and possibly act regarding a lease agreement between the Port of Bay City Authority and Shaun and Courtney Kulcak regarding the bait shop at Matagorda Harbor;
20. Discuss, consider, and possibly act on the 1.7 acres under the bridge in Matagorda;
21. Discuss, consider, and possibly act regarding the rail spur agreement/easement between the Port of Bay City Authority of Matagorda County, Texas and Air Liquide including the consideration to be paid by Air Liquide to the Port of Bay City Authority;
22. Discuss, consider, and possibly act regarding the approval of an Easement for an Electrical Substation between the Port of Bay City Authority of Matagorda County, Texas and AEP Texas Inc;
23. Discuss, consider, and possibly act regarding the approval of an Access Easement between the Port of Bay City Authority of Matagorda County, Texas and AEP Texas Inc;
24. Discuss, consider, and possibly act regarding the approval of an Electric Transmission Line Easement Agreement between the Port of Bay City Authority of Matagorda County, Texas and AEP Texas Inc;
25. Discuss, consider, and possibly approve the amount of consideration to be paid to the Port of Bay City Authority for the Easement for an Electrical Substation, Access Easement, and Electric Transmission Line Easement by AEP Texas Inc;
26. Any new or unfinished business.

*/s/ Sharron Perez*

Sharron Perez, Office Manager  
Port of Bay City Authority

The Port of Bay City Authority of Matagorda County, Texas is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal opportunity for effective communications will be provided upon request. Please contact the Office of the Authority at 979-245-5831 at least 24 hours in advance if accommodations are needed.