



# CITY COUNCIL SPECIAL/WORKSHOP MEETING

Monday, February 23, 2026 at 5:30 PM

City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

## MINUTES

STATE OF TEXAS §  
COUNTY OF CALHOUN §  
CITY OF PORT LAVACA §

On this the 23<sup>rd</sup> day of February, 2026, the City Council of the City of Port Lavaca, Texas, convened in a special meeting and workshop session at 5:30 p.m. at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas, with the following members in attendance:

### I. ROLL CALL

- |                    |   |
|--------------------|---|
| Jack Whitlow       | Mayor                                   |
| Daniel Aguirre     | Councilman, District 1                  |
| Tim Dent           | Councilman, District 2                  |
| Vacant Seat        | Councilmember, District 3               |
| Rosie G. Padron    | Councilwoman, District 4, Mayor Pro Tem |
| Rose Bland-Stewart | Councilman, District 5                  |
| Justin Burke       | Councilman, District 6                  |

And with the following absent:

None

Constituting a quorum for the transaction of business, at which time the following business was transacted:

### CITY COUNCIL SPECIAL MEETING

#### II. CALL TO ORDER

- Mayor Whitlow called the special meeting to order at 5:31 p.m. and presided.
- Mayor Whitlow read aloud a proclamation for the “Rotary International Day”

#### III. COMMENTS FROM THE PUBLIC

*(Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting by logging on with your computer and using “Join Zoom Meeting” information on first page of this agenda).*

- Mayor Whitlow asked for comments from the public and there were none.

**IV. ACTION ITEMS** - *Council will consider/discuss the following items and take any action deemed necessary.*

**1. Consider recommendation of the Port Commission to award a construction contract for the Matagorda Bay Mitigation Trust (MBMT) Downtown Public Access improvements project, Phase 2. Presenter is Jody Weaver**

Interim City Manager Weaver advised Council that as part of a grant awarded by the Matagorda Bay Mitigation Trust, the City of Port Lavaca is undertaking the Downtown Waterfront Public Access Improvements – Parking Lot & Sidewalk Improvements, Phase 2 project.

The project will include improvements to the parking lot and a new 10-ft wide shared use path and adjacent sidewalk to enhance public access to the downtown waterfront area.

On February 12, 2026, at 2:00 p.m., the City publicly opened bids for the project and received two (2) bids from responsive bidders:

- |                            |              |                                    |
|----------------------------|--------------|------------------------------------|
| • Lester Contracting, Inc. | \$238,848.75 | 90 days to substantial completion  |
| • Sylva Construction, LLC  | \$285,464.25 | 130 days to substantial completion |

The project engineers, Urban Engineering, reviewed the bid tabulation and submitted a letter of recommendation identifying Lester Contracting, Inc. as the lowest responsive and responsible bidder.

The Port Commission reviewed the bids and recommendation at their regular meeting on February 17, 2026 and voted to recommend to City Council a contract award to Lester Contracting, Inc. in the contract amount of \$238,848.75, with 90 calendar days to substantial completion and staff concurs.

**Financial:**

This recommended project award is within budget, allowing remaining budgeted funds to be used to add plants and possibly other improvements to the green infrastructure drainage components.

Motion made by Councilman District 6 Burke

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT LAVACA, TEXAS:

THAT, in accordance with the recommendation of the Port Commission and staff, Council hereby approve the award of a construction contract for the Downtown Waterfront Public Access Improvements – Parking Lot & Sidewalk Improvements, Phase 2 project to Lester Contracting, Inc. in the Total Base Bid amount of \$238,848.75, with 90 calendar days to substantial completion, after receipt of Order to Proceed.

BE IT FURTHER RESOLVED, THAT the Mayor is hereby authorized to execute all instruments necessary to affect such agreement.

