



CITY COUNCIL REGULAR MEETING

Monday, November 08, 2021 at 6:30 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.

COVID-19 MEETING PROCEDURE

Public notice is hereby given that the City Council of the City of Port Lavaca, Texas, will hold a regular meeting Monday, November 08, 2021 beginning at 6:30 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:

Due to COVID-19 concerns, social distancing guidelines will be encouraged for in-person attendance. The meeting will also be available via the video conferencing application "ZOOM".

Join Zoom Meeting:

<https://us02web.zoom.us/j/83194302952?pwd=bHNLWWNTWjBDY2lrQVkrZ1RiQ05WZz09>

Meeting ID: 831 9430 2952

Passcode: 709145

One Tap Mobile

*+13462487799,,83194302952#,,, *709145# US (Houston)*

Dial by your location

+1 346 248 7799 US (Houston)

I. ROLL CALL

II. CALL TO ORDER

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE**V. PRESENTATION(S)**

1. Letters of Commendation

VI. 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 on Zoom by logging on with your computer and/or smart phone as described in the zoom invitation below or on Facebook Live through the comment section, which will be monitored and answered. As appropriate.***VII. CONSENT AGENDA** - *Council will consider/discuss the following items and take any action deemed necessary*

- A. Minutes of September 01, 2021 Special Meeting
- B. Minutes of October 11, 2021 Regular Meeting
- C. Minutes of October 25, 2021 Special and Workshop
- D. Payment of Invoices Exceeding \$1,500
- E. Receive monthly Financial Highlight Report
- F. Investment Report for Quarter ending September 30, 2021
- G. Ratify Port Commission approval of the following leases:
 - 1) Spiretek, Nautical Landings Office Building, Suite 2; \$1,850/month; 1 year + 1 year option
 - 2) Bay Ltd., Nautical Landings Office Building, Suite 5; \$1,450/month; 1 year + 1 year option
 - 3) Rick Lewis dba Port Lavaca Plumbing, Nautical Landings Office Building, Suite 1D; \$450/month; 1 year + 1 year option

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

1. Receive update from representative of Sparklight (Formerly Cable One) about launching a new Video Streaming Service within the City of Port Lavaca. Presenter is David T. Hilarides
2. Receive and approve presentation of the Calhoun County E9-1-1 Emergency Communication District Proposed 2022 Fiscal Budget in accordance with the Health and Safety Code, Title 9 Safety, Subtitle B Emergencies, Chapter 772 Local Administration of Emergency Communications, Sec 772.309(4) Governing Body of Participating Jurisdiction. Presenter is Rachel Morales
3. Consider waiver of parade fees for the “Veteran and Active Military Parade” on Thursday, November 11, 2021, beginning at 9:30 a.m. at Jackson Roosevelt Elementary School and assistance with traffic control. Presenter is Colin Rangnow
4. Consider request of Our Lady of the Gulf Catholic Church for traffic control and waiver of fees for their annual “Eucharistic Procession Parade” on Sunday, November 21, 2021 beginning at 5:00 p.m. Presenter is Colin Rangnow
5. Consider request of the Chamber of Commerce for closing off several streets, traffic control and waiver of fees for the Annual “Lighted Christmas Parade” on Friday, December 03, 2021, beginning at 6:30 p.m.. Presenter is Tania French

- [6.](#) Consider request of Port Lavaca Main Street, Inc. for closure of Main Street from Virginia Street to Commerce Street; and if needed, also close Colorado Street and Guadalupe Street between Live Oak Street and Railroad Street for “Merry on Main” event on Saturday, December 04, 2021. Presenter is Tania French
- [7.](#) Consider award of construction contract for the Street & Drainage Improvement Project Phase 1, for the Community Development Block Grant – Disaster Recovery (CDBG-DR) Contract No. 20-065-071-C198 Hurricane Harvey, to Lester Contracting. Presenter is Jody Weaver
- [8.](#) Consider Resolution No. R-110821-1 of the City of Port Lavaca, Texas, authorizing Professional Service Provider(s) selection for American Rescue Plan Act (ARP Act) Program(s). Presenter is Jody Weaver
- [9.](#) Consider acceptance of Texas A&M Forest Service Grant in the amount of \$20,000.00 and use to purchase Firefighting Personal Protective equipment (PPE). Presenter is Joe Reyes
- [10.](#) Consider approval of Budget Amendment GF-002 for 2021-2022 Fiscal Year. Presenter is Susan Lang
- [11.](#) Consider approval of Budget Amendments GF-001 and TCDP-001 for 2021-2022 Fiscal Year. Presenter is Susan Lang
- [12.](#) Consider Resolution No. R-110821-2 of the City of Port Lavaca, Texas, authorizing a Finance Contract for the purpose of procuring water meters. Presenter is Susan Lang
- [13.](#) Consider recommendation of the Port Commission to approve the first reading of an Ordinance (S-3-21) amending Base Ordinance No. S-16-85 to reduce the right-of-way width of Leonard Buren Road in City Harbor (road right-of-way that leads to Clegg lift station and Adjacent property). Presenter is Jody Weaver
- [14.](#) Consider recommendation of Planning Board for approval of a 2-lot Preliminary Plat. Generally located at the northeast corner of Austin Street and Alcoa Street. The legal description for this parcel is A0035 MAXIMO SANCHEZ, TRACT PT 11 PLD, ACRES 1.96. The property identification for this site is 39302. Presenter is Jessica Carpenter
- [15.](#) Consider recommendation of the Planning Board for approval of a conceptual car wash. To be located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, TRACT PT 30 in Calhoun County, Texas. Being .187 acres. Presenter is Jessica Carpenter
- [16.](#) Consider recommendation of the Planning Board for approval of a Preliminary Plat. The proposed Preliminary Plat is located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, TRACT PT 30 in Calhoun County, Texas. Being .187 acres. Presenter is Jessica Carpenter
- [17.](#) Consider recommendation of the Planning Board for approval of a conceptual industrial shop, industrial storage, and business office use to be located on Henry Barber Way. The legal description for this location is A0137 SAMUEL SHUPE, TRACT PT 1, ACRES 12.449. The PIN # for this property is 14186. Presenter is Jessica Carpenter
- [18.](#) Consider recommendation of the Planning Board for approval of a 3-lot Preliminary Minor Plat, Port Lavaca Crossing. Located south of Tiney Browning Boulevard on SH 35 North. Being 3.19 acres. The original tracts for this proposed plat are identified as PIN# 29954 and PIN# 86163 of the Calhoun County CAD. Presenter is Jessica Carpenter

19. Announcement by Mayor that City 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). Presenter is Mayor Whitlow
- To discuss personnel matters in accordance with Title 5, Section 551.074 of the Texas Government Code (to discuss appointment, employment, evaluation, responsibilities and duties, reassignment, discipline or dismissal of an officer or employee, or to hear a complaint or charge against an officer or employee [City Manager]). Presenter is Mayor Whitlow

20. Return to Open Session and take any action deemed necessary with regard to matters in closed session. Presenter is Mayor Whitlow

IX. ADJOURNMENT

CERTIFICATION OF POSTING NOTICE

This is to certify that the above notice of a regular meeting of The City Council of The City of Port Lavaca, scheduled for **Monday, November 08, 2021**, beginning at 6:30 p.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m. Wednesday, November 03, 2021**.

/s/ 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.

COMMUNICATION

SUBJECT: Letters of Commendation

INFORMATION:

COMMUNICATION

SUBJECT: Minutes of September 01, 2021 Special Meeting

INFORMATION:

**CITY COUNCIL SPECIAL MEETING**

Wednesday, September 01, 2021 at 5:30 PM
202 N. Virginia Street

MINUTES

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

On this the 1st day of September, 2021, the City Council of the City of Port Lavaca, Texas, convened in a special meeting 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
Tim Dent	Councilman, District 2
Allen Tippit	Councilman, District 3
Rosie G. Padron	Councilwoman, District 4, Mayor Pro Tem
Jim Ward	Councilman, District 5
Ken Barr	Councilman, District 6

And with the following absent:

Jerry Smith	Councilman, District 1
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Constituting a quorum for the transaction of business, at which time the following business was transacted:

II. CALL TO ORDER

- Mayor Whitlow called the meeting to order at 5:46 P.M. and presided.

III. COMMENTS FROM THE PUBLIC

- 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. **Conduct first public hearing on 2021-2022 fiscal year budget. Presenter is Susan Lang**

Finance Director Lang advised Council that in accordance with the State of Texas Property Tax Code, the Comptroller of Texas' Truth-in-Taxation rules, the Local Government Code and the City's Charter, the City is required to hold a public hearing on the 2021-2022 Fiscal Year Budget.

Mayor Whitlow announced that the public hearing was now open at 5:48 p.m.

Mayor Whitlow announced that the first public hearing on the proposed 2021-2022 Fiscal Year Budget was now closed at 5:50 p.m.

Mayor Whitlow announced that only one public hearing is required and satisfies the requirements for a later vote on the first reading of ordinance adopting the annual budget.

Mayor Whitlow also announced that Council will consider the second and final reading of the ordinance to adopt the 2021-2022 Fiscal Year Budget at the regular meeting scheduled for Monday, September 13, 2021, commencing at 6:30 p.m.

No action necessary and none taken.

2. Conduct public hearing on the proposed 2021 tax rate. Presenter is Susan Lang.

Finance Director Lang advised Council that In accordance with the State of Texas Property Tax Code, the Comptroller of Texas' Truth-in-Taxation rules, the Local Government Code and the City's Charter, the City is required to hold a public hearing on the 2021 Tax Rate.

Mayor Whitlow announced that the public hearing was now open at 5:51 p.m.

Mayor Whitlow announced that the first public hearing on the proposed 2021 Tax Rate was now closed at 5:53 p.m.

Mayor Whitlow announced that only one public hearing is required and satisfies the requirements for a later vote on the first reading of ordinance adopting the Tax Rate.

Mayor Whitlow also announced that Council will consider the second and final reading of the ordinance to adopt the 2021 Tax Rate at the regular meeting scheduled for Monday, September 13, 2021, commencing at 6:30 p.m.

No action necessary and none taken.

3. Consider Resolution No. R-090121-1 to adopt a five-year plan (2021-2026) for the Capital Improvement Program (CIP) in compliance with article 7.02(15) of the city's home rule charter. Presenter is Jody Weaver

Motion made by Councilman District 5 Ward

WHEREAS the City Charter requires the City Manager to submit a plan for capital improvement covering the succeeding five years and proposed method of financing to the City Council prior to the beginning of each budget year; and,

WHEREAS the City Manager submitted a Five-Year Capital Program to the City Council on July 26, 2021 in compliance with the City Charter and,

WHEREAS the City Council has reviewed the Five-Year Capital Program, found it to be in compliance with all City Charter and believes its approval by resolution is in the best interest of Port Lavaca residents.

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

THAT the Five-Year Capital Program (October 1, 2021 – September 30, 2026), a copy of which is attached hereto and incorporated in the Fiscal Year Budget 2021-2026, is hereby adopted in compliance with the City Charter.

Seconded by Councilman District 6 Barr

Voting Yea:

Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 Mayor Pro Tem Padron, Councilman District 5 Ward, Councilman District 6 Barr.

4. Consider proposed city's compensation plan for the 2021-2022 fiscal year. Presenter is Jody Weaver

Interim City Manager Weaver advised Council of the following:

BACKGROUND:

These are the annual updates to the City's compensation plan that have been discussed and generally agreed to during budget workshops and are presented for Council final approval.

FINANCIAL IMPACT:

With the salary increases implemented in the 2020-2021 fiscal year, the salary of all City employees was brought to at least the minimum level of their salary range, as was determined by a Salary survey completed in January 2021 by Public Sector Personnel Consultants.

