

MINUTES OF WORKSHOP

BE IT REMEMBERED that the Commissioners of the Port of Bay City Authority met Thursday, November 13, 2025 in a regular meeting at the Office of the Authority, 1305 Seventh St, Bay City, Texas. The following Commissioners, staff, and guests were present:

George Harrison	Chairman
Joey Sliva	Vice- Chairman
Matt Ashcraft	Secretary
Buddy Treybig	Commissioner
Trey Treybig	Commissioner
Lee Weathers	Commissioner
Craig Hlavinka	Harbor Master
Sharron Perez	Office Manager
Visitors:	
Mike Ferdinand	Executive Director MCEDC
Jessica Russell	Executive Director BCCDC
Jessica Sheppard	The Bay City Sentinel
Virtual:	
Leslie Bacon	Norton Rose Fulbright
Dimitri Millas	Norton Rose Fulbright
Ian Fisher	Anchor QEA
Luke Cressman	HDR Engineering

The meeting was called to order at 6:30pm by Chairman George Harrison.

Item 1 - Commissioner Joey Sliva led those in attendance in prayer.

Item 2 – Chairman George Harrison led those in attendance in the pledge of allegiance to the flags.

Item 3 – The minutes of the regular meeting of October 14, 2025 were provided to the Commissioners prior to the meeting for their review. On motion Commissioner Matt Ashcraft, seconded by commissioner Lee Weathers, the Commissioners unanimously approved the minutes of the regular meeting of October 14, 2025.

Item 4 – On motion of Commissioner Matt Ashcraft, seconded by Commissioner Trey Treybig, the following disbursements were unanimously ratified and approved:

ANCHOR QEA	1,070.25
--MATAGORDA HARBOR IMPROVEMENTS	
ANCHOR QEA	30,247.25
--WEST MOORING PARK	
ANCHOR QEA	15,232.38
--MATAGORDA HARBOR IMPROVEMENTS	
ANCHOR QEA	15,899.47
--MATAGORDA HARBOR IMPROVEMENTS	
A-TEAM LANDSCAPING & LAWN	500.00
--REPAIRS & MAINTENANCE – OFFICE	
AT&T	766.02
--TELEPHONE	
AT&T	207.94
--TELEPHONE	
AT&T	85.31
--TELEPHONE	
B&C MOWING AND LANDSCAPING	500.00
--REPAIRS & MAINTENANCE – HARBOR	
COASTAL SIGNS AND MORE	125.00
--OPERATING SUPPLIES	
DANIEL INDUSTRIES	205.00
--REPAIRS & MAINTENANCE – PORT	
DEPARTMENT OF STATE HEALTH SERVICES	1,329.00
--BAY CITY OFFICE IMPROVEMENTS	
DIRECT ENERGY	93.28
--PUBLIC UTILITIES	

DIRECT ENERGY	28.91
--PUBLIC UTILITIES	
DIRECT ENERGY	4,958.52
--PUBLIC UTILITIES	
DIRECT ENERGY	372.69
--PUBLIC UTILITIES	
DIRECT ENERGY	59.32
--PUBLIC UTILITIES	
DIRECT ENERGY	29.26
--PUBLIC UTILITIES	
DIRECT ENERGY	129.07
--PUBLIC UTILITIES	
ELLEN DODD	1,600.00
--SPECIAL DISTRICT ACCOUNTING FEES	
GFL ENVIRONMENTAL	1,263.87
--PUBLIC UTILITIES	
GFL ENVIRONMENTAL	1,260.93
--PUBLIC UTILITIES	
GRAINGER	1,530.42
--OPERATING SUPPLIES	
GRAINGER	8.54
--OPERATING SUPPLIES	
CRAIG HLAVINKA	3,826.05
--UTILITIES	
--OPERATING SUPPLIES	
--REPAIRS & MAINTENANCE - HARBOR	
--MISCELLANEOUS EXPENSE	
--VEHICLE EXPENSE	
--TRAVEL	
HOME DEPOT CREDIT SERVICES	819.12
--OPERATING SUPPLIES	
KLEPAC PEST & TERMITE CONTROL	74.00
--REPAIRS & MAINTENANCE – OFFICE	
MATAGORDA BOAT & RV STORAGE	1,800.00
--MISCELLANEOUS EXPENSE	
MATAGORDA COUNTY DRAINAGE DISTRICT NO 1	171,385.50
--CANEY CREEK DREDGING	
MATAGORDA FIRE EXTINGUISHER LLC	495.00
--REPAIRS & MAINTENANCE - HARBOR	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	47.50
--PUBLIC UTILITIES – PUMP	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	222.80
--PUBLIC UTILITIES – TRAILER PARK	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	125.50
--PUBLIC UTILITIES – HOUSE	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	236.60
--PUBLIC UTILITIES – BOAT SHED	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	376.75
--PUBLIC UTILITIES – TENT AND FISH CLEANING TABLE	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	600.65
--PUBLIC UTILITIES – SPRINKLER	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	108.00
--PUBLIC UTILITIES – RESTROOM	
MATAGORDA WASTE DISPOSAL & WATER SUPPLY CORPORATION	109.30
--PUBLIC UTILITIES – MEETING HOUSE	
MCCOY’S BUILDING SUPPLY	46.99
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
NORTON ROSE FULBRIGHT	15,010.63
--ATTORNEY FEES	
QUILL LLC	69.99
--OPERATING SUPPLIES	
ANDREA SAVAGE	500.00
--REPAIRS & MAINTENANCE - HARBOR	
JAY SCHOLTEN	1,600.00
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
SHARRON’S BOOKKEEPING AND TAX SERVICE	7,771.36
--OPERATING SUPPLIES	
--PROFESSIONAL SERVICES	
--TRAVEL	
--OFFICE MANAGER	