Seconded by Councilman District 1 Aguirre

Voting Yea:

Councilman District 1 Aguirre, Councilman District 2 Dent, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilwoman District 5 Bland-Stewart, Councilman District 6 Burke

2. **Consider approval of the Justification Letter to Texas Department of Transportation (TxDOT) regarding the transfer of ownership of Main Street from Virginia Street to Commerce Street from TxDOT to the City of Port Lavaca. Presenter is Jody Weaver**

Interim City Manager Weaver advised Council that the following is the letter sent by Mayor Whitlow to TxDOT on behalf of the City of Port Lavaca:

The City of Port Lavaca respectfully submits this letter as a strategic justification for transferring the right-of-way of US 87 (Main Street), from FM 1090 (Virginia Street) to SH 238 (Commerce Street). Securing this transfer is an essential step in implementing the City's Downtown Waterfront Master Plan and realizing the full value proposition of a one-way, eastbound corridor that supports the City's long-term mobility, placemaking, and economic competitiveness objectives.

Although currently classified as a state facility, this segment of US 87 functions as a high-value local mobility asset rather than a regional throughput corridor. Regional travel demand is already efficiently absorbed by SH 35 and SH 238, positioning this three-block segment of Main Street as a downtown access spine that directly supports retail vitality, visitor activity, and civic engagement. Re-aligning ownership with actual functional use is therefore both operationally rational and strategically aligned with TxDOT's asset management principles.

Following a robust, multi-channel public engagement process - including a Community Visioning Committee, a public workshop, and a public hearing - the City Council formally adopted the Downtown Waterfront Master Plan in June 2023. The plan outlines a targeted mobility strategy: converting three blocks of US 87 and Railroad Street to coordinated one-way operations to optimize circulation, improve the user experience, and create a more predictable and intuitive transportation network for residents, businesses, and visitors.

Currently, this Main Street segment spans a 55-foot right-of-way with a 38-foot-wide roadway, two-way traffic, parallel parking, and 8-foot-6-inch sidewalks. The corridor hosts a mix of commercial businesses, restaurants, a church, a live theatre, a public pocket park, and several redevelopment-ready parcels. However, the existing geometry generates inefficiencies including higher vehicle speeds, constrained pedestrian zones, and limited sight visibility, that restrict the City's ability to activate the downtown district and fully leverage its economic potential.

Transitioning this corridor to a one-way configuration will reduce conflict points, enhance multimodal safety, and optimize traffic flow within the historic core. More importantly, it creates the structural flexibility needed to reinvest excess pavement width into value-enhancing placemaking features, including:

- Expanded sidewalks to increase pedestrian capacity and ADA compliance;
- Improved crosswalks and connections that strengthen the Main Street District's walkability and coherence;

- Strategic landscaping, lighting, and furnishing upgrades that drive foot traffic, extend dwell time, and amplify the district’s market attractiveness.

These improvements directly support the City’s broader economic development strategy. The 2016 Comprehensive Plan identifies the downtown as a high-potential asset with strong upside for reinvestment but also highlights right-of-way constraints as a key barrier to transformation.

Local control of this segment of US 87 will unlock new project delivery pathways, enabling Port Lavaca to more efficiently implement capital improvements, pursue place-based economic development, and catalyze private-sector reinvestment.

We value our strong partnership with the Texas Department of Transportation and respectfully request favorable consideration of this right-of-way transfer. The City remains prepared to collaborate as needed to advance a solution that supports regional mobility goals while strengthening the long-term vitality of the downtown district.

Motion made by Councilman District 2 Dent

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT LAVACA, TEXAS:

THAT, Council hereby approves the Justification Letter to the Texas Department of Transportation (TxDOT) regarding the transfer of ownership of Main Street from Virginia Street to Commerce Street from TxDOT to the City of Port Lavaca.

BE IT FURTHER RESOLVED, THAT the Mayor is hereby authorized to execute all instruments necessary to affect such agreement.