This year's budget includes a total of \$219,118.00 earmarked for staff raises (\$254,931.00 salary plus benefits). Each department head is being allocated an amount equal to 5% of their current department base salary expense, in order to provide their employees with raises within their salary range, based upon their job performance, with a 2% minimum increase.

The budgeted full-time positions for 2021-2022 fiscal year are 98 and the full-time equivalent (FTE) part-time positions are 2.83. Note the budgeted full-time positions for the 2020-2021 fiscal year was 92 and the FTE part-time positions was 2.58/ The 2021-2022 fiscal year budget adds six (6) new full-time positions as follows:

- 3 each new Fire Fighters;

- 1 each new Mental Health Police Officer;
- 1 each new RV Park Camp Host; and
- 1 each new Utility Maintenance Worker.

RECOMMENDATION:

Effective October 1, 2021, staff recommends Council approve the compensation plan for the 2021-2022 fiscal year as follows:

- A 5% merit increase amounting to \$219,118 in base salary as presented in the budget
- The creation of 6 new job positions as described herein
- City Headcount is increased to 98 full-time employees and 2.83 FTE part-time positions.

MOTION #1:

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 5% merit increase for salaries in the 2021-2022 fiscal year budget to be effective on October 1, 2021 for all employees.

Seconded by Councilman District 3 Tippit

Voting Yea:

Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 Mayor Pro Tem Padron, Councilman District 5 Ward, Councilman District 6 Barr.

MOTION #2:

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 formally adopts the City of Port Lavaca Salary Survey and 2020 Fiscal Year Salary Plan including the summary of recommendations and salary schedule, with the exception that merit increases are effective October 1st of each year instead of employee anniversary date.

Seconded by Councilman District 5 Ward

Voting Yea:

Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 Mayor Pro Tem Padron, Councilman District 5 Ward, Councilman District 6 Barr.

MOTION #3:

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 to increase budgeted full-time headcount by six (6) positions as follows:

- 3 each new Fire Fighters;
- 1 each new Mental Health Police Officer;
- 1 each new RV Park Camp Host; and
- 1 each new Utility Maintenance Worker.

bringing total full-time head count to 98 with 2.83 full-time equivalent part-time workers, and to approve the new job descriptions and revision to existing job description as provided.

Seconded by Councilman District 3 Tippit

Voting Yea:

Councilman District 3 Tippit, Councilwoman District 4 Mayor Pro Tem Padron, Councilman District 5 Ward, Councilman District 6 Barr.

Voting Nay:

Councilman District 2 Dent

Councilman Dent also stated that minutes will reflect that the Police Department Mental Health Officer will make quarterly reports to City Council.

5. Receive certification of additional sales and use tax to pay debt services. Presenter is Susan Lang

Finance Director Lang advised Council that in accordance with the State of Texas Property Tax Code, a governing body of a taxing unit that imposes an additional sales and use tax may not adopt the component of the tax rate of the taxing unit described by Tax Code Section 26.05 (a)(1) until the chief financial officer or the auditor for the taxing unit submits to the governing body of the taxing unit a written certification that the amount of additional sales and use tax revenue that will be used to pay debt service has been deducted from the total amount described by Tax Code Section 26.04(e)(3)(C) as required by Subsection (a)(1).

In 1989, the citizens of the City of Port Lavaca voted to adopt an additional Sales and Use Tax of \$0.005 dedicated to Property Tax Relief. The amount of additional Sales and Use Tax collected for Property Tax Relief is provided to the Tax Assessor/Collector and used to reduce the amount of the component of the tax rate when applied to the City of Port Lavaca.

The Certification, as developed by the Texas Comptroller of Public Accounts, is provided to City Council to satisfy the requirements of the Tax Code.

No action necessary and none taken.

6. Consider first reading of an ordinance (S-1-21) approving the annual budget for the City of Port Lavaca, Texas and adopting the budget document for the fiscal year October 01, 2021 thru September 30, 2022. Presenter is Susan Lang

Finance Director Lang advised Council that in accordance with the State of Texas Property Tax Code, the Comptroller of Texas' Truth-in-Taxation rules, the Local Government Code and the City's Charter, staff has prepared an Ordinance that, if approved, meets the requirements as established by the governing legislation.

On July 26, August 2, and August 16, 2021, the City Council held budget workshops to review recommendations from the City Manager for the FY 2021-2022 budget. The proposed budget was filed with the City Secretary and published on the City's website on August 16th.

On August 16, 2021, the City Council announced a public hearing on the FY 2021-2022 Budget to be held on September 1, 2021. Because the proposed tax rate exceeds the No-New-Revenue rate, legislation considers it a tax increase, and requires special language to be included in the Notice of Public Hearing on the Budget, the front page of the proposed budget and the front page of the adopted budget.

The City published a notice of public hearing on the budget in the newspaper of general circulation (Port Lavaca Wave) on August 25, 2021 and posted the same notice on the City's website.

The budget, as presented in the August 16, 2021 workshop, is recommended for the City Council's approval, and contains combined Revenues of \$30,959,325 followed by combined Expenditures of \$33,054,147 leaving combined Fund Balance reserves of \$12,164,946.

Councilman Dent requested the minutes reflect that in fiscal year 2021-2022 the city is budgeting sales tax revenue differently than in past years. Since about 2003 the city has budgeted sales tax revenue at 95% or a five-year rolling average of previous years sales tax. This year the city is budgeting 100% of 12 months previous revenue.

Motion made by Councilman District 2 Dent

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

THAT, Council hereby adopts the Fiscal Year 2021-2022 Annual Budget as presented by the City Manager.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORT LAVACA, TEXAS:

THAT, in accordance with recommendation of staff, Council hereby approves the Fiscal Year 2021-2022 Annual Budget Ordinance (S-1-21) on this its first reading.

Seconded by Councilman District 5 Ward

Voting Yea and Record Vote:

Councilman District 3 Tippit, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward, Councilman District 6 Barr

Voting Nay and Record Vote:
Councilman District 2 Dent

Absent: Councilman District 1 Smith,

7. Consider first reading of an ordinance (S-2-21) fixing the tax rate and tax levy for the city for the year 2021. Presenter is Susan Lang

Finance Director Lang advised Council that in accordance with the State of Texas Property Tax Code, the Comptroller of Texas' Truth-in-Taxation rules, the Local Government Code and the City's Charter, staff has prepared an Ordinance that, if approved, meets the requirements as established by the governing legislation.

On August 16, 2021, the City Council took a record vote to propose the same tax rate (\$0.7944) as levied on properties as the previous year. Because the proposed tax rate exceeded the No-New-Revenue rate, legislation considers it a tax increase, and requires a public hearing. City Council announced a date and time for a public hearing on the tax rate to be held on September 1, 2021.

The City published a notice of public hearing on a tax increase in the newspaper of general circulation (Port Lavaca Wave) on August 25, 2021 and posted the same notice on the City's website.

MOTION #1:

Motion made by Councilman District 2 Dent

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

THAT, the property tax rate be increased by the adoption of a tax rate of \$0.7944, which is effectively a 6.5% increase in the tax rate.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORT LAVACA, TEXAS:

THAT, in accordance with recommendation of staff, Council hereby approves fixing the 2021 Tax Rate and Tax Levy Ordinance (S-2-21) on this its first reading.

Seconded by Councilman District 5 Ward

Voting Yea and Record Vote:

Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 Mayor Pro Tem Padron, Councilman District 5 Ward, Councilman District 6 Barr.

Voting Nay and Record Vote: None

Absent: Councilman District 1 Smith,

MOTION #2:

Motion made by Councilman District 2 Dent

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

THAT, City Council adopts a Maintenance and Operations rate of \$0.7308.

Seconded by Councilman District 6 Barr

Voting Yea:

Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 Mayor Pro Tem Padron, Councilman District 5 Ward, Councilman District 6 Barr.

Voting Nay: None

Absent: Councilman District 1 Smith,

MOTION #3:

Motion made by Councilman District 2 Dent

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

THAT, City Council adopts an Interest & Sinking rate of \$0.0636.

Seconded by Councilwoman District 4 Mayor Pro Tem Padron

Voting Yea:

Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 Mayor Pro Tem Padron, Councilman District 5 Ward, Councilman District 6 Barr.

Voting Nay: None

Absent: Councilman District 1 Smith,

8. Consider ratification of property tax increase reflected in the budget. Presenter is Susan Lang

Finance Director Lang advised Council that in accordance with Local Government Code Section 102.007(c) when adopting a budget that will require raising more revenue from property taxes than in the previous year, a separate vote of the governing body to ratify the property tax increase reflected in the budget is required. This vote is in addition to and separate from the vote to adopt the budget or a vote to set the tax rate.

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 to ratify the property tax revenue increase reflected in the 2021-2022 fiscal year Budget.

Seconded by Councilman District 5 Ward

Voting Yea:

Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 Mayor Pro Tem Padron, Councilman District 5 Ward, Councilman District 6 Barr.

9. Consider first reading of an ordinance (G-4-21) to make amendments to Appendix A - Fees, Rates and Charges; and providing for an effective date. Presenter is Jody Weaver

Interim City Manager Weaver and staff presented some amendments to Appendix A - Fees, Rates and Charges as Ordinance G-4-21. In Chapter 54, Waterways on the Harbor of Refuge - Use of Rail Spur, the new proposed rate was \$1,000 per month and recommendation was to change that amount to \$833.00 per month, for the second and final reading.

Motion made by Councilman District 2 Dent

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

THAT, in accordance with recommendation of staff, Council hereby approves amending Appendix A – Fees, Rates and Charges ordinance (G-4-21) on this its first reading with correction to Chapter 54 Waterways as presented above.

Seconded by Councilman District 3 Tippit

Voting Yea:

Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 Mayor Pro Tem Padron, Councilman District 5 Ward, Councilman District 6 Barr.

10. Consider reviewing bids and award construction contract for the 2021 Capital Improvement project (CIP) for East George Street reconstruction. Presenter is Jody Weaver

Interim City Manager Weaver advised Council that the Capital Improvements Projects (CIP) plan for 2020-2021 includes \$880,000.00 to reconstruct George Street from Virginia to Commerce Street. She said that in October 2020 an engineering contract was awarded to CivilCorp in the amount of \$95,000 for this project, leaving \$785,000.00 available for construction.

Staff received two bids as follows:

Lester Contracting, Inc. \$627,435.25 150 Calendar Days allowed

Brannan Paving Co., Ltd. \$667,720.35

Staff recommendation is to award to the low bidder, Lester Contracting, Inc. in the amount of \$627,435.25 to be completed within 150 days of receipt of Notice to Proceed.

Motion made by Councilman District 3 Tippit

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

THAT, in accordance with recommendation of staff, Council hereby awards a construction contract to Lester Contracting, Inc. for the 2021 Capital Improvements Project (CIP) "East George Street Reconstruction Project" in the amount of \$627,435.25 to be completed within 150 days of receipt of Notice to Proceed.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute all instruments necessary to effect such agreement.

Seconded by Councilman District 5 Ward

Voting Yea:

Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 Mayor Pro Tem Padron, Councilman District 5 Ward, Councilman District 6 Barr.

V. ADJOURN SPECIAL MEETING

Mayor asked for motion to adjourn.

Motion made by Councilman District 5 Ward, Seconded by Councilman District 6 Barr

Voting Yea:

Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 Mayor Pro Tem Padron, Councilman District 5 Ward, Councilman District 6 Barr.

Special Meeting adjourned at 6:29 p.m.

These minutes were approved on October 11, 2021.

