



## CITY COUNCIL WORKSHOP

Monday, July 29, 2024 at 1:00 PM  
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

### PUBLIC NOTICE OF MEETING

**The following item will be addressed at this or any other meeting of the city council upon the request of the mayor, any member(s) of council and/or the city attorney:**

*Announcement by the mayor that council will retire into closed session for consultation with city attorney on matters in which the duty of the attorney to the city council under the Texas disciplinary rules of professional conduct of the state bar of Texas clearly conflicts with the open meetings act (title 5, chapter 551, section 551.071(2) of the Texas government code).*

**(All matters listed under the consent agenda item are routine by the city council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.)**

### AGENDA

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

#### MEETING PROCEDURE

***Public notice is hereby given that the City Council of the City of Port Lavaca, Texas, will hold a Workshop meeting MONDAY, JULY 29, 2024 beginning at 1:00 p.m., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:***

***[After publication, any information in a council packet is subject to change during the meeting]***

*The meeting will also be available via the video conferencing application "Zoom",*

*Join Zoom Meeting:*

<https://us02web.zoom.us/j/85071403228?pwd=vCRAh81L6WFhUCGboRGFXJjGmWQ6hE.1>

*Meeting ID: 850 7140 3228*

*Passcode: 924102*

*One Tap Mobile*

*+13462487799,,82182482989#,,, \*912619# US (Houston)*

*Dial by your location*

*+1 346 248 7799 US (Houston)*

I. **ROLL CALL**II. **CALL TO ORDER**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).*

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

1. Review and discuss proposed Capital Improvement Plan (CIP) and other Plans for 2024-2025 Fiscal Year Budget. Presenter is Jody Weaver

V. **ADJOURNMENT****CERTIFICATION OF POSTING NOTICE**

This is to certify that the above notice of a Workshop meeting of The City Council of The City of Port Lavaca, scheduled for **Monday, July 29, 2024**, beginning at 1:00 p.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m. Wednesday, July 24, 2024**.

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**Mandy Grant**, *City Secretary*

**ADA NOTICE**

The Port Lavaca City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the primary north entrance facing Mahan Street. Special parking spaces are located in the Mahan Street parking area. In compliance with the Americans with Disabilities Act, the City of Port Lavaca will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact City Secretary Mandy Grant at (361) 552-9793 Ext. 230 for assistance.

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# COMMUNICATION

**SUBJECT:** Review and discuss proposed Capital Improvement Plan (CIP) and other Plans for 2024-2025 Fiscal Year Budget. Presenter is Jody Weaver

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## INFORMATION:

# CAPITAL IMPROVEMENT PLAN

## GENERAL FUND

PROJECT NUMBER	Link to Comprehensive Plan	Action Plan Item	City Manager/Eco Development	2024/25	2025/26	2026/27	FY2027/28	FY2028/29	FY2030 and beyond	NOTES
GF	Focus on historically significant amenities	6	Southern Pacific Depot: Add ADA Ramp/Site Improvements							
* GF	Economic Development		Half Moon Reef Lighthouse	\$ 15,000						Work with Historical Society and other donations
* GF	Transportation/Circulation	11	New Gateway sign and Landscaping at Hwy 35 & 87 and Hwy 35 & causeway (HOT)	\$ 150,000						Visioning Committee working with LJA Engineering
GF	Economic Development		Nautical Landings Parking Lot Improvements (split with Port & Harbors Fund)		\$ 150,000					
GF	Focus on historically significant amenities	6	Southern Pacific Depot Site Improvements		\$ 100,000					
GF	Focus on historically significant amenities	6	Purchase Railroad ROW from Virginia St east		\$ 310,000					
GF	Focus on historically significant amenities	6	Paint ONLY on Old Fire Station/City Hall			\$ 50,000				May need to consider add'l cost for repairs & new OH door & repair/demo lean to prior to painting
GF	Economic Development	17	Crosswalk enhancements at Main & Commerce				\$ 175,000			Pending Master Plan Design
GF	Economic Development	14	Lift Station for Independence Road				\$ 500,000			To provide lift station for sewer service for future development along Independence RD
PROJECT NUMBER	Link to Comprehensive Plan	Action Plan Item	City Hall	2024/25	2025/26	2026/27	FY2027/28	FY2028/29	FY2030 and beyond	NOTES
* GF	Improving Quality of Life		City Hall Security Upgrade Phase III	\$ 350,000	\$ 250,000					
* GF			Drive-thru Pneumatic Tube System Replacement	\$ 75,000						Replace underground tube & canopy
GF	Protecting Investments		Reroof City Hall (2025/26) \$300K			\$ 400,000				
PROJECT NUMBER	Link to Comprehensive Plan	Action Plan Item	Finance	2024/25	2025/26	2026/27	FY2027/28	FY2028/29	FY2030 and beyond	NOTES
GF	Protecting Investments		Financial Accounting Software & Conversion						\$ 2,000,000	
PROJECT NUMBER	Link to Comprehensive Plan	Action Plan Item	Police Department	2024/25	2025/26	2026/27	FY2027/28	FY2028/29	FY2030 and beyond	NOTES
GF			2 Radar Trailers	\$ 17,700						
GF			Replace Tasers	\$ 12,535						
GF			Combined Training Grounds			\$ 300,000				
GF			Generator - Diesel - 500KW				\$ 300,000			
PROJECT NUMBER	Link to Comprehensive Plan	Action Plan Item	Animal Control	2024/25	2025/26	2026/27	FY2027/28	FY2028/29	FY2030 and beyond	NOTES
GF			Incinerator					\$ 15,000		



# CAPITAL IMPROVEMENT PLAN

## GENERAL FUND

PROJECT NUMBER	Link to Comprehensive Plan	Action Plan Item	Fire Department	2024/25	2025/26	2026/27	FY2027/28	FY2028/29	FY2030 and beyond	NOTES
GF		Improving Quality of Life	Install Ladies Restroom and Shower	\$ 15,000						
GF		Protecting Investments	Engine Apparatus			\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	Engine \$950,000 - \$250K down + 3 yr LOAN
GF		Improving Quality of Life	Self Contained Breathing Apparatus Replacement			\$ 70,235	\$ 70,235	\$ 70,235		Must be replaced every 15 years
GF		Improving Quality of Life	All Terrain Zero Turn Mower					\$ 20,699		
GF		Protecting Investments	107 Ft. Quint Fire Apparatus (MOU w/ Formosa)						\$ 1,195,000	Pumper with ladder