SHORELINE CONSTRUCTION	20,923.37
--REPAIRS & MAINTENANCE – MATAGORDA HARBOR	
--REPAIRS & MAINTENANCE – PORT	
THE BAY CITY SENTINEL	310.00
--ADVERTISING	
THRYV	30.95
--PROMOTION & DEVELOPMENT	
VERIZON WIRELESS	183.81
--TELEPHONE	
VIKING DREDGING LLC	438,186.89
--MATAGORDA HARBOR IMPROVEMENTS	
THOMAS ORSAK	500.00
--SECURITY DEPOSIT REFUND	
LAWRENCE BRANNON	2,075.00
--SECURITY DEPOSIT REFUND	
--PREPAID RENT	
MICHAEL SHAFER	791.70
--SECURITY DEPOSIT REFUND	
--PREPAID RENT	

Item 5 – The financial reports and monthly billing and collection reports for October 2025 were provided to the Commissioners. Sharron Perez reviewed the financials and asked if the Commissioners had any questions. On motion of Commissioner Matt Ashcraft, seconded by Commissioner Lee Weathers, the Commissioners unanimously approved the financials for October 2025. Matagorda County Treasurer Loretta Griffin provided information to the Port Authority regarding positive pay and ACH positive pay. On motion of Commissioner Trey Treybig, seconded by Commissioner Matt Ashcraft, the Commissioners unanimously approved the positive pay and ACH positive pay agreement with Prosperity Bank.

Item 6 – Sharron Perez advised that there are twenty-nine delinquent accounts that ten-day letters will be sent to. There are no accounts to be concerned about at this time.

Item 7 – Craig Hlavinka gave a report on the activity at the Port of Bay City. Everything is running smoothly. El Campo Spraying just completed the last mowing cycle at both the Port of Bay City and the additional properties in Matagorda. Craig Hlavinka will meet with representatives from Texas Department of Transportation Maritime Division Wednesday at 2:30pm at the Bay City Office to discuss the Texas Port Mission.

Craig Hlavinka gave a report on the activity at Matagorda Harbor. Ian Fisher with Anchor QEA will provide an update on the dredging. Shoreline Construction is currently in the process of reailing all planks on the docks. Next month Shoreline Construction will be replanking the piers on the boat ramp.

Item 8 – George Harrison advised the Commissioners that per a discussion with legal from Texas Parks and Wildlife, there was a misunderstanding regarding the disposal of fish scraps from the fish cleaning tables at Matagorda Harbor. There are no changes needed moving forward for the disposal of fish scraps generated at Matagorda Harbor and the West Mooring Park in Sargent.

Item 9 – George Harrison advised the Commissioners that the current Port of Bay City Authority representatives to the Matagorda County Economic Development Board are Geroge Harrison and Matt Ashcraft. George Harrison advised that he has been a representative since the creation of the MCEDC board. Jessica Russell is the current chairwoman of MCEDC. George Harrison asked the board to appoint Jessica Russell and Matt Ashcraft with George Harrison as an alternate. On motion of Commissioner Joey Sliva, seconded by Commissioner Lee Weathers, the Commissioners unanimously appointed Jessica Russell and Matt Ashcraft as the Port of Bay City Authority representatives to the MCEDC board with George Harrison as an alternate. Mike Ferdinand will provide the wording needed to submit to the MCEDC board.