Jack Whitlow, Mayor

Mandy Grant, City Secretary

COMMUNICATION

SUBJECT: Minutes of October 11, 2021 Regular Meeting

INFORMATION:



CITY COUNCIL REGULAR MEETING

Monday, October 11, 2021 at 6:30 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 11th day of October, 2021, the City Council of the City of Port Lavaca, Texas, convened in a regular session at 6:30 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
Tim Dent	Councilman, District 2
Allen Tippit*	Councilman, District 3
Rosie G. Padron	Councilwoman, District 4, Mayor Pro Tem
Jim Ward	Councilman, District 5
Ken Barr	Councilman, District 6

**7:24 p.m. Allen Tippit exited meeting due to emergency during consideration of Agenda #5 SAWS Resolution No. R-101121-2.*

And with the following absent:

Jerry Smith	Councilman, District 1
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Constituting a quorum for the transaction of business, at which time the following business was transacted:

II. CALL TO ORDER

- Mayor Whitlow called the meeting to order at 6:37 p.m. and presided.

III. INVOCATION

- Former Councilman Felder gave the invocation.

IV. PLEDGE OF ALLEGIANCE

- Mayor Whitlow – Pledge of Allegiance.

V. PRESENTATION(S)

- Proclamations by the Mayor
 - October 2021 is National Fire Prevention Month with the theme “Learn the Sounds of Fire Safety” effectively serves to remind citizens it is important to learn the different sounds of smoke and carbo monoxide alarms.

VI. 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 on Zoom by logging on with your computer and/or smart phone as described in the zoom invitation below or on Facebook Live through the comment section, which will be monitored and answered. As appropriate.*

- Mayor asked for comments from the public:
 - Mr. Michael Clay of 1116 S. Virginia Street, Port Lavaca, Texas commented on conditions of Drainage and Manholes on the South Side of the city and requested Council draw up a plan to address these issues.

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

- A. Proclamation by the Mayor - October 2021 is National Fire Prevention Month with the theme “Learn the Sounds of Fire Safety” effectively serves to remind citizens it is important to learn the different sounds of smoke and carbo monoxide alarms**
- B. Minutes of September 13, 2021 Regular Meeting (Cancelled-Tropical Storm Nicholas)**
- C. Minutes of September 20, 2021 Special Meeting**
- D. Minutes of September 27, 2021 Special Meeting and Workshop Session**
- E. Payment of Invoices Exceeding \$1,500**
- F. Receive monthly Financial Highlight Report**

Motion made by Councilman District 6 Barr

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

THAT, in accordance with recommendation of staff, Council hereby approves all consent agenda items as listed:

Seconded by Councilman District 5 Ward

Voting Yea:

Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward, Councilman District 6 Barr

VIII. ACTION ITEMS - (Council will consider/discuss the following items and take any action deemed necessary)

1. **Consider request of Our Lady of the Gulf Catholic Church for a parade permit and traffic control assistance for the “Christ the King” procession parade on Sunday, November 21, 2021 beginning at 5:00 p.m. and waiver of any fees associated with the event. Presenter is Colin Rangnow**

Police Chief Rangnow advised Council that Our Lady of the Gulf Catholic Church (OLG) has requested to host a walking procession, for the “Marian Rosary”, on Sunday, October 10, 2020 beginning at 5:00 p.m., assistance with traffic control and to also waive all fees associated with this event. He said they have the route and will assist with the event.

Motion made by Councilman District 5 Ward

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

THAT, in accordance with the recommendation of staff, Council hereby approves the request of Our Lady of the Gulf Catholic Church (OLG) to host a walking procession, for the “Marian Rosary”, on Sunday, October 10, 2020 beginning at 5:00 p.m., assistance with traffic control and waive all fees associated with this event.

Seconded by Councilman District 6 Barr

Voting Yea:

Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward, Councilman District 6 Barr

2. **Consider request of Parkway Church (Port Lavaca Campus) for the use of the Bayfront Peninsula Park from 4:00 p.m. to 6:00 p.m. on Sunday, October 31, 2021 for a community event with additional request to waive any fees associated with this event. Presenter is Tania French**

Tania French advised Council that Parkway Church (Port Lavaca Campus) would like use of the Bayfront Peninsula Park from 4:00 p.m. to 6:00 p.m. on Sunday, October 31, 2021 for a community event with additional request to waive any fees associated with this event.

Motion made by Councilman District 5 Ward

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

THAT, in accordance with the recommendation of staff, Council hereby approves the request of Parkway Church (Port Lavaca Campus) the use of the Bayfront Peninsula Park from 4:00 p.m. to 6:00 p.m. on Sunday, October 31, 2021 for a community event and also waives any fees associated with this event

Seconded by Councilman District 2 Dent

Voting Yea:

Councilman District 2 Dent, Councilman District 3 Tippet, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward, Councilman District 6 Barr

3. **Consider appointment/reappointment of two (2) members to the Recreation and Parks Board for new two-year terms commencing in October 2021. Presenter is Jody Weaver**

Jody Weaver, Interim City Manager advised Council that the Recreation and Parks Board has two (2) terms that have expired for Mac Sistrunk and Olga Szela. Both members have requested to be reappointed to the Recreation and Parks Board. There are no term limits established and the full term is for a period of two (2) years..

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 reappoints Mac Sistrunk and Olga Szela to serve on the Recreation and Parks Board for each to start a new term of two (2) years commencing in October 2021.

Seconded by Councilwoman District 4 (Mayor Pro Tem) Padron

Voting Yea:

Councilman District 2 Dent, Councilman District 3 Tippet, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward, Councilman District 6 Barr

4. **Consider Resolution No. 101121-1 to nominate candidates for the Board of Directors of the Calhoun County Appraisal District for a two-year term commencing January 1, 2022 and ending on December 31, 2023. Presenter is Jody Weaver**

Motion made by Councilman District 2 Dent

WHEREAS, this is selection year for the Board of Directors of the Calhoun County Appraisal District; and

WHEREAS, the Board of Directors consists of five members who serve two-year terms, beginning January 1, 2022 through December 31, 2023; and

WHEREAS, the City of Port Lavaca, Texas is a taxing unit entitled to nominate candidates to the Calhoun County Appraisal District, if so desired.

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

THAT, Council hereby approves to nominate no candidates to Calhoun County Appraisal District for election to the Board of Directors of the Calhoun County Appraisal District Board of Directors.

Seconded by Councilman District 6 Barr

Voting Yea:

Councilman District 2 Dent, Councilman District 3 Tippet, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward, Councilman District 6 Barr

5. **Consider Resolution No. 101121-2 in connection with the San Antonio Water System's (SAWS) Bed and Banks Application No.13098. Presenter is Jody Weaver**

Motion made by Councilman District 2 Dent

A resolution opposing the SAWS Bed & Banks Application 13098, calling for a contested case hearing regarding said application, requesting party status and authorizing Special Counsel to take all actions necessary to protect the interests of the City of Port Lavaca (City) and their citizens in this matter.

The City believes that it is important to have a healthy San Antonio Bay, however the San Antonio Water Systems' (SAWS) bed and banks application, filed on December 30, 2013 with the Texas Commission on Environmental Quality (TCEQ) will in reality make environmental flows less secure than at present and render our local economy and the San Antonio Bay defenseless during periods of drought.

The City recognizes that there is no legal basis for SAWS to claim ownership for any purpose to wastewater discharged from a wastewater treatment plants (WWTP). All surface water, that is all water that reaches the bed & banks of a waterbody, is real property of the State of Texas. It makes no difference when or how water reaches the river, whether it comes from rainfall, surface runoff, a sewer system, or groundwater springs. In every such case, water belongs to the state, as do the bed and banks of navigable streams.

Texas state never sells its water, rather it allows individuals and others to use its water in a manner that financially or otherwise benefits the state and does no harm to others. TCEQ manages state owned water on behalf of the state. TCEQ regulates historic water rights based on estimates of availability at a particular location, including estimates of the amount of water diverted and the amount thereof that will naturally return to the river.

SAWS falsely claims the right to dedicate 50,000 ac./ft to San Antonio Bay, allegedly to preserve instream flows in the river and the bay during periods of drought. Not true. The SAWS application will not benefit the environment as it adds no new source of water to what is already available to San Antonio Bay. The application will however subordinate the water rights of everyone downstream of San Antonio, and some of those water rights have been in use for over 100 years.

Water is used and reused many times from Kendall County down to Calhoun County along the Guadalupe and San Antonio River Basins. What SAWS is doing is in effect to cancel the senior water rights from Gonzales to Calhoun Counties to San Antonio Bay.

Almost all the water in the Guadalupe River has its origin in the Edwards Aquifer, and much, if not most, of that water passes through the City of San Antonio at some point.

SAWS has revived this application in a manner that allows them to claim title to all water discharged from its wastewater facilities. SAWS takes this step to offset inordinate expenses now coming due for water derived from their Vista Ridge Project. This application is an assault on traditional concepts of water law that have served the State well since its inception, and the City faces serious potential of harm if this application is allowed to go forward.

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

The City now authorizes Special Counsel to take all actions necessary to protect the interests of the City of Port Lavaca (City) and their citizens in regard to SAWS Bed & Banks Application 13098, including the call for a contested case hearing, securing party status and representation at said hearing.

Seconded by Councilman District 5 Ward

Voting Yea:

Councilman District 2 Dent, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward, Councilman District 6 Barr

Absent:

Councilman District 1 Smith

Councilman District 3 Tippit

6. **Consider award of the construction bid for the Re-Roof of the Police Department Project.**
Presenter is Jody Weaver

Interim City Manager reminded Council that the city has \$200,000.00 in the 2021-2022 fiscal year budget to reroof the Police Station. Staff recently advertised for competitive proposals and received two (2): Rain King and Rain Seal Master, both from Victoria.

Rain King submitted a proposal for \$197,400.00 and 90 days; fully complied with all bidding instructions.

Rain Seal Master submitted a proposal for \$198,500.00 and 60 days; did not submit Qualifications 5 days in advance.

The selection committee comprised of myself, Colin Rangnow, Susan Lang, Tim Dent and William Berger and Brian Parker of Rawley McCoy and Associates (RMA), PLLC.

The average scores from the committee are as follows:

	Maximum Points	Rain King	Rain Seal Master
Price of Proposal	50	50	49.6
Qualifications	25	25	15
Calendar Days	25	18	25
Total	100	93	89.5

The Selection Committee recommends awarding the contract to Rain King in the amount of \$197,400.00.

Motion made by Councilman District 2 Dent

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

THAT, in accordance with recommendation of staff, Council hereby approves bid for the “Re-Roof of the Police Department” Project to the low bidder, Rain King, in the amount of \$197,750.00 with 90 days to complete after receipt of Notice to Proceed.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute all instruments necessary to effect such agreement.

Seconded by Councilman District 6 Barr

Voting Yea:

Councilman District 2 Dent, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward, Councilman District 6 Barr

7. **Consider recommendation of the Port Commission to give written notice to T.W. LaQuay Marine, LLC that the City will terminate their lease of Tracts 3, 11 and 12 at the Harbor of Refuge at the end of the current lease term of December 31, 2021. Presenter is Jody Weaver**

Interim City Manager Weaver advised Council that Linda LaQuay of T.W. LaQuay Marine, LLC entered into two leases at the Harbor of Refuge on January 1, 2019. One lease was for Tract 3 and the other was for Tracts 11 and 12. Both leases have a term of 3 years and expire on December 31, 2021. Both leases contain the following language:

“ Tenant shall have the right with ninety (90) days advance written notice to City to exercise one two (2) year option to extend this lease until December 30, 2023. City shall have the right with sixty (60) days advance written notice to tenant to terminate lease at the end of the current lease term. “

The Port Commission is recommending that Council provide written notice to Linda LaQuay that these leases will be terminated at the end of the current lease term, being December 31, 2021, in accordance with and as provided for in the executed lease documents.

With a letter dated October 12, 2021, this provides 80 days for Ms. LaQuay to fully vacate the property, being greater than the minimum required 60 days.

Further, the Port Commission has authorized staff to prepare a bid package to offer these tracts of land for a new lease beginning on January 1, 2022, with a required minimum bid being the amount of the current rent rate. This bidding will establish the rental market rate for the tracts.

