

MINUTES OF MEETING

BE IT REMEMBERED that the Commissioners of the Port of Bay City Authority met Thursday, June 11, 2026 at 6:30pm 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
Lee Weathers	Commissioner
Buddy Treybig	Commissioner
Trey Treybig	Commissioner
Craig Hlavinka	Harbor Master
Jessica Russell	Director of Business Development
Sharron Jones	Office Manager
Visitors:	
Loretta Griffin	Matagorda County Treasurer
Hayden Smith	Anchor QEA
Ian Fisher	Anchor QEA
Jessica Sheppard	The Bay City Sentinel
Virtual:	
Leslie Bacon	Norton Rose Fulbright
Dimitri Millas	Norton Rose Fulbright
Luke Cressman	HDR Engineering
Anthony Allen	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 May 14, 2026 were provided to the Commissioners prior to the meeting. On motion of Commissioner Joey Sliva, seconded by Commissioner Matt Ashcraft, the Commissioners unanimously approved the minutes of the regular meeting of May 14, 2026.

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

ABZ LANDSCAPING	600.00
--REPAIRS & MAINTENANCE - HARBOR	
ACE HARDWARE	807.72
--OPERATING SUPPLIES	
ANCHOR QEA	18,185.00
--PROFESSIONAL FEES	
ANCHOR QEA	43,253.85
--MATAGORDA HARBOR IMPROVEMENTS (TPWD)	
ANCHOR QEA	28,258.50
--MATAGORDA HARBOR IMPROVEMENTS	
ANCHOR QEA	5,280.50
--SARGENT PROJECT	
AQUA-ZYME SERVICES INC	320.00
--PUBLIC UTILITIES	
AQUA-ZYME SERVICES INC	320.00
--PUBLIC UTILITIES	
AQUA-ZYME SERVICES INC	320.00
--PUBLIC UTILITIES	
AQUA-ZYME SERVICES INC	320.00
--PUBLIC UTILITIES	
A-TEAM LANDSCAPING	500.00
--REPAIRS & MAINTENANCE – OFFICE	
AT&T	208.23
--TELEPHONE	
AT&T	763.74

--TELEPHONE	
B&C MOWING AND LANDSCAPING	500.00
--REPAIRS & MAINTENANCE – HARBOR	
COASTAL SIGNS N MORE	2,375.00
--OPERATING SUPPLIES	
DANIEL INDUSTRIES	205.00
--REPAIRS & MAINTENANCE – PORT	
DANIEL INDUSTRIES	205.00
--REPAIRS & MAINTENANCE – PORT	
DANIEL INDUSTRIES	205.00
--REPAIRS & MAINTENANCE - PORT	
DIRECT ENERGY	60.64
--PUBLIC UTILITIES	
DIRECT ENERGY	131.49
--PUBLIC UTILITIES	
DIRECT ENERGY	31.23
--PUBLIC UTILITES	
DIRECT ENERGY	250.97
--PUBLIC UTILITIES	
DIRECT ENERGY	4,336.57
--PUBLIC UTILIES	
DIRECT ENERGY	58.37
--PUBLIC UTILITIES	
ELLEN DODD	1,600.00
--SPECIAL DISTRICT ACCOUNTING	
GFL ENVIRONMENTAL	1,221.93
--PUBLIC UTILITIES	
CRAIG HLAVINKA	6,279.57
--TRAVEL	
--VEHICLE EXPENSE	
--OPERATING SUPPLIES	
--REPAIRS & MAINTENANCE - HARBOR	
--SAFETY & SECURITY	
--MISCELLANEOUS EXPENSE	
--PUBLIC UTILITIES	
--REPAIRS & MAINTENANCE - EQUIPMENT	
--SEMINARS & DUES	
IT DESIGN & SECURITY LLC	75.00
--SAFETY & SECURITY	
KRONBERGS FLAGS AND FLAGPOLES	425.00
--OPERATING SUPPLIES	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	138.00
--PUBLIC UTILITIES (HOUSE)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	878.00
--PUBLIC UTILITIES (SPRINKLER)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	47.50
--PUBLIC UTILITIES (PUMP)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	218.50
--PUBLIC UTILITIES (TRAILER PARK)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	322.95
--PUBLIC UTILITIES (BOAT SHED)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	93.00
--PUBLIC UTILITIES (MEETING HOUSE)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	214.85
--PUBLIC UTILITIES (TENT & FISH CLEANING TABLE)	
MATAGORDA WASTE DISPOSAL AND WATER SUPPLY CORPORATION	103.20
--PUBLIC UTILITES (RESTROOM)	
MCCOY'S BUILDING SUPPLY	1,757.57
--REPAIRS & MAINTENANCE – HARBOR	
NAPA AUTO & TRUCK PARTS	412.08
--VEHICLE EXPENSE	
PITNEY BOWES BANK INC PURCHASE POWER	1,093.98
--OPERATING SUPPLIES	
PITNEY BOWES	194.31
--MISCELLANEOUS EXPENSE	
POSTMASTER	188.00
--MISCELLANEOUS EXPENSE	
PROSPERITY BANK	3,562.69
--MISCELLANEOUS EXPENSE	
--TELEPHONE	