PROJECT NUMBER	Link to Comprehensive Plan	Action Plan Item	Streets/Drainage	2024/25	2025/26	2026/27	FY2027/28	FY2028/29	FY2030 and beyond	NOTES	
		Improving Quality of Life	Drainage/Detention Pond	Drainage/Detention Pond - Half League /George Street (CDBG-MIT) \$7.5M +/-							CDBG-MIT Funds
GF		Transportation/Circulation	11 street rehab	\$ 2,395,000	\$ 2,456,479					Curb & gutters and Drainage	
GF		Transportation/Circulation	11 street rehab	\$ 3,873,145	\$ 5,125,376					Alamo Heights II - Series 2024 Bonds	
GF		Transportation/Circulation	11 street rehab	\$ 190,000	\$2,622,300					Western Heights Rehab of Border, Warehouse, Central, and George ST. from Border to Warehouse	
GF		Transportation/Circulation	11 sidewalk	\$ 275,000						Smith Road sidewalk & bike lane	
GF		Improving Quality of Life	Dump Truck	\$ 300,000						Streets Dump Truck	
GF		Improving Quality of Life	Street Sweeper	\$ 340,000						Farf Funds	
GF		Transportation/Circulation	11 street rehab	\$225,000	\$ 325,000					Schooley, Henry and Bonorden St. Rehab	
GF		Transportation/Circulation	11 street rehab			\$ 500,000				S. Guadalupe, S. Colorado, E. South St, E. Alice Wilkins, E. Center	
GF		Protecting Investments	Street & Drainage			\$ 225,000				Sanchez and Brooks street and drainage rehab	
GF		Transportation/Circulation	11 sidewalk				\$ 75,000			Oren St sidewalk and curb repair	
GF		Transportation/Circulation	11 sidewalk				\$ 75,000			Oakglen St sidewalk	
GF		Transportation/Circulation	11 street rehab				\$ 175,000			Tangerine St. curb/gutter, sidewal, and street improvements	
GF		Transportation/Circulation	11 street rehab				\$ 175,000			Mildred Street Rehab (if County participation in R&M Materials)	
GF		Transportation/Circulation	11 street rehab				\$ 600,000			Mahan Street Rehab (Phase 1) Half League to San Antonio	
GF		Transportation/Circulation	11 street rehab				\$ 225,000			Mahan Street Rehab (Phase 2) San Antonio to Virginia	
GF		Transportation/Circulation	11 street rehab					\$ 300,000		Mahan Street Rehab (Phase 3) Virginia to Randle	
GF		Transportation/Circulation	11 street rehab					\$ 1,775,000		Brookhollow Dr. Reconstruction (adding speed tables)	
GF		Transportation/Circulation	11 sidewalk					\$ 135,000		Virginia St. sidewalk (from bridge o Hwy 35)	
GF		Transportation/Circulation	11 sidewalk/traffic calming						\$160,000	Bauer St. between Avalon and Suncrest	
GF		Transportation/Circulation	11 street rehab						\$ 4,777,635	Alamo Heights II - Increase of Tax Rate	
GF		Transportation/Circulation	11 street rehab						\$ 2,861,528	Alamo Heights II - Increase of Tax Rate	
GF		Transportation/Circulation	11 street rehab							Curb & gutter, street point repair and some sidewalk	

PROJECT NUMBER	Link to Comprehensive Plan	Action Plan Item	Parks	2024/25	2025/26	2026/27	FY2027/28	FY2028/29	FY2030 and beyond	NOTES
GF		Improve Quality of Life	SHADE STRUCTURE AT BAYFRONT SPLASH PAD	\$ 75,000						
GF		Park Improvements	4 Bayfront Park Improvements (Paint artwork on raised crosswalk and add lighted bollards to entrance	\$ 25,000						

# CAPITAL IMPROVEMENT PLAN

## GENERAL FUND

GF		Park Improvements	4	Pole Banners according to Bayfront Master Plan	\$ 10,000						
GF		Park Improvements	4	Irrigation and landscaping of City Park Signs	\$ 20,000						
GF		Land Use and Recreation	10	Improvements at Butterfly Park - Irrigation and butterfly garden landscaping	\$ 15,000						
GF		Park Improvements	4	Improvements at Butterfly Park - Wrought Iron/Brick		\$ 40,000					
GF		Land Use and Recreation	10	Bench shade structures at Parks		\$ 40,000					
GF		Park Improvements	4	Bayfront Park - Rework sidewalk to Splashpad and Boat Ramp			\$ 15,000				
GF		Park Improvements	4	Wilson Park - Covered Basketball Court			\$ 200,000				Total cost \$800,000 - apply for 25/75 Grant
GF		Park Improvements	4	BAYFRONT PARK ENTRANCE REHABILITATION			\$ 125,000	\$ 125,000			Waiting on Master Plan
GF		Land Use and Recreation	10	Cabana Structure at Butterfly Park/Brook Hollow			\$ 15,000				
GF		Land Use and Recreation	10	George Adams Park Enhancements - Perimeter sidewalk and parking lot rehab				\$ 50,000			Apply for TPWL 50% Small Grant
GF		Park Improvements	4	Wilson Park - Pickleball Courts				\$ 50,000			
GF		Land Use and Recreation	10	George Adams Park Enhancements - Shade structure near Basketball Court/ Playscape				\$ 40,000			Apply for TPWL 50% Small Grant
GF		Park Improvements	4	Parking improvements at City Park - all three parking lots				\$ 25,000	\$ 25,000	\$ 25,000	
GF		Land Use and Recreation	10	Boardwalk to join Veterans Memorial to Scully's					\$ 500,000		Apply for 25/75% Grant for \$2M project
GF		Park Improvements	4	Improvements at Butterfly Park - Shade/Group Shelter						\$ 75,000	
GF		Park Improvements	4	Improvements at Butterfly Park - Lighting						\$ 75,000	
GF		Land Use and Recreation	10	City Park Enhancements - Trails and Other Improvements						\$ 80,000	