Motion made by Councilman District 5 Ward

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

THAT, in accordance with the recommendation of Port Commission and staff, Council hereby authorize the City Manager to provide written notification to Linda LaQuay of T.W. LaQuay Marine, LLC. that the current leases of Tract 3 and Tracts 11 and 12 will be terminated at the end of the current lease term being December 31, 2021, in accordance with and as provided for in the executed lease documents.

Seconded by Councilman District 6 Barr

Voting Yea:

Councilman District 2 Dent, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward, Councilman District 6 Barr

8. **Consider recommendation of the Port Commission to award the bid to replace nine (9) exterior doors at Nautical Landings Marina to Barefoot Construction. Presenter is Jody Weaver**

Harbor Master Rudellat advised Council that the Port Commission has a total of \$80,000.00 budgeted for a Facelift to the Nautical Landings Building and to replace some exterior doors. He said \$4,935.00 has been spent to date to contract with Mark Barefoot to replace one door to get a better picture of the construction involved to replace these doors.

Harbor Master ordered three (3) doors and accompanying windows like the one Barefoot replaced for a cost of \$4,191.00. These doors were special ordered and there was an excessive lead time of twelve (12) plus weeks for delivery.

There was an additional cost of \$4,335.00 for restoration of metal awing window frames, leaving the remaining balance budget of \$66,359.00.

Staff asked Victor Fredericksen, P.E. to write a technical bid package nine (9) exterior doors. He said that three (3) bids were received on October 1, 2021 and they are as follows:

Castle Creek	\$39,850.00
Gonzales Contracting, Inc.	\$38,985.00
Barefoot Construction	\$36,740.00

Port Commission recommends awarding bid to the low bidder, Barefoot Construction, in the amount of \$36,740.00.

Motion made by Councilman District 2 Dent

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

THAT, in accordance with recommendation of the Port Commission and staff, Council hereby awards the bid to replace nine (9) exterior doors at Nautical Landings Marina to Barefoot Construction, in the amount of \$36,740.00.

Seconded by Councilwoman District 4 (Mayor Pro Tem) Padron

Voting Yea:

Councilman District 2 Dent, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward, Councilman District 6 Barr

9. **Announcement by Mayor that City 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). Presenter is Mayor Whitlow**
- **To discuss personnel matters in accordance with Title 5, Section 551.074 of the Texas Government Code (to discuss appointment, employment, evaluation, responsibilities and duties, reassignment, discipline or dismissal of an officer or employee, or to hear a complaint or charge against an officer or employee [City Manager]). Presenter is Mayor Whitlow**

Mayor Whitlow announced that Council would retire into closed session at 8:00 p.m.

10. **Return to Open Session and take any action deemed necessary with regard to matters in closed session. Presenter is Mayor Whitlow**

Mayor Whitlow announced that Council was back in open session at 8:26 p.m.

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 authorizes the City Manager to engage services of Cullen Law Firm for Special Litigation, as recommended by City Attorney.

Seconded by Councilwoman District 4 (Mayor Pro Tem) Padron

Voting Yea:

Councilman District 2 Dent, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward, Councilman District 6 Barr

IX. ADJOURNMENT

Mayor asked for motion to adjourn.

Motion made by Councilwoman District 4 (Mayor Pro Tem) Padron, Seconded by Councilman District 5 Ward

Voting Yea:

Councilman District 2 Dent, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward, Councilman District 6 Barr

Meeting adjourned at 8:28 p.m.

These minutes were approved on November 08, 2021.

ATTEST:

Jack Whitlow, Mayor

Mandy Grant, City Secretary

COMMUNICATION

SUBJECT: Minutes of October 25, 2021 Special and Workshop

INFORMATION:



CITY COUNCIL SPECIAL/WORKSHOP MEETING

Monday, October 25, 2021 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 25th day of October, 2021, the City Council of the City of Port Lavaca, Texas, convened in a special 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
Jerry Smith	Councilman, District 1
Tim Dent	Councilman, District 2
Allen Tippit	Councilman, District 3
Rosie G. Padron	Councilwoman, District 4, Mayor Pro Tem
Jim Ward	Councilman, District 5

And with the following absent:

Ken Barr	Councilman, District 6
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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 meeting to order at 5:37 P.M. and presided with the following announcement:

III. COMMENTS FROM THE PUBLIC – *Comments will be limited to three (3) Minutes per individual unless permission to speak longer is received in advance.*

- Mayor 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 award of a Maintenance Mowing Contract for Fiscal Year 2021-2022. Presenter is Wayne Shaffer

Interim City Manager Weaver and Public Works Director Shaffer advised Council that staff began advertising for bids for Maintenance Mowing of various areas on September 29th and received 3 bids on October 14th. The bid tabulation is as follows:

P&W Tree Trimming	Van Vleck	\$26,400.00	Single Contract
Marvelous Gardens	Port Lavaca	\$38,320.00	Single Contract
Mauer Shredding Service	Port Lavaca	\$59,080.00	Single Contract

The scope of these various areas are as follows:

- Clement Cove upland x 20 times
- 0.5 City lot at corner of Brookhollow and Holiday Lane x 20 times
- 0.8 City lot at corner of Newlin and Commerce x 20 times
- Area between railroad tracks and curb on Main St south of SH 35 for 2600 LF +/- x 20 times
- NE intersection of Half League and Main St. x 20 times
- City Park x 36 times
- George Adams Park x 36 times

The low bidder is P&W Tree Trimming of Van Vleck with a total bid with a single contract of \$26,400.00.

Note: In FY 2020-2021, we spent about \$58,000.00 on the contract with Marvelous Gardens for Median Maintenance Mowing that was executed December 1, 2018. This contract has one more year, expiring on November 30, 2022. With the increase in budgeted funds this year, I have increased the mowing frequency of the median to 10x vs the previous 8x per year. The details of the Marvelous Gardens contracted services are as follows:

- Median mowing 10 x \$4,515.00 = \$45,150.00
- Median Crossings 20 x 570.00 = \$11,400.00
- SH 35 ROW Triangle across from City Park= \$95.00 x 20 = \$1,900.00
- Travis Street media (where palm trees are)= \$75.00 x 20 = \$1,500.00
- NE corner of SH 35 ROW (Welcome sign)= \$75.00 x 20 = \$1,500.00
- SW corner of SH 35 ROW= \$125.00 x 20 = \$2,500.00
- Trash pick-up \$35.00/manhour = \$10,000.00 estimate for the year
- Total estimate for year FY 2021-2022 = \$73,950.00 (approx. \$16,000.00 increase)

FINANCIAL IMPACT: The FY 2021-2022 budget adds \$50,000.00 in streets for Contract Mowing and \$50,000.00 in Parks for Maintenance Mowing. With the award of this contract to P&W, the annual cost to Parks is \$7,400.00 and to Streets is \$19,000.00. Add the additional to Streets in the Marvelous Gardens Contract, that is a total additional of \$35,000.00 to streets.

RECOMMENDATION: Authorize the City Manager to execute a one-year contract with P&W Tree Trimming in the amount of \$26,400.00 in accordance with the bid documents, pending receipt of satisfactory insurance certificate for Workman's Compensation and Liability insurance.

Note additional individual contracts may be issued from this procurement if needed by the Parks and Streets to keep up with other mowing of ditches and other areas throughout the year.

For 2022-2023 fiscal year, the entire scope will be included in a bid package next year as the Marvelous Gardens contract will expire on November 30, 2022.

Motion made by Councilman District 5 Ward

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

THAT, in accordance with the recommendation of staff, Council hereby authorizes the City manager to execute a one-year contract with P&W Tree Trimming, in the amount of \$26,400.00 in accordance with the bid documents, pending receipt of satisfactory insurance certificate for Workman's Compensation and Liability Insurance.

Seconded by Councilman District 3 Tippit

Voting Yea

Councilman District 1 Smith, Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward

2. **Review bids, discuss, consider, and possibly adopt Resolution No. R-102521-1 committing City Funds towards the construction cost of the Street & Drainage Improvement Project for the Community Development Block Grant – Disaster Recovery (CDBG-DR) Contract No. 20-065-071-C198 Hurricane Harvey. Presenter is Jody Weaver**

Motion made by Councilman District 1 Smith

WHEREAS, the City Council of the City of Port Lavaca desires to develop a viable community, including descent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, certain conditions exist related to the damages to the City's street and drainage systems that occurred during Hurricane Harvey, which represent a threat to public health and safety; and

WHEREAS, it is necessary to include local funds in order to complete the scope of work for the street and drainage improvements in the project area.

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

1. That the City commits up to \$1,060,880.05 from its General Fund towards the construction cost of the street and drainage improvement project for the CDBG-DR Contract No. 20-065-071-C198.
2. That the local funds committed to the CDBG-DR grant will be used in accordance with all applicable federal, state, local and programmatic requirements, including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.

Seconded by Councilman District 2 Dent

Voting Yea

Councilman District 1 Smith, Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward

3. **Consider award of the construction bid for the twelve-inch Waterline Phase 1 Project. Presenter is Wayne Shaffer**

Public Works Director advised Council the current separation of the two (2) elevated storage tanks creates a water age issue. Through engineering and water modeling it was decided that connecting both storage tanks would reduce water age and therefore reduce TTHM formation. However, after receiving bids that exceeded the budget amount, we spoke with Susan Spore from AECOM and are hesitant to award the project until after finalization of the water/wastewater report they are working on. Finally, we believe that it would be better suited to reject the bid and rebid with a different scope, mainly splitting the project into three (3) phases instead of two (2).

The original budget is \$500,000.00 with \$58,500.00 encumbered for engineering leaving \$441,500.00 for project. The base bid amount was \$764,439.49 which equates to \$322,939.49 over the budgeted amount. This is due in large part to material price increases.

Ultimately, once project is approved and completed it will improve water quality for our community.

Staff recommends rejecting the bid and wait for the water/wastewater plans from AECOM to be finalized before revisiting the job scope and rebidding in the future.

Motion made by Councilman District 2 Dent

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

THAT, in accordance with the recommendation of staff, Council hereby rejects all bids for the twelve-inch Waterline Phase 1 Project.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute all instruments necessary to effect such agreement.

Seconded by Councilman District 1 Smith

Voting Yea

Councilman District 1 Smith, Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward

4. Consider approval of an agreement between the City of Port Lavaca and Ferguson Water Works for the purchase of new "AMI" water meters via the government financing in the amount of \$2,283,372.00. Presenter is Susan Lang

Finance Director Lang advised Council that in 2014, the City embarked on a meter change out program to replace it's manual-read brass positive displacement meters with an automated reading system which utilized composite (plastic) positive displacement meters offered through Sensus. The complete change over and roll-out was accomplished in 2016 which afforded savings in labor costs and accuracy in meter reads. The composite meters had a ten (10) year life with full factory replacement warranty at five (5) years.

A positive displacement meter functions by spinning as the water travels through the chamber and registers the usage on either a dial (manual read) or a digital display (automated & manual read). Throughout the last several years, meters that failed to register usage at occupied structures were turned in for warranty but were denied due to sand or debris as the culprit causing the malfunctioning of the meter. Additionally, we began experiencing issues with the automatic readings communicating with the manufacturer's software. We were told that this was probably the reason we were having so many "zero" reads in our system. It was suggested that the City upgrade to a different software platform to solve this problem. During this time, the City experienced the malware attack, and had to go through recovery efforts. Once the new software was finally installed, it became obvious that the software communication was not the problem, but a wide-spread meter malfunction due to sand and sediment produced from the City's surface water source.