Seconded by Councilwoman District 4 (Mayor Pro Tem) Padron

Voting Yea:

Councilman District 1 Aguirre, Councilman District 2 Dent, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilwoman District 5 Bland-Stewart, Councilman District 6 Burke

**3. Consider approval of Resolution No. R-022326-1 requesting the transfer of Main Street from Virginia Street to Commerce Street from Texas Department of Transportation (TxDOT) to the City of Port Lavaca. Presenter is Jody Weaver**

Motion made by Councilwoman District 5 Bland-Stewart

WHEREAS, the City of Port Lavaca wishes to undertake full jurisdiction, control, and maintenance of the property, for public road purposes, which property is situated within the Downtown of the City of Port Lavaca and more particularly described in Exhibit “A” attached hereto; and

WHEREAS, following a thorough process of public engagement, the City of Port Lavaca adopted a Downtown Waterfront Masterplan on July 10, 2023; and

WHEREAS, the right-of-way width of the public roadway described in Exhibit “A” is insufficient to provide adequate space for landscaping and other amenities necessary to enhance walkability within this downtown area; and

WHEREAS, the adopted City of Port Lavaca Downtown Waterfront Masterplan recommends modifying the traffic pattern of the subject property to a single lane of one-way traffic with parallel parking on one side only, thereby providing sufficient width for the improvements needed to enhance the walkability of this downtown area; and

WHEREAS, the City of Port Lavaca affirms its commitment to maintain and improve the subject property in perpetuity for public access purposes.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT LAVACA, TEXAS:

THAT, the City Council of the City of Port Lavaca, Texas hereby:

- 1) requests transfer of the property more particularly described in Exhibit “A” attached hereto from the State of Texas, by and through the Texas Transportation Commission, to the City of Port Lavaca, and
- 2) agrees to **undertake full jurisdiction, control, and maintenance of the property for public road purposes**, with the understanding that if the property ceases to be used for such public road purposes, it shall immediately and automatically revert to the State of Texas.

Seconded by Councilman District 1 Aguirre

Voting Yea:

Councilman District 1 Aguirre, Councilman District 2 Dent, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilwoman District 5 Bland-Stewart, Councilman District 6 Burke

## V. ADJOURN SPECIAL MEETING

Mayor Whitlow asked for motion to adjourn.

Motion made by Councilman District 2 Dent

Seconded by Councilwoman District 4 (Mayor Pro Tem) Padron

Voting Yea:

Councilman District 1 Aguirre, Councilman District 2 Dent, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilwoman District 5 Bland-Stewart, Councilman District 6 Burke

Special Meeting adjourned at 5:50 p.m.

**WORKSHOP SESSION**

**VI. CALL TO ORDER**

- Mayor Whitlow called the workshop to order at 5:51 p.m. and presided with the following announcement:

**VII. COMMENTS FROM THE PUBLIC**

*(Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting by logging on with your computer and using "Join Zoom Meeting" information on first page of this agenda).*

- Mayor Whitlow asked for comments from the public and there were none.

**VIII. ITEMS FOR DISCUSSION - *Council will discuss the following items***

1. **Discuss whether to issue a Notice of Intent (NOI) to issue bonds for the Wastewater Treatment Plant (WWTP) expansion at the March 09, 2026 regular council meeting. Presenter is Jody Weaver**

Council discussed this agenda item.

No action necessary and none taken.

2. **Discuss proposed amendments to Chapter 8 - Article II. - Amusements Machines of the Code of Ordinances. Presenter is Derrick Smith**

Council discussed this agenda item.

No action necessary and none taken.

3. **Discuss a proposed ordinance regulating shared living homes. Presenter is Derrick Smith**

Council discussed this agenda item.

No action necessary and none taken.

**IX. ADJOURN WORKSHOP**

Mayor Whitlow asked for motion to adjourn.

Motion made by Councilman District 2 Dent

Seconded by Councilwoman District 5 Bland-Stewart

Voting Yea:

Councilman District 1 Aguirre, Councilman District 2 Dent, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilwoman District 5 Bland-Stewart, Councilman District 6 Burke

Workshop adjourned at 7:17 p.m.

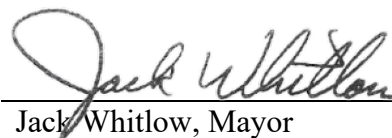
These minutes were approved on March 09, 2026.

ATTEST:



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Mandy Grant, City Secretary



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Jack Whitlow, Mayor