Item 10 – Budget

Item 11 – Luke Cressman, with HDR Engineers Inc, advised the Commissioners that once the government reopens and reviews the final grant agreement, then the Port Authority can be reimbursed for the studies and move forward with the Port of Bay City Turning Basin – West Basin Bulkhead Improvements. Luke Cressman will update the dates on the agreement. Luke Cressman will then execute the final design once NEPA is finalized.

Item 12 - Ian Fisher, with Anchor QEA, updated the Commissioners on the Matagorda Harbor Dredging project. The dredging is completed, and Viking is demobilizing and cleaning the parking lot area

that was being used. Hayden Smith and Craig Hlavinka will do a final walkthrough tomorrow. The US Army Corps of Engineers required Viking Dredging to clean up a little on the spoil disposal site. Ian Fisher shared the post construction survey with the Commissioners. All green areas were dredged to twelve to thirteen feet. The red areas are shallower. There was a large boat that could not be moved docked at the end of G-dock. The dredgers box cut around Morgan dock with the dredge material sliding from the slips. The red areas are around eleven feet deep. In the large red section, the dredgers were hitting hard clay between ten and eleven feet. The original bid documents showed 63,000 cubic yards of material to be removed. The preconstruction survey showed 59,000 cubic yards, while the post construction survey showed 55,000 cubic yards being removed. The US Army corps of Engineers still needs to determine the tipping fee, if any. After the final inspection, the final paperwork can be submitted. The Commissioners inquired about the boat that could not be moved. The boat was a sixty-foot trawler owned by someone living in Abilene. Craig Hlavinka advised that the sluffing is what was hoped for. The depth where the boat sits is four and a half to five feet. Buddy Treybig advised that he could move the boat if the owner okays him to. George Harrison asked Leslie Bacon and Dimitri Millas if that could be done. Craig Hlavinka advised the Commissioners that Viking Dredging had already demobilized. Buddy Treybig advised that once the boat can be moved, he can wash the area out.

Item 13 – Ian Fisher, with Anchor QEA, updated the Commissioners on the Matagorda Harbor Improvement project. The project is moving forward with both grants in place. Anchor QEA is working on a schedule for the project. Ian Fisher advised that Matagorda Bay Mitigation Trust has another grant that the Port Authority can apply for to assist in funding the project. George Harrison asked when the grant will be awarded. Ian Fisher will advise once he has the timeline. The environmental assessment will be submitted in January 2026, while permitting will be submitted in March 2026.

Item 14 – Ian Fisher, with Anchor QEA, updated the Commissioners on the West Mooring Dock Park Restoration project. Data Collection is completed. The deliverables will be ready in December.

Item 15 – Leslie Bacon, with Norton Rose Fulbright, advised that documents have been sent to Air Liquide regarding the additional easement; however, no response has been received. Leslie Bacon had no addition comments.

Item 16 – Mike Ferdinand, Executive Director of Matagorda County Economic Development Corporation, advised the Commissioners on the status of various projects. Once MARAD and the USCG approve the offshore project, the Governor will have the final decision-making authority. The data centers and chip manufacturing projects are still active. Mike Ferdinand submitted a request for information to a prospect interested in twenty acres. The Port property fits the specifications. Union Pacific is continuing to work on the extension to Lyondell. There is a manufacturing company looking at property near Lyondell. The facility would be approximately the size of Roehm Americas. AEP and Jackson Electric continue to support projects. George Harrison advised that representatives from Union Pacific stated multiple companies are looking at Matagorda County.

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

Item 18 – At approximately 7:03pm, on motion of Commissioner Matt Ashcraft, seconded by Commissioner Trey Treybig, the Commissioners unanimously adjourned to Executive Session. All members of the general public exited the meeting.

Item 19 – At approximately 7:16pm, the Commissioners entered Regular Session with no action being taken in Executive Session.

Item 20 – There was no discussion regarding the possible lease agreement for the bait shop.

Item 21 – There was no new or unfinished business.

On motion of Commissioner Trey Treybig, seconded by Commissioner Lee Weathers, the Commissioners unanimously adjourned the meeting at 7:17pm.

Attest:

Approve:

/s/ George Harrison

/s/ Matthew Ashcraft