PROJECT NUMBER	Link to Comprehensive Plan	Action Plan Item	Bauer	2024/25	2025/26	2026/27	FY2027/28	FY2028/29	FY2030 and beyond	NOTES
* GF		Improving Quality of Life	Irrigation and landscaping along Hwy 35 and around Chamber entrance	\$ 40,000						
* GF		Improving Quality of Life	Souvineer Coin Press (Qty 2)	\$ 10,000						
GF		Improving Quality of Life	Furniture and ammenities		\$ 25,000					

PROJECT NUMBER	Link to Comprehensive Plan	Action Plan Item	LHB	2024/25	2025/26	2026/27	FY2027/28	FY2028/29	FY2030 and beyond	NOTES
GF		Land Use and Recreation	10	Raised crosswalk and sidewalk to restroom from splashpad	\$ 30,000					
GF		Land Use and Recreation	10	3 new cabanas at splashpad	\$ 25,000					
GF		Land Use and Recreation	10	Dredge Boat Ramp		\$ 50,000				Getting construction estimates- purpose to minimize silting in of channel to boat ramp and retain sand on beach
GF		Land Use and Recreation	10	Shoreline Protection Project (CEPRA or TPWL Grant)					\$ 2,000,000	Apply for CPERA or TPWL grant - need 25% to 40% match - estimate
GF		Land Use and Recreation		Park Sidewalk, Borders and Beach Improvements					\$ 80,000	

TOTAL PROJECTS \$ 8,428,380 \$ 11,499,155 \$ 2,200,235 \$ 2,910,235 \$ 3,090,934 \$ 13,579,163

Farf Funds \$ 340,000 \$ -  
 Hot Funds \$ 165,000  
 Grant Funds \$ - \$ - \$ - \$ 2,000,000  
 Bonds \$ 6,458,145 \$ 10,204,155 \$ - \$ 9,639,163

TARGET TOTAL FOR CIP projects using reserves \$ 1,465,235 \$ 1,295,000 \$ 2,200,235 \$ 2,910,235 \$ 3,090,934 \$ 1,940,000