A few months ago, we determined approximately 1,500 meters of the approximately 4,500 active accounts (or 33%) were malfunctioning or broken. Currently, we are estimating 2,156 out of 4,613 active accounts (47%) are malfunctioning and/or not communicating with our system. Utilizing our billing system audit reports and focusing on zero reads only, we have determined the following:

	Zone	Total Active Meters	Zero Consumption	9 + Months Of Zero Readings	
	1	1900	943 (50%)	681 (72%)	
	2	1270	264 (21%)	114 (43%)	
	3	1443	720 (21%)	306 (43%)	
	Total	4613	1,927 (72%)	1,101 (57%)	

As you can see, we have reached a critical situation, in that almost one-half of our water meters are malfunctioning.

Original discussions focused upon repair and replacement of the malfunctioning meters with the manufacturer's representative, but after discussions with our City personnel, it became painfully obvious that the replacement with the same style meter would not work with our particular water.

The costly and time consuming "repair" process would also lead us back to the beginning, with an incorrect meter for our particular water application. Some of the original estimates for replacement (utilizing 1,500 meters) averaged \$420,000.00 for replacement or \$256,000.00 for repair, both utilizing out-side assistance.

Once we realized the positive displacement meters were the main source of our issue, we focused our attention on an alternative meter that would not only meet our specific application specifications but would also enhance our customer service experience by allowing the users to see their usage in near real-time.

We concluded that a solid-state meter with no moving parts to jam by the sand and sediment in our water would be the ideal meter for our application. The meter is also extremely accurate under low flow as well as high flow situations.

City staff interviewed three (3) manufacturers and their representatives to determine who might be the best partner to meet our needs and determined that Ferguson Waterworks was the best fit. Because we participate in interlocal cooperative purchasing agreements, prices have been pre-bid and awarded. Staff received estimates from all three manufacturers as follows:

AV Water Technologies	\$2,033,934.00
SET/MIG	\$2,158,432.00
Ferguson Water Works	\$2,000,000.00

After adding an allowance for contingencies for water line and valve replacements and the Customer Portal software, the final Ferguson quote amounted to \$2,283,372.00. Additionally, the staff is looking at the "big picture" and feels that Ferguson Waterworks will be able to provide integrated technology by utilizing they Sentryx Water Intelligence Platform which will provide scalable digital services to bundle metering, pressure monitoring and leak detection all on a safe and secure platform which will enhance and monitor security to protect the City's utilities and homeowner's data.

In order to finance the expense, the City received a quotation from Government Capital, whom the City has utilized in the past, and recommends a five-year financing term, with the first payment due one year from signing, at a rate of 2.29% with \$513,473.65 annual payments for five (5) years.

Motion made by Councilman District 5 Ward

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

THAT, in accordance with the recommendation of staff, Council hereby approves awarding the water meter replacement contract through The Interlocal Purchasing System (TIPS) to Ferguson Water Works, as presented above by staff.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute the agreement with Ferguson Water Works and Government Capital for the financing of the meter change out.

Seconded by Councilman District 2 Dent

Voting Yea

Councilman District 1 Smith, Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward

5. Consider amendment to the City of Port Lavaca HR and Workplace Policies by adding to Chapter 4 Leave of Absence, a “Section 4.13 Quarantine Leave for Fire Fighters and Peace Officers” as required by 87th Legislature H.B. 2073 and the Texas Local Government Code Section 180.008. Presenter is Jody Weaver

Interim City Manager advised Council that on June 15, 2021, HB 2073 was passed and requires cities to provide paid leave for a specific group of employees who are ordered to quarantine or isolate due to a possible or known exposure to a communicable disease while on duty. This rule is cited in the Texas Local Government Code Section 180.008.

Staff was made aware of this new law at the TML Annual Conference and have drafted the attached policy to comply with this law. Texas Municipal League (TML) explained that in the absence of any evidence to the contrary, the presumption is that if a Fire Fighter or a Peace Officer contracts COVID it was due to exposure on the job and therefore qualify for this quarantine pay.

With adoption of this policy, we will need to reimburse sick/vacation days back to the eligible Fire Fighters and Peace Officers. At this time, we have identified one (1) Fire Fighter and are reviewing the attendance records of the Police Department.

Motion made by Councilman District 5 Ward

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

THAT, in accordance with the recommendation of staff, Council hereby approves amendment to the City of Port Lavaca HR and Workplace Policies by adding to Chapter 4 Leave of Absence, a “Section 4.13 Quarantine Leave for Fire Fighters and Peace Officers” as required by 87th Legislature H.B. 2073 and the Texas Local Government Code Section 180.008.

Seconded by Councilman District 3 Tippit

Voting Yea

Councilman District 1 Smith, Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward

V. ADJOURN SPECIAL MEETING

Mayor asked for motion to adjourn.

Motion made by Councilman District 5 Ward

Seconded by Councilman District 1 Smith

Voting Yea

Councilman District 1 Smith, Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward

Special Meeting adjourned at 618 p.m.

CITY COUNCIL WORKSHOP

VI. CALL TO ORDER

VII. COMMENTS FROM THE PUBLIC

(Limited to 3 minutes per individual unless permission to speak longer is received in advance)

VIII. ITEMS FOR DISCUSSION – (Council will discuss the following items)

1. **Discuss the proposed Long Range Planning docket for ordinance updates and revisions for 2022. Presenter is Jessica Carpenter**

Council discussed this workshop item.

No action was taken.

2. **Discuss the code of ordinance updates, revisions and additions for Chapter 12, Chapter 26, Chapter 34, Chapter 36, and the newly proposed chapter for the 2015 International Property Maintenance Code. Presenter is Jessica Carpenter**

Council discussed this workshop item.

No action was taken.

3. **Discuss candidates to represent each of the 5 Council districts to be considered for the Economic Development Vision Committee. Presenter is Jessica Carpenter**

Council discussed this workshop item.

No action was taken.

IX. ADJOURN WORKSHOP

Mayor asked for motion to adjourn.

Motion made by Councilman District 5 Ward

Seconded by Councilman District 2 Dent

Voting Yea

Councilman District 1 Smith, Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward

Workshop adjourned at 7:28 p.m.

These minutes were approved on November 08, 2021.

Jack Whitlow, Mayor

Mandy Grant, City Secretary

COMMUNICATION

SUBJECT: Payment of Invoices Exceeding \$1,500

INFORMATION:

VENDOR/INVOICE #	ITEM DT/ POST DT	PAY DT/ CHECK #	DESCRIPTION	DEPARTMENT	AMOUNT
01-104004 AECOM TECHNICAL SERVICES					
INV 2000540982	9/17/2021 9/30/2021	10/14/2021 58485	ENGINEERING CONTRACT WWTP EXPANSION WATER SYSTEMS PLANNING	WWTP	37,418.75
01-103037 AMAL HOSPITALITY DBA, HOLIDAY INN					
INV 152-2021	10/8/2021 9/30/2021	10/14/2021 58488	FLIP FLOP - LODGING	HOTEL OCCUPANCY TAX	4,227.33
01-101109 ANDERSON MACHINERY CO.					
INV Z09664	9/22/2021 9/30/2021	10/14/2021 58490	EXCAVATOR RENTAL	STREETS	10,020.73
01-103058 BAREFOOT CONSTRUCTION					
INV 001917	10/12/2021 10/27/2021	10/28/2021 58592	RESTORE CONCESSION STAND	PARKS & RECREATION	14,692.00
INV 001918	10/25/2021 10/27/2021	10/28/2021 58592	RENOVATION OF TRAIN DEPOT	ECONOMIC DEVELOPMENT	6,120.00
INV 001919	10/25/2021 10/27/2021	10/28/2021 58592	RENOVATION OF TRAIN DEPOT	ECONOMIC DEVELOPMENT	14,152.50
01-101569 CALHOUN COUNTY YMCA					
INV 09/2021	9/21/2021 9/30/2021	10/14/2021 58494	MEMBERSHIP DUES SEPTEMBER 2021	ALL DEPARTMENTS	1,628.00

VENDOR/INVOICE #	ITEM DT/ POST DT	PAY DT/ CHECK #	DESCRIPTION	DEPARTMENT	AMOUNT
01-102565 CARD SERVICE CENTER					
INV 0305/092021	9/30/2021 9/30/2021	10/28/2021 135	CREDIT CARD CHARGES	ALL DEPARTMENTS	3,584.95
INV 09/2021/21-22	10/1/2021 10/27/2021	10/28/2021 136	CREDIT CARD CHARGES	ALL DEPARTMENTS	2,496.57
01-103889 RENE RUBEN CARDONA					
INV 102221-01	10/15/2021 10/27/2021	10/28/2021 58595	TRAIN DEPOT ELECTRICAL SERVICES	ECONOMIC DEVELOPMENT	3,850.00
01-102888 CARY'S TIRE & AUTOMOTIVE					
INV 25045	10/6/2021 10/27/2021	10/28/2021 58597	EMERGENCY REPAIR TO UNIT #3013	UTILITY MAINTENANCE	3,154.91
01-101233 CIVILCORP, LLC					
INV 160662	9/27/2021 9/30/2021	10/14/2021 58499	ENGINEERING - EAST GEORGE ST 2020-2021 CIP	STREETS	2,500.00
01-103856 CLEAR GOV INC					
INV 2021-11403	10/1/2021 10/13/2021	10/14/2021 58454	CLEARGOV INSIGHTS SUITE	TECHNOLOGY (ALL DEPARTMENTS)	6,437.50
01-101609 COASTAL OFFICE PRODUCTS, INC.					
INV OW-QT-18468-1	9/30/2021 9/30/2021	10/14/2021 58501	CHAIR & MOBILE WORK STATION	POLICE DEPARTMENT	3,403.03

VENDOR/INVOICE #	ITEM DT/ POST DT	PAY DT/ CHECK #	DESCRIPTION	DEPARTMENT	AMOUNT
01-102609 DATAPROSE, LLC					
INV DP2103538	9/30/2021 9/30/2021	10/14/2021 58504	UTILITY BILLING SEPTEMBER 2021	UTILITY BILLING	2,670.54
01-103936 DAUSIN ELECTRIC COMPANY					
INV 21103-2X	10/18/2021 10/27/2021	10/28/2021 58605	BACKUP GENERATOR	WWTP	132,869.42
01-102614 DIEBOLD, INC					
INV 800801609	7/25/2021 9/30/2021	10/14/2021 58506	MAINTENANCE CONTRACT 9/1/21-08/31/22	UTILITY BILLING	1,580.95
01-101145 DOOLEY TACKABERRY, INC.					
INV 1093794	9/30/2021 9/30/2021	10/14/2021 58507	RUBBER MULLET	FIRE DEPARTMENT	2,096.00
01-102882 FRONTIER SOUTHWEST INC					
INV 18830907065/102021	10/20/2021 10/27/2021	10/28/2021 58611	PHONE CHARGES OCTOBER 2021	ALL DEPARTMENTS	2,303.62
01-102490 U.S. BANK NATIONAL ASSOCIATION					
INV 10/2021	10/25/2021 10/27/2021	10/28/2021 58612	FUEL OCTOBER 2021	ALL DEPARTMENTS	7,494.23

VENDOR/INVOICE #	ITEM DT/ POST DT	PAY DT/ CHECK #	DESCRIPTION	DEPARTMENT	AMOUNT
01-102645 GEXA ENERGY, LP					
INV 32796039-4	9/25/2021 9/30/2021	10/14/2021 58511	ELECTRICITY SERVICES SEPTEMBER 2021	ALL DEPARTMENTS	24,295.84
01-100180 GOLDEN CRESCENT REGIONAL					
INV 7751	9/10/2021 10/13/2021	10/14/2021 58457	ANNUAL MEMBERSHIP DUES 2021-2022	NON DEPARTMENTAL	6,246.00
01-100186 GUADALUPE BLANCO RIVER					
INV SI013522	9/30/2021 9/30/2021	10/14/2021 58514	WATER PURCHASED SEPTEMBER 2021	NON DEPARTMENTAL	102,920.13
01-100187 GUADALUPE BLANCO RIVER					
INV SI013494	10/4/2021 9/30/2021	10/14/2021 58515	STORED WATER IN CANYON LAKE	NON DEPARTMENTAL	35,168.00
01-100221 H & H OVERHEAD DOOR CO.					
INV 9455VCR21	9/30/2021 9/30/2021	10/14/2021 58517	INSTALL BAY DOOR OPENER	FIRE DEPARTMENT	4,960.00
01-101839 HARRISON,WALDROP					
INV 82930	9/30/2021 9/30/2021	10/14/2021 58518	AUDIT FEES	NON DEPARTMENTAL	3,000.00