--TRAVEL	
QUILL LLC	386.93
--OPERATING SUPPLIES	
QUILL LLC	14.81
--OPERATING SUPPLIES	
ANDREA SAVAGE	500.00
--REPAIRS & MAINTENANCE – BAY CITY OFFICE	
JAY SCHOLTEN	1,600.00
--REPAIRS & MAINTENANCE – HARBOR	
SHARRON’S BOOKKEEPING AND TAX SERVICE	7,816.58
--OPERATING SUPPLIES	
--OFFICE MANAGER	
--PROFESSIONAL SERVICES	
--TRAVEL	
SHORELINE CONSTRUCTION	22,896.97
--REPAIRS & MAINTENANCE – HARBOR	
--REPAIRS & MAINTENANCE - PORT	
SOUTH TEXAS CORRUGATED PIPE	2,800.00
--REPAIRS & MAINTENANCE – HARBOR	
STERLING SOLUTIONS INC	215.00
--PROMOTION & DEVELOPMENT	
THE HOME DEPOT	1,462.40
--REPAIRS & MAINTENANCE - HARBOR	
THRYV	30.95
--PROMOTION & DEVELOPMENT	
VERIZON WIRELESS	307.24
--TELEPHONE	
WEST MARINE PRO	756.53
--OPERATING SUPPLIES	
WEST MARINE PRO	2,034.38
--OPERATING SUPPLIES	
WEST MARINE PRO	44.55
--OPERATING SUPPLIES	
WEST MARINE PRO	89.95
--OPERATING SUPPLIES	
WEST MARINE PRO	47.22
--OPERATING SUPPLIES	
WEST MARINE PRO	25.11
--OPERATING SUPPLIES	
JAMES FRANKSON	450.00
--SECURITY DEPOSIT REFUND	
DARREN QUINTON	245.91
--SECURITY DEPOSIT REFUND	
LEE SHEK	350.00
--SECURITY DEPOSIT	

Item 5 – The Commissioners were provided the financial reports and monthly billing and collection reports for May 2026. Sharron Jones reviewed the financial reports and asked the Commissioners if there were any questions. There being none, on motion of Commissioner Trey Treybig, seconded by Commissioner Buddy Treybig, the Commissioners unanimously approved the financial reports and monthly billing and collection reports for May 2026. Sharron Jones updated the Commissioners on the independent audit for the year ended December 31, 2025.

Item 6 – Sharron Jones advised the Commissioners that there are nineteen delinquent accounts that ten-day letters will be sent to. There are no accounts that she is 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.

Craig Hlavinka gave a report on the activity at Matagorda Harbor. Everything is running smoothly. Power was lost at Matagorda Harbor for approximately two hours on Tuesday night. The Texas Trio tournament will be held this weekend.

Item 8 – Jessica Russell updated the Commissioners on various ongoing projects. All reimbursement invoices for the MBMT and TPWD grants have been submitted to date. A meeting has been scheduled with HDR regarding the MARAD grant reimbursement submissions. The GOMESA grant application was submitted successfully with support from more than ten local, regional, and state partners. Fiscal year 2025-2026 grant information was submitted for the annual audit. Recruitment

efforts continued for a bookkeeping replacement, including expanding the search into Wharton County. Jessica Russell represented the Port Authority at Roehm's MMA facility groundbreaking. Updates have been presented at the Bay City Lions Club and a presentation will be given at the Matagorda Chamber of Commerce meeting. The FM 3057 shoulder expansion project was submitted to the TXDOT Mission Plan for funding consideration. The Port Authority's Texas A&M Nurse Practitioner preceptor partnership focused on improving healthcare access in Matagorda and Sargent. Planning efforts have continued for Matagorda County Day in Austin. Jessica Russell continued to work on key Port initiatives, including the Harbor Expansion, West Mooring Boat Ramps, Commercial Fishing Feasibility Study, and Turning Basin Dock Expansion.