Remaining /(Deficit) \$ - \$ - \$ - \$ - \$ - \$ -



# CAPITAL IMPROVEMENT PLAN

## PUBLIC UTILITY FUND

PROJECT NUMBER	Link to Comprehensive Plan	Action Plan Item	Water	2024/25	2025/26	2026/27	2027/28	2028/29	FY2030 and beyond	NOTES
PUF-	Infrastructure	12	Waterline Replacement Program - Identify and replace CI and AC Pipe		\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	
PUF-	Infrastructure	12	Clay Sewerline pipebursting in areas to be determined		\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	
PUF-	Infrastructure	12	Wastewater collection system mapping	\$ 126,000						
PUF-	Infrastructure	12	Rehab Existing 500,000 Gal GST & New HSP (ARPA)	\$ 2,436,109						CLFRF Grant Funds
PUF-	Infrastructure	12	Leon Street Waterline		\$ 288,870					2024 Bond Issue
PUF-	Infrastructure	12	Engineering and Test Well for secondary water source			\$ 1,700,000				
PUF-	Infrastructure	12	Live Oak from Commerce to Virginia				\$ 350,000			Recommend putting these projects on hold for now - other projects such as new line at GBRA and lift station projects will take precedence
PUF-	Infrastructure	12	Broadway Water Line					\$ 450,000		
PUF-	Infrastructure	12	12" link between water towers Phase 1 (connecting Village and George)						\$ 750,000	
PUF-	Infrastructure	12	12" link between water towers Phase 2 (connecting Village and George)						\$ 750,000	
PUF-	Infrastructure	12	Potential Development of well field as secondary water source						\$ 12,000,000	AECOM is studying this proposal / possible funding with TWDB loan
	Link to Comprehensive Plan	Action Plan Item	Wastewater	2024/25	2025/26	2026/27	2027/28	2028/29	FY2030 and beyond	NOTES
PUF-	Infrastructure	12	LIFT STATION upgrades: Ann	\$ 950,000						Ann St. Lift Station
PUF-	Infrastructure	12	LIFT STATION upgrades: Shellfish		\$ 1,050,000					
PUF-	Infrastructure	12	Pipe Burst Sewer Lines on 100 & 200 blocks of Guadelupe and Colorado		\$ 500,000					
PUF-	Infrastructure	12	DeShazor Area (Lowry/Charlotte/Tommy/Oren) sewer replacement			\$ 253,333	\$ 253,334	\$ 253,333		
PUF-	Infrastructure	12	Brookhollow Sewer along Lynn's Bayou				\$ 300,000	\$ 300,000		
PUF-	Infrastructure	12	LIFT STATION upgrades: Hill Terrace			\$ 1,050,000				
PUF-	Infrastructure	12	LIFT STATION upgrades: Loop 1090				\$ 1,050,000			
PUF-	Infrastructure	12	LIFT STATION upgrades: Alamo Heights				\$ 1,050,000			
PUF-	Infrastructure		WWTP Improvements							ARPA & 2022 Series Bonds
PUF-	Infrastructure	12	Lynn's Bayou WWTP Expansion							TWDB Loan \$39,000,000

**SUM** \$ 3,512,109 \$ 2,338,870 \$ 3,503,333 \$ 3,503,334 \$ 1,503,333 \$ 14,000,000

Utility Construction Fund	\$ 950,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FARF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grants	\$ 2,436,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bonds/Loans	\$ -	\$ 288,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000	\$ -

**TARGET TOTAL FOR CIP projects using reserves** \$ 126,000 \$ 2,050,000 \$ 3,503,333 \$ 3,503,334 \$ 1,503,333 \$ 2,000,000