VENDOR/INVOICE #	ITEM DT/ POST DT	PAY DT/ CHECK #	DESCRIPTION	DEPARTMENT	AMOUNT
01-103865 HR GREEN INC.					
INV 147401	10/21/2021 10/27/2021	10/28/2021 58615	AWIA RISK ASSESSMENT	UTILITY MAINTENANCE	3,257.50
01-103040 IWORQ SYSTEMS INC.					
INV 196275	10/1/2021 10/13/2021	10/14/2021 58461	SOFTWARE FOR PUBLIC WORKS	TECHNOLOGY (ALL DEPARTMENT)	17,289.00
01-100260 LESTER CONTRACTING, INC.					
INV 2114802	9/30/2021 9/30/2021	10/14/2021 58523	EZZEL STREET RECONSTRUCTION	STREETS	70,528.91
INV 2118901	9/30/2021 9/30/2021	10/14/2021 58524	SEWER MAIN PARTS	UTILITY MAINTENANCE	37,750.00
01-102904 JESSE JAMES LLC					
INV 1767	10/17/2021 10/27/2021	10/28/2021 58619	IT SERVICES 10/17/21-11/16/21	TECHNOLOGY (ALL DEPARTMENTS)	2,500.00
01-104000 MARC III GENERAL CONTRACTOR					
INV 2021	6/10/2021 9/30/2021	10/14/2021 58526	ASBESTOS INSPECTION	POLICE DEPARTMENT	1,685.00
01-102016 MARVELOUS GARDENS INC.					
INV 6375	10/15/2021 10/27/2021	10/28/2021 58620	MEDIAN MOWING	STREETS	3,910.00

VENDOR/INVOICE #	ITEM DT/ POST DT	PAY DT/ CHECK #	DESCRIPTION	DEPARTMENT	AMOUNT
01-100267 MCCREARY, VESELKA					
INV 09/2021	10/4/2021 9/30/2021	10/14/2021 58527	COLLECTION DELINQUENT TAX FEES	NON DEPARTMENTAL	3,036.79
01-103218 MIDCOAST PETROLEUM, LLC					
INV 08465	9/13/2021 9/30/2021	10/14/2021 58532	FUEL	UTILITY MAINTENANCE	7,182.96
INV 08611	9/27/2021 9/30/2021	10/14/2021 58532	FUEL TANK	STREETS	8,222.72
01-104020 MORRIS UNDERGROUND CONSTRUCTION					
INV 4915	10/22/2021 10/27/2021	10/28/2021 58622	HOUSTON ST BORE	UTILITY MAINTENANCE	9,800.00
01-100158 MUNICIPAL EMERGENCY					
INV IN1630794	10/12/2021 10/27/2021	10/28/2021 58623	ANNUAL SCBA FLOW TEST	FIRE DEPARTMENT	1,711.33
01-103287 MURPHY, JAMES					
INV 0135-20-004	10/14/2021 9/30/2021	10/28/2021 58582	LEGAL SERVICES 10/15/20-10/30/21	NON DEPARTMENTAL	27,000.00
01-101629 NEWMAN REGENCY GROUP INC.					
INV 10431	10/4/2021 9/30/2021	10/14/2021 58535	ANNUAL MAINTENANCE	WWTP	1,895.00

VENDOR/INVOICE #	ITEM DT/ POST DT	PAY DT/ CHECK #	DESCRIPTION	DEPARTMENT	AMOUNT
01-103938 P&W TREE TRIMMING					
INV INV0128	10/6/2021 10/13/2021	10/14/2021 58470	REMOVE BULK	NON DEPARTMENTAL	1,700.00
INV INV0130	10/10/2021 10/13/2021	10/14/2021 58470	REMOVE BRUSH	NON DEPARTMENTAL	2,125.00
INV INV0134	10/24/2021 10/27/2021	10/28/2021 58628	REMOVE BRUSH & BULK	NON DEPARTMENTAL	2,550.00
01-103847 ENVIRONMENTAL SCIENCE CORP					
INV 1414228-S	9/30/2021 9/30/2021	10/14/2021 58537	CHEMICALS	WWTP	1,818.00
01-103915 PLAYGROUND SOLUTIONS OF TEXAS					
INV 2065	8/26/2021 9/30/2021	10/14/2021 58539	REPAIR PARTS	PARKS & RECREATION	6,492.11
01-101865 PORT LAVACA COLLISION					
INV 94310135	10/18/2021 10/27/2021	10/28/2021 58631	REPLACEMENT PARTS UNIT #2369	WWTP	2,044.40
INV 94310136	10/18/2021 10/27/2021	10/28/2021 58632	REPLACEMENT PART UNIT #2369	WWTP	2,787.32

VENDOR/INVOICE #	ITEM DT/ POST DT	PAY DT/ CHECK #	DESCRIPTION	DEPARTMENT	AMOUNT
01-101749 RICHARD A LEWIS					
INV 10313	9/30/2021 9/30/2021	10/14/2021 58540	BAYFRONT RESTROOM REPAIR	PARKS & RECREATION	2,180.00
01-100335 PORT LAVACA, CITY OF					
INV 10/2021	10/27/2021 10/27/2021	10/28/2021 58634	WATER/SEWER OCTOBER 2021	ALL DEPARTMENTS	7,933.20
01-103984 PREMIUM PUMPS & CONTROLS					
INV 1636	10/1/2021 10/27/2021	10/28/2021 58636	PINNACLE FLO 4' PUMP	WWTP	3,157.00
01-103192 RAWLEY MCCOY & ASSOCIATES					
INV 939-001	8/24/2021 9/30/2021	10/14/2021 58544	POLICE STATION REROOF	POLICE DEPARTMENT	6,655.00
01-102309 REPUBLIC SERVICES #847					
INV 0847-001173517	9/30/2021 9/30/2021	10/14/2021 58546	DISPOSAL RECYCLING CONTAINERS	NON DEPARTMENTAL	2,335.54
INV 0847-001174656	9/30/2021 9/30/2021	10/14/2021 58547	GARBAGE COLLECTION	NON DEPARTMENTAL	53,798.24
01-100393 STATE COMPTROLLER					
INV 202110069678	10/1/2021 10/13/2021	10/14/2021 58476	3RD QTR STATE CRIMINAL COST	MUNICIPAL COURT	11,779.96

VENDOR/INVOICE #	ITEM DT/ POST DT	PAY DT/ CHECK #	DESCRIPTION	DEPARTMENT	AMOUNT
01-103854 TRACKER PRODUCTS LLC					
INV TPINV-003325	10/12/2021 10/27/2021	10/28/2021 58642	SAFE LICENSE	TECHNOLOGY (POLICE DEPARTMENT)	6,200.00
01-100822 TYLER TECHNOLOGIES INC					
INV 025-348821	10/1/2021 10/13/2021	10/14/2021 58480	ANNUAL MAINTENANCE	TECHNOLOGY	80,503.00
01-100925 ULINE					
INV 138876897	9/20/2021 9/30/2021	10/14/2021 58555	MOBILE TRAINING TABLE	POLICE DEPARTMENT	2,390.96
01-100445 TEXAS UNDERGROUND, INC.					
INV 0110448-IN	9/30/2021 9/30/2021	10/14/2021 58556	SEWER INSPECTION CAMERA	UTILITY MAINTENANCE	7,125.00
01-102940 URBAN SURVEYING INC					
INV 40137	10/8/2021 10/27/2021	10/28/2021 58646	SURVEY SKATEPARK DESIGN - 1	PARKS & RECREATION	2,500.00

TOTAL INVOICES PAID OVER \$1500.00	\$841,134.94
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Section VII. Item #D.

Account Number: XXXX XXXX XXXX 0305

Billing Questions:
800-367-7576Website:
www.cardaccount.netSend Billing Inquiries To:
Card Service Center, PO Box 569120, Dallas, TX 75356FIRST NATIONAL BANK IN PORT LAVACA Credit Card Account Statement
September 8, 2021 to October 8, 2021

SUMMARY OF ACCOUNT ACTIVITY

Previous Balance	\$1,654.44
- Payments	\$1,654.44
- Other Credits	\$230.68
+ Purchases	\$6,312.20
+ Cash Advances	\$0.00
+ Fees Charged	\$0.00
+ Interest Charged	\$0.00
= New Balance	\$6,081.52

Account Number XXXX XXXX XXXX 0305
 Credit Limit \$26,500.00
 Available Credit \$18,332.00
 Statement Closing Date October 8, 2021
 Days in Billing Cycle 31

PAYMENT INFORMATION

New Balance: \$6,081.52
 Minimum Payment Due: \$182.45
 Payment Due Date: November 2, 2021

TRANSACTIONS

An amount followed by a minus sign (-) is a credit unless otherwise indicated.

Tran Date	Post Date	Reference Number	Transaction Description	Amount
09/17	09/17	F1127008400CHGDDA	AUTOMATIC PAYMENT - THANK YOU	\$1,654.44-
			TOTAL XXXXXXXXXXXXX0305	\$1,654.44-
10/06	10/07	55432868P5SDMR09S	AMZN MKTP US*278BY7JS1 AMZN.COM/BILL WA	\$53.98
10/06	10/07	55432868P5SD7P2TK	AMZN MKTP US*271ZU7JC1 AMZN.COM/BILL WA	\$17.99
10/06	10/07	55432868P5SEFBJRR	AMZN MKTP US*275BK0ZW0 AMZN.COM/BILL WA	\$48.78
10/06	10/07	55432868P5SE4374T	AMZN MKTP US*279O90JN1 AMZN.COM/BILL WA	\$134.95
10/06	10/07	55310208P2DZNN26	AMAZON.COM*2C9FZ79V2 A AMZN.COM/BILL WA	\$143.85
			COLIN RANGNOW	
			TOTAL XXXXXXXXXXXXX0727	\$399.55

Transactions continued on next page

FIRST NATIONAL BANK IN PORT LAVACA
 1550 N BROWN RD 150
 LAWRENCEVILLE GA 30043



Account Number: XXXX XXXX XXXX 0305
 New Balance: \$6,081.52
 Minimum Payment Due: \$182.45
 Payment Due Date: November 2, 2021

All payments on the account must be made at the address shown on your monthly billing statement and are considered to have been made on the date received at that address.

Amount Enclosed: \$



Make Check Payable to:

CARD SERVICE CENTER
 PO BOX 569100
 DALLAS TX 75356-9100

CITY OF PORT LAVACA
 202 N VIRGINIA ST
 PORT LAVACA TX 77979-3431

11273390700003050001824500006081525



CITY OF

Section VII. Item #D.

Account Number: XXXX XXXX XXXX 0305

TRANSACTIONS (continued)

An amount followed by a minus sign (-) is a credit unless otherwise indicated.

Tran Date	Post Date	Reference Number	Transaction Description	Amount
09/08	09/08	55432867V5V17F7GB	AMZN MKTP US*2G6DG7400 AMZN.COM/BILL WA	\$18.91
09/16	09/16	5543286835SQATBDR	AMAZON.COM*2G2G408W0 AMZN.COM/BILL WA	\$168.82
09/26	09/27	55309598ERQEH7WEG	MURPHY7204ATWALMART PORT LAVACA TX	\$33.29
09/28	09/28	02305378FEHWSATKA	TST* EXECUTIVE SURF CL CORPUS CHRIST TX	\$15.43
09/27	09/29	55432868F5SXAJZD2	BJ'S RESTAURANTS 551 CORPUS CHRIST TX	\$30.17
09/28	09/29	55432868F5V0DJTAD	SQ *PEYTON S CAFE KINGSVILLE TX	\$17.26
09/29	09/30	55432868H5SQEXK7M	SQ *DOKYO DAUNTAUN CORPUS CHRIST TX	\$24.84
09/30	10/01	05140488HMHE2W8VJ	H-E-B GAS/CARWASH #4 CORPUS CHRIST TX	\$26.03
09/30	10/01	75217698J6ZGJJ3YV	THE POST AT LAMAR PARK CORPUS CHRIST TX	\$24.32
10/01	10/04	22303798K002W4YEF	7-ELEVEN 36506 ROCKPORT TX	\$7.64
10/01	10/04	52704878KLKZETKYT	HOLIDAY INN 3618821700 TX	\$616.40
		CHECK-IN 09/27/21	FOLIO #1864397	
10/05	10/05	55432868N5SXBXPYZ	AMZN MKTP US*275HW4F91 AMZN.COM/BILL WA	\$80.97
			KAREN NEAL	
			TOTAL XXXXXXXXXXXXX0784	\$1,064.08
09/29	09/30	05410198G8JPPVRRL	BEST BUY 00006031 VICTORIA CREDIT	\$124.46-
09/29	09/30	05410198G8JPPVRT6	BEST BUY 00006031 VICTORIA CREDIT	\$21.64-
09/29	09/30	55432868H5SE9E22Z	LOWES #00282* VICTORIA TX CREDIT	\$20.48-
09/14	09/15	5543286815SX2X3QQ	SQ *TEXAS CRIMINAL JUS GOSQ.COM TX	\$285.00
09/14	09/15	5543286815SX7L744	SQ *TEXAS CRIMINAL JUS GOSQ.COM TX	\$285.00
09/28	09/29	05410198F8JPNWPYZ	BEST BUY 00006031 VICTORIA TX	\$146.10
09/28	09/29	55432868G5V31VMTM	LOWES #00282* VICTORIA TX	\$115.58
09/28	09/29	55480778G2MJ5N1D0	ACADEMY SPORTS #128 VICTORIA TX	\$189.39
09/30	10/01	55436878H7LN88G69	CARROLLS GUN SHOP WHARTON TX	\$193.95
10/04	10/05	55480778N2MJ9G40A	ACADEMY SPORTS #128 VICTORIA TX	\$32.46
			JAVIER RAMOS	
			TOTAL XXXXXXXXXXXXX0867	\$1,080.90
10/06	10/07	52704878RBLKX30QS	PAPPADEAUX SFD 69 HOUSTON TX	\$96.50
10/07	10/08	52704878TBLKY1H68	PAPPASITO'S CANTINA #7 HOUSTON TX	\$131.71
			JUAN LUNA	
			TOTAL XXXXXXXXXXXXX0941	\$228.21
09/09	09/10	55488727X2MQZR05X	TCEQ EPAYMENT 5122396261 TX	\$102.51
10/06	10/08	55432868R5SMQZ68E	MARRIOTTMARQHOUSTONF&B HOUSTON TX	\$62.86
		CHECK-IN 10/06/21	FOLIO #M28155	
			WAYNE SHAFFER	
			TOTAL XXXXXXXXXXXXX1212	\$165.37
09/19	09/20	5550036862D9L5KFP	WALMART.COM AY 80096665 CREDIT	\$4.11-
09/07	09/08	55500367V2E0PG83E	WALMART.COM AY 8009666546 AR	\$192.94
10/05	10/05	55432868N5SXVZT8A	AMZN MKTP US*2C8E08Y40 AMZN.COM/BILL WA	\$51.72
10/06	10/07	55432868R5SK4RJA4	BUC-EE'S 12 PORT LAVACA TX	\$31.00
10/06	10/08	05436848R8PKTV59N	WALMART.COM AA 800-966-6546 AR	\$461.15
10/07	10/08	55436878T4EAA9A85	STARBUCKS 75216 GEORGE HOUSTON TX	\$11.80
			JESSICA CARPENTER	
			TOTAL XXXXXXXXXXXXX1329	\$744.50
09/21	09/22	554295088RTXQLYGN	PAYPAL *TXMUNLEAGUE 4029357733 TX	\$60.00
09/21	09/22	554295088RTXQP6YN	PAYPAL *TXMUNLEAGUE 4029357733 TX	\$60.00
09/21	09/22	554295088RTXQT6VL	PAYPAL *TXMUNLEAGUE 4029357733 TX	\$60.00
09/21	09/22	554295088RTXQVYDS	PAYPAL *TXMUNLEAGUE 4029357733 TX	\$60.00
09/23	09/23	55432868A5SBRQZN2	TEXAS MUNICIPAL LEAGUE 512-231-7400 TX	\$900.00
			SUSAN LANG	
			TOTAL XXXXXXXXXXXXX1345	\$1,140.00

Transactions continued on next page



CITY OF

Section VII. Item #D.

Account Number: XXXX XXXX XXXX 0305

TRANSACTIONS (continued)

An amount followed by a minus sign (-) is a credit unless otherwise indicated.

Tran Date	Post Date	Reference Number	Transaction Description	Amount
09/11	09/13	55432867Y5V47SE3K	J2 *EFAX CORPORATE SVC 323-817-1155 CA	\$130.26
09/28	09/29	55500368F2E08WWKV	NOTARY PUBLIC FL-ONLIN 8506563028 FL	\$126.00
09/29	09/30	55548078H8AERD2D4	GRB HOUSTON CONV CNTR 7138538907 TX	\$75.00
10/01	10/04	55207398K0085AA02	AUTHORIZE.NET SAN FRANCISCO CA	\$30.00
10/07	10/07	15270218R000200QA	AUTODESK ADY 8553019562 CA	\$433.00
JOANNA WEAVER				
TOTAL XXXXXXXXXXXX0249				\$794.26
10/04	10/05	55432868M5SS09BW4	AMZN MKTP US AMZN.COM/BILL WA CREDIT	\$59.99-
09/21	09/22	5543286885SYXP6DW	AMZN MKTP US*2G7215WR0 AMZN.COM/BILL WA	\$330.60
09/22	09/23	02305378A00F370Z7	USPS PO 4872200979 PORT LAVACA TX	\$25.30
09/26	09/27	55432868D5V4RHH7F	AMZN MKTP US*2C5QB20H1 AMZN.COM/BILL WA	\$58.94
10/04	10/06	85544028NWGNGMLM8	MAIN STREET SHIPPING C PORT LAVACA TX	\$49.35
10/05	10/06	02305378P00H5PFDS	USPS PO 4872200979 PORT LAVACA TX	\$7.38
10/06	10/06	55432868P5V585VM4	AMZN MKTP US*279ZH4NR1 AMZN.COM/BILL WA	\$32.80
10/07	10/08	52704878TBLKY1HPK	PAPPASITO'S CANTINA #7 HOUSTON TX	\$20.27
CYNTHIA HEYSQUIERDO				
TOTAL XXXXXXXXXXXX0264				\$464.65

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account

Type of Balance	Annual Percentage Rate (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.24% (v)	\$0.00	31	\$0.00
Cash Advances	14.24% (v)	\$0.00	31	\$0.00

(v) - variable

To avoid additional interest charges, pay your New Balance in full on or before the Payment Due Date.

Exciting news! Go online today and check out the all-new enhancements to the Card Service Center website. E-statements, additional payment options, links to Preferred Points website, and other helpful sites. Visit us today at www.cardaccount.net to enroll your credit card account(s) on the newly enhanced website.

Thank you for the opportunity to serve your credit card needs. Should your future plans include travel, please contact us at 1-800-367-7576.

COMMUNICATION

SUBJECT: Receive monthly Financial Highlight Report

INFORMATION:



CITY OF
PORT LAVACA

202 N. Virginia, Port Lavaca, Texas 77979-0105 www.portlavaca.org
Main Number: 361-552-9793 Main Facsimile: 361-552-6062

To: Mayor and Members of the City Council
From: Susan Lang, Finance Director 
Subject: FY 21-22 Financial Highlights through **October, 2021**
Date: November 2, 2021

Below are the following reports for the period ending **October 30, 2021**, or **8.3%** of the year:

The major highlights of the Report are as follows:

Property Tax collections as reported by CCAD - are **\$4,558,727** for the year as of September. Collections in FY20-21 are 97.62% of total adjusted tax levy. Total current year Property Taxes Outstanding as of September is **\$110,529**.

In the General Fund, revenues through **10/31/21** are **11.4%** of budget. In addition:

1. *Current Property Tax* collections - are **\$709,299** for the year as of October. Collections in FY21-22 are 17.8% of budget.
2. *Sales Tax* collections through October were **\$276,091** or 8.3% of budget. Collections through October in FY 20-21 were **\$273,447**.
3. *Licenses & Permits* collections are **\$10,008** for the year, or 4.3% of budget. Collections through October in FY 20-21 were **\$11,171**.
4. *Bauer Center Rentals* through October are **\$5,850** or 11.7% of budget. Collections through October in FY 20-21 were **\$3,350**.
5. *Court Fines* are **\$7,505** for the year, or 6.2% of budget. Collections through October in FY 20-21 were **\$3,686**.

Expenditures in the General Fund for the year are **19.2%** of budget.

In the Utility Fund, revenues as of **10/31/21** are **19.1%** of budget. In addition:

1. *Metered Water* sales through October are **\$175,489 or 8.7%** of budget.
2. *Residential Sewer* sales through October are **86,402 or 8.1%** of budget.
3. *Garbage Billings* through October are **\$64,734 or 9.3%** of budget.

Expenditures in the Utility Fund for the year are **6.6%** of budget.

Summary – FY 2021-2022 through 10/31/21

<u>Fund</u>	<u>Revenues</u>	<u>% Budget</u>	<u>Expense</u>	<u>% Budget</u>	<u>Revenues Less Expense</u>
General	\$1,077,705	11.4%	\$1,282,613	19.2%	\$(204,908)
Utility	1,158,319	19.1%	162,063	6.6%	996,256
HOT	0	0%	2,194	0%	(2,194)
Beach	54	0%	1,288	33.7%	(1,233)
Port	65,532	0.4%	8,408	2.6%	55,124
Total					<u>\$843,045</u>



**Port Lavaca
PROPERTY TAX COLLECTION REPORT
September 30, 2021**

TAXES DUE AT CERTIFICATION	4,550,879.43
Adjustments to Date	84,690.72
TOTAL TAX LEVY	4,635,570.15

2020 Tax Collections

	Base	Penalties & Interest	Total
October	2,385,941.36	0.00	2,385,941.36
November	250,627.48	0.00	250,627.48
December	550,129.61	0.00	550,129.61
January	797,130.19	0.00	797,130.19
February	179,292.57	5,665.60	184,958.17
March	188,397.18	14,483.71	202,880.89
April	65,863.15	6,573.81	72,436.96
May	43,174.80	4,022.86	47,197.66
June	22,377.36	2,939.84	25,317.20
July (Delinquent as of July 1, 2021)			0.00
August			0.00
September			0.00
TOTAL	4,482,933.70	33,685.82	4,516,619.52

Last Year %
Collected
96.32%

TRANSFERRED TO DELINQUENT ROLL	97.62%
July, Aug, and Sept Payments	42,107.19

2020 TAXES OUTSTANDING	110,529.26
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% Current Outstanding 2.38%

DELINQUENT COLLECTIONS

	Base	Penalties & Interest	Total
October	14,649.34	6,979.64	21,628.98
November	36,432.40	8,654.61	45,087.01
December	7,670.46	2,534.35	10,204.81
January	10,684.73	4,067.54	14,752.27
February	2,857.19	860.16	3,717.35
March	7,356.81	2,593.32	9,950.13
April	7,792.68	2,917.66	10,710.34
May	7,153.07	2,417.96	9,571.03
June	2,332.38	1,021.52	3,353.90
July	4,659.62	2,081.32	6,740.94
August	5,732.63	2,487.04	8,219.67
September	5,334.83	5,698.65	11,033.48
TOTAL	112,656.14	42,313.77	154,969.91

DELINQUENT TAXES OUTSTANDING	309,428.07
TOTAL TAXES OUTSTANDING	419,957.33

COMMUNICATION

SUBJECT: Investment Report for Quarter ending September 30, 2021

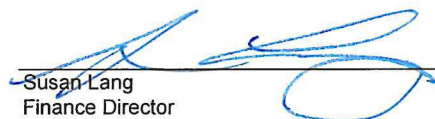
INFORMATION:

City of Port Lavaca
Quarterly Investment Report
 7/1/2021 - 9/30/2021

Purchase Date	Maturity	CUSIP	Sec Type	Principal	Interest	6/30/2021	9/30/2021	Yield	Par Value	Market Value	Accrued Interest	Date Sold	Paid Interest
Payroll			Acct: XXXXX3110 First National Bank			\$ 5,393	\$ 128,775	0.0000%	\$ 128,775	\$ 128,775			\$ -
Pooled Cash			Acct: XXXXX3129 First National Bank			\$ 6,719,452	\$ 6,131,975	0.0000%	\$ 6,131,975	\$ 6,131,975			\$ -
Fireman's Retirement			Acct: XXXXX3137 First National Bank			\$ 150	\$ 150	0.0000%	\$ 150	\$ 150			\$ -
Checking			Acct: XXXXX3145 First National Bank			\$ -	\$ -	0.0000%	\$ -	\$ -			\$ -
Flip Flip			Acct: XXXXX4125 First National Bank			\$ 1	\$ 1	0.0000%	\$ 1	\$ 1			\$ -
Consolidated Cash			Acct: XXXXX7001 Logic			\$ 13,935,577	\$ 13,937,068	0.0364%	\$ 13,937,068	\$ 13,937,068			\$ 1,491
Total Investments						\$ 20,660,573	\$ 20,197,969	0.0246% Average	\$ 20,197,969	\$ 20,197,969	\$ -		\$ 1,491

Total Interest for July 1, 2021 through September 30, 2021

These Investments are in compliance with the City of Port Lavaca's Investment Policy.


 Susan Lang
 Finance Director

10/20/21
 Date

COMMUNICATION

SUBJECT: Ratify Port Commission approval of the following leases:1) Spiretek, Nautical Landings Office Building, Suite 2; \$1,850/month; 1 year + 1 year option2) Bay Ltd., Nautical Landings Office Building, Suite 5; \$1,450/month; 1 year + 1 year option3) Rick Lewis dba Port Lavaca Plumbing, Nautical Landings Office Building, Suite 1D; \$450/month; 1 year + 1 year option

INFORMATION:

CITY OF PORT LAVACA

COUNCIL MEETING: NOVEMBER 8, 2021**CONSENT AGENDA****DATE:** 11.02.2021**TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS**FROM:** JODY WEAVER, INTERIM CITY MANAGER **SUBJECT: RATIFICATION OF LEASES FOR SUITE 5 (Bay, Ltd); Suite 2 (Spiretek) and Suite 1D (Port Lavaca Plumbing) OF NAUTICAL LANDINGS OFFICE COMPLEX**

BACKGROUND: In September, the Port Commission discussed new leases for the referenced Suites, which lease agreements were to expire on October 31. (reference memo dated 9.27.2021).

The Port Commission requested more information regarding electrical costs and whether the current rates were covering those costs. The memo dated 10.13.2021 discusses those findings and staff's recommendation. The Port Commission voted to accept staff recommendations, except to limit Spiretek's lease to a 1 year + 1 year option like the other two. All three tenants have accepted the new terms and have signed new lease documents. All three lease documents use the Standard Lease Agreement Language, as shown in the full copy of the lease for Bay, Ltd. attached.

FINANCIAL IMPLICATIONS: These three new leases will generate a total of \$65/month in additional revenue to fully cover the estimated utility costs for the tenants plus a share of the Day Room and Harbor Master's office.

RECOMMENDATION:

Ratify the Port Commission approval and the mayor's signature of these three lease agreements.

ATTACHMENTS:

- Applicable terms of the Standard Lease document for Spiretek (Suite 2)
- Applicable terms of the Standard Lease document for Port Lavaca Plumbing (Suite 1D)
- Full copy of the completed Standard Lease agreement for Bay, Ltd. (Suite 5)
- Port Commission Memo dated 9.27.2021
- Port Commission Memo date 10.13.2021

OFFICE LEASE AGREEMENT**DATE:** November 1, 2021**LANDLORD:** City of Port Lavaca, Texas, a Texas home rule municipality
202 N. Virginia
Port Lavaca, TX 77979**TENANT:**Company name & address: Spiretek International, Inc.
10782 FM 1960 Rd. West
Houston, Texas 77070Home office address: SameContact #'s & email: Leonard Lan 281-970-5019
Leonard@spiretek.comLocal responsibility: Courtney Lacy 361-482-7681 courtney@spiretek.com
Desiree Calvaro 361-746-2086 desiree@spiretek.comEmergency contact: any above**PREMISES: SUITE 2 NAUTICAL LANDINGS BUILDING**Approximate square feet: 1440 square feet

Name of Building: Nautical Landings

Street address/suite: Suite 2

City, state, zip: Port Lavaca, Texas 77979

Term (months): 12**Commencement Date:** November 1, 2021**Termination Date:** October 31, 2022 (a two-way, one year option to extend available)**TOTAL Rent (monthly): \$ 1,875.00 (INCLUDES utilities and access to Breakroom/restrooms)**Rent shall be adjusted on October 1st each year by the increase of the Municipal Cost Index as of the latest date it was published prior to October 1st with a 2% minimum and a 5% maximum. City may give a courtesy notice of any increase annually, however, failure to give such notice does not relieve Tenant of the obligation to pay such increases.**Permitted Use:** Business Office establishment**Tenant's Electricity Share:** \$200/month (ref Section B.1.g)

OFFICE LEASE AGREEMENT**DATE:** November 1, 2021**LANDLORD:** City of Port Lavaca, Texas, a Texas home rule municipality
202 N. Virginia
Port Lavaca, TX 77979**TENANT:**Company name & address: Rick Lewis dba Port Lavaca Plumbing,
106 South Commerce St., Suite I-D
Port Lavaca, Texas 77979Home office address: SameContact #'s & email: Rick Lewis 361-676-2925

Local responsibility: _____

Emergency contact: _____

PREMISES: SUITE 2 NAUTICAL LANDINGS BUILDINGApproximate square feet: 205 square feet

Name of Building: Nautical Landings

Street address/suite: Suite I-D

City, state, zip: Port Lavaca, Texas 77979

Term (months): 12**Commencement Date:** November 1, 2021**Termination Date:** October 31, 2022 (ref. Section E Special Provisions)**TOTAL Rent (monthly): \$ 450.00 (INCLUDES utilities and access to Breakroom/restrooms)**Rent shall be adjusted on October 1st each year by the increase of the Municipal Cost Index as of the latest date it was published prior to October 1st with a 2% minimum and a 5% maximum. City may give a courtesy notice of any increase annually, however, failure to give such notice does not relieve Tenant of the obligation to pay such increases.**Permitted Use:** Business Office establishment**Tenant's Electricity Share:** \$100/month (ref Section B.1.g)

OFFICE LEASE AGREEMENT**DATE:** November 1, 2021**LANDLORD:** City of Port Lavaca, Texas, a Texas home rule municipality
202 N. Virginia
Port Lavaca, TX 77979**TENANT:**Company name & address: Bay, Ltd.
1414 Valero Way
Corpus Christi, Texas 78409Home office address: SameContact #'s & email: Chris Perry 210-563-5247
PMO Director
PerryCR@BayLtd.comLocal responsibility: Jacob Silva 361-806-7677
silvaj@bayltd.comEmergency contact: any of the above**PREMISES: SUITE 5 NAUTICAL LANDINGS BUILDING**Approximate square feet: 1160 square feetName of Building: Nautical LandingsStreet address/suite: Suite 5City, state, zip: Port Lavaca, Texas 77979**Term (months):** 12**Commencement Date:** November 1, 2021**Termination Date:** October 31, 2022 (ref. Section E – Special Provisions)**TOTAL Rent (monthly):** \$ 1,450.00 (INCLUDES utilities)

Rent shall be adjusted on October 1st each year by the increase of the Municipal Cost Index as of the latest date it was published prior to October 1st with a 2% minimum and a 5% maximum. City may give a courtesy notice of any increase annually, however, failure to give such notice does not relieve Tenant of the obligation to pay such increases.

Permitted Use: Business Office establishment

Tenant's Electricity Share: \$190/month (*ref Section B.1.g*)

Tenant's Insurance: As required by Insurance Addendum

Landlord's Insurance: As required by Insurance Addendum

Tenant's Rebuilding Obligations: If the Premises are damaged by fire or other elements, Tenant will be responsible for repairing or rebuilding the following leasehold improvements: All partitions, walls, ceiling systems, wiring, light fixtures, floors, finishes, wall coverings, floor coverings, signs, doors, hardware, windows, window coverings, plumbing, heating, ventilating, and air-conditioning equipment, and other improvements originally installed in the Premises by Tenant.

A. Definitions

A.1. "Agent" means agents, contractors, employees, licensees, and, to the extent under the control of the principal, invitees.

A.2. "Building Operating Hours" means 8:00 A.M. to 6:00 P.M. Monday through Friday, except holidays.

A.3. "Common Areas" means all facilities and areas of the Building and Parking Facilities and the related land that are intended and designated by Landlord from time to time for the common, general, and nonexclusive use of all tenants of the Building. Landlord has the exclusive control over and right to manage the Common Areas.

A.4. "Essential Services" means the following services: (a) air-conditioning and heating to the Premises reasonable for the Permitted Use (exclusive of air-conditioning or heating for electronic data-processing or other specialized equipment) during Building Operating Hours and at such other times at such additional cost as Landlord and Tenant may agree on; (b) hot and cold water for lavatory and drinking purposes; (c) electric current for normal office machines and the Building's standard lighting reasonable for the Permitted Use; and (d) lighting in Common Areas and fluorescent lights in the Building's standard light fixtures on the Premises.

A.5. "Injury" means (a) harm to or impairment or loss of property or its use, (b) harm to or death of a person, or (c) "personal and advertising injury" as defined in the form of liability insurance Tenant is required to maintain.

A.6. "Parking Facility" means the common area parking located on the Premises.

A.7. "Rent" means Base Rent plus any other amounts of money payable by Tenant to Landlord.

B. Tenant's Obligations

B.1. Tenant agrees to -

B.1.a. Lease the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date.

B.1.b. Accept the Premises in their present condition "AS IS," the Premises being currently suitable for the Permitted Use.

B.1.c. Obey (i) all laws relating to Tenant's use, maintenance of the condition, and occupancy of the Premises and Tenant's use of any Common Areas in the Building; (ii) any requirements imposed by utility companies serving or insurance companies covering the Premises or Building; and (iii) any rules and regulations for the Building and Common Areas adopted by Landlord.

B.1.d. Pay monthly, in advance, without demand, on the first day of the month, the Base Rent to Landlord at Landlord's Address.

B.1.e. Pay a late charge of 10 percent of any Rent not received by Landlord by the tenth day after it is due.

B.1.f. Obtain and pay for all utility services used by Tenant and not provided by Landlord.