Item 9 – Matagorda County Treasurer Loretta Griffin presented the May 2026 Investment Report covering the funds that she invests for the Port of Bay City Authority. The Port of Bay City Authority authorized Loretta Griffin to invest \$3 million in Texas Class in February 2024. The account has earned \$102,002.12 since then. From January 1, 2026 through May 31, 2026, the Port of Bay City Authority has earned \$105,101.36 in interest income. George Harrison advised that the funds invested in Texas Class are "demand" funds; therefore, there is no duration. All funds are government backed and yield more than the bank account. George Harrison asked Loretta Griffin if Matagorda County is looking at a different investment strategy. Loretta Griffin advised that she is meeting with a representative from Texas Connect/Meeder Public Funds tomorrow which is a fiduciary with fifty brokers. Loretta Griffin will be actively involved in the investing. Loretta Griffin will address the Board once the County makes a decision.

Item 10 – There was no additional information on Texas Connect/Meeder Public Funds at this time. On motion of Commissioner Matt Ashcraft, seconded by Lee Weather, the Commissioners unanimously tabled moving forward with investing with Texas Connect and approving Matagorda County Treasurer to sign documents.

Item 11 – Leslie Bacon advised the Commissioners that the investment policy needs to be approved. Leslie Bacon added Texas Connect/Meeder Public Funds to the appendix of investors. Leslie Bacon advised that the Commissioners could approve the investment policy with Texas Connect/Meeder Public Funds listed or wait until Matagorda County makes a decision. Texas Connect/Meeder Public Funds can be listed but does not have to be used. The company would just be an available investor if the Port Authority chose to invest with them. On motion of Commissioner Joey Sliva, seconded by Commissioner Matt Ashcraft, the Commissioners unanimously approved the Resolution Reviewing Investment Policy and Making and Desirable Changes Thereto.

Item 12 – Leslie Bacon asked Sharron Jones to send a copy of the payroll contract for her review prior to the Independent Contractor Agreement between Sharron Jones dba Sharron's Bookkeeping and Tax Service and the Port of Bay City Authority being discussed. This item will be discussed at the July meeting.

Item 13 – Luke Cressman, with HDR Engineering, updated the Commissioners on the Port of Bay City Turning Basin – West Basin Bulkhead Improvement project. The design team has been working on the project. There was an insurance issue with the surveyor. This matter is being resolved, and the surveyors should be able to mobilize the first part of the week. Anthony Allen met with Jessica Russell and grant management today. Anthony Allen addressed George Harrison's inquiry regarding public notices. Luke Cressman explained the requirements. There was a public comment period, and once the next milestone is reached, a public update will be provided. Luke Cressman advised the Port Authority to rename one item on the website to the actual name on the public notice to avoid any confusion. The only additional public comment periods would any mandatory ones due to permitting requirements.

Item 14 – Hayden Smith advised that the Commercial Fishing Port will be discussed in Executive Session.

Items 15 & 16 – Ian Fisher, with Anchor QEA, updated the Commissioners on the Matagorda Harbor Improvements project and the West Mooring Dock Park Restoration project. The thirty percent design phase was completed in March/April. The next deliverables will be in a week or two. There are some questions that will need to be discussed in order to complete the designs. The permit for the West Mooring Dock Park project was straight forward. Once the sixty percent design phase is submitted, Anchor QEA would like to move forward with the structural design on items that will not change. Jessica Russell asked if this will affect any reimbursements. Ian Fisher advised that it will not.

Item 17 – Leslie Bacon, with Norton Rose Fulbright, advised the Commissioners that the boat slip agreement has been sent to Craig Hlavinka and George Harrison for review.

Item 18 – Mike Ferdinand, MCEDC Executive Director, was not in attendance; therefore, no update was provided.

Item 19 – Luke Cressman advised the Commissioners that he will contact George Harrison on Monday. The Port Authority has been working with Anthony Allen the last couple of months. Luke Cressman advised the Port Authority that he will be leaving HDR. Anthony Allen will be taking over the project. Luke Cressman will still be available if anything comes up.

There were no public or Commissioner comments at this time.

Item 20 – At approximately 7:03pm, on motion of Commissioner Matt Ashcraft, seconded by Commissioner Trey Treybig, the Commissioners adjourned to Executive Session. All members of the general public exited the meeting.

Item 21 – At approximately 8:03pm, on motion of Commissioner Joey Sliva, seconded by Commissioner Lee Weathers, the Commissioners unanimously entered back into Regular Session with no action having been taken in Executive Session.

Item 22 – On motion of Commissioner Matt Ashcraft, seconded by Commissioner Joey Sliva, the Commissioners unanimously approved an offer to purchase 1521 Sixth St, Bay City, TX for amounts described in Executive Session.

There was no new or unfinished business to discuss at this time. At approximately 8:05pm, on motion of Commissioner Matt Ashcraft, seconded by Commissioner Trey Treybig, the Commissioners unanimously adjourned the meeting.

Attest:

Approve:

/S/ George Harrison

/S/ Matthew Ashcraft