Remaining /(Deficit) \$ - \$ - \$ - \$ - \$ - \$ -

# CAPITAL IMPROVEMENT PLAN

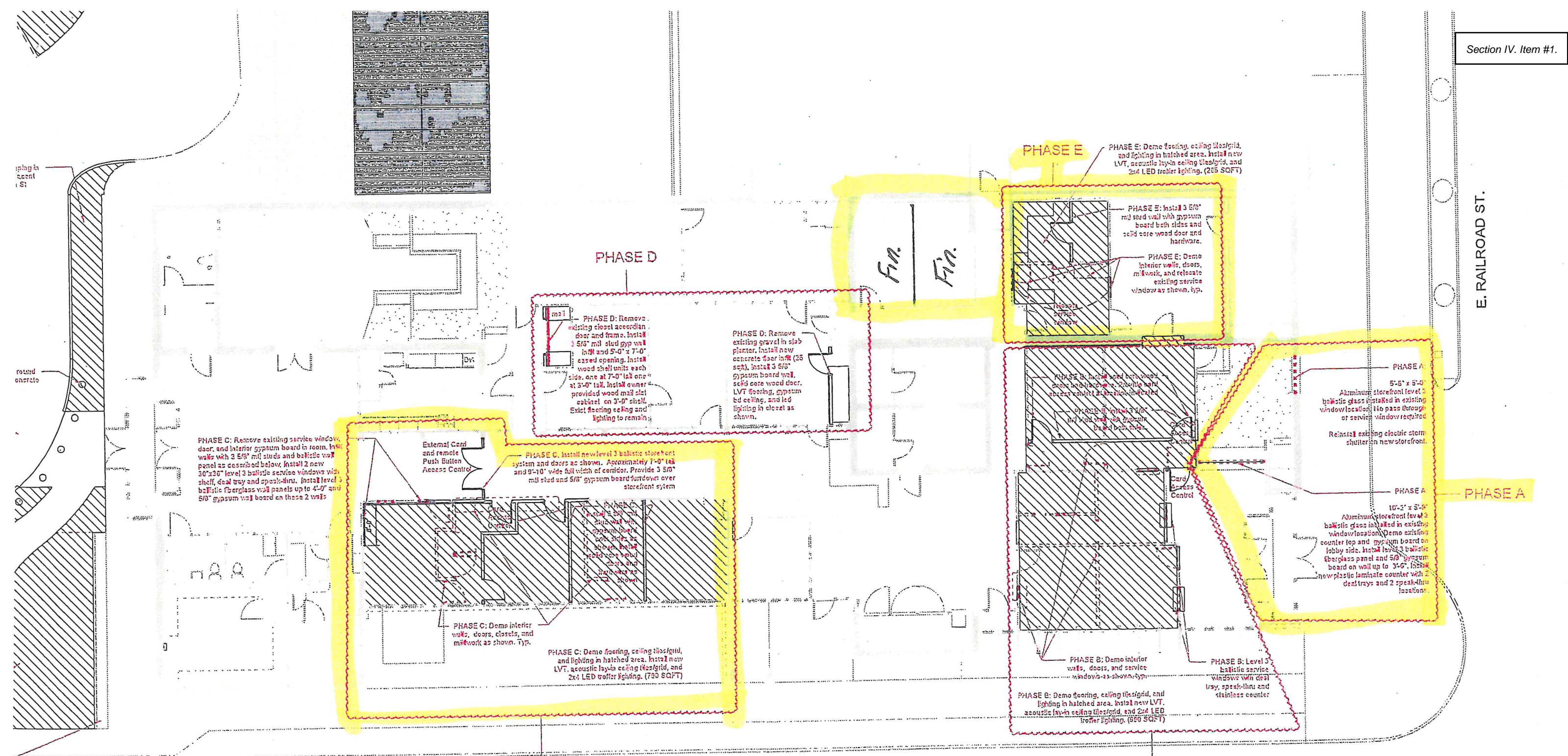
## PORT & HARBORS

PROJECT NUMBER	<b>All</b>			2024/25	2025/26	2026/27	2027/28	2028/29	FY2030 and beyond	NOTES
PORT	Coastal Resiliency - Living Shoreline - CDBG-MIT									
PROJECT NUMBER	<b>Nautical Landings</b>			2024/25	2025/26	2026/27	2027/28		FY2030 and beyond	NOTES
PORT	Boating Access Grant/Breakwater (\$500,000 - Grants)			\$ 667,000						
PORT	Restore Grant			\$ 500,000						
PORT	Dredge NL Marina					\$ 200,000				
PORT	Facelift to Building and replace doors									
PROJECT NUMBER	<b>Smith Harbor</b>			2024/25	2025/26	2026/27	2027/28	2028/29	FY2030 and beyond	NOTES
PORT	improvements Smith Harbor - Phase I Downtown Waterfront Master Plan			\$ 50,000	\$ 650,000					
PROJECT NUMBER	<b>City Harbor</b>			2024/25	2025/26	2026/27	2027/28	2028/29	FY2030 and beyond	NOTES
PORT	Sandblast & recoat bulkhead at Low Docks				\$ 240,166					
PORT	Repairs to Evelyn's Seafood Dock				\$ 220,000					
PROJECT NUMBER	<b>Harbor of Refuge</b>			2024/25	2025/26	2026/27	2027/28	2028/29	FY2030 and beyond	NOTES
PORT	Repair/Replacement of Corrugated Metal Pipe Culverts in Corporation Ditch under City's Railroad Spur				\$ 750,000					
PORT	Phase I Voluntary Restoration (CDBG-MIT)				\$ 500,000					
PORT	Extend Bulkhead East of Helena at HOR								\$ 1,500,000	

TOTAL	\$ 1,217,000	\$ 2,360,166	\$ 200,000	\$ -	\$ -	\$ -
Grants	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -
Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TARGET TOTAL FOR CIP projects using reserves	\$ 717,000	\$ 1,860,166	\$ 200,000	\$ -	\$ -	\$ -
Remaining /(Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -





CITY HALL SECURITY UPGRADES.

FY 2024-25 Budget \$350,000





Rawley McCoy & Associates, PLLC  
ARCHITECTS AND INTERIOR DESIGNERS

1908 N. Lavaca Street Suite 240  
Port Lavaca, TX 77961

Victoria, Texas 77901  
Fax: 361.579.2111

**City of Port Lavaca – City Hall Master Plan - Phase 3 – Interior Renovations, Security Upgrades, and Site Improvements**

**Budget Estimates – January 9, 2024**

**1. Phase A – Utility Office Security Windows and Counter Renovations.**

a. Proposed Estimated Renovation Costs

<u>Sub-Total</u>	<u>\$40,800.00</u>
<u>Estimated Contractor Overhead and Profit</u>	<u>\$4,080.00</u>
<u>Estimated Fees &amp; Contingency</u>	<u>\$14,280.00</u>
<u>Recommended Estimated Budget for Construction</u>	<u>\$59,160.00</u>

**2. Phase B – Code Enforcement, GIS Permits, DEV Services Coordinator and Permits, Billing Utilities, and DEV SVS Interior Renovations and Security upgrades.**

a. Proposed Estimated Renovation Costs

<u>Sub-Total</u>	<u>\$120,900.00</u>
<u>Estimated Contractor Overhead and Profit</u>	<u>12,090.00</u>
<u>Estimated Fees &amp; Contingency</u>	<u>\$36,270.00</u>
<u>Recommended Estimated Budget for Construction</u>	<u>\$169,260.00</u>

**3. Phase C – Municipal Court Clerk, Judge’s Office, Projects Coordinator, Offices and Controlled Access Storefront Renovations and Security Upgrades.**

a. Proposed Estimated Renovation Costs

<u>Sub-Total</u>	<u>\$137,600.00</u>
<u>Estimated Contractor Overhead and Profit</u>	<u>13,760.00</u>
<u>Estimated Fees &amp; Contingency</u>	<u>\$41,280.00</u>
<u>Recommended Estimated Budget for Construction</u>	<u>\$192,640.00</u>







# Western Heights

Drainage Improvements and Street Reconstruction of Border, Central and 300 LF of Warehouse St. HMA with Geogrid  
\$2.8M const + engineering including 15% contingency (+ watermain replacement)

Legend

Section IV. Item #1.







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**URBAN**  
e n g i n e e r i n g

2004 N. Commerce, Victoria, Texas 77901 · 361.578.9836  
urbanvictoria.com · TREF# F-160

**CITY OF PORT LAVACA - DOWNTOWN WATERFRONT ACCESS IMPROVEMENTS**  
SITE PROJECT MAP

E23799.01  
DATE 06/21/24



# Schooley, Bonorden & Henry St.

Street Dept to scarify, stabilize and reshape with select curb and gutter replacement and ditch clearing/regrading as needed.

## Legend

Section IV. Item #1.

 Sands Motel Port Lavaca

 SyVa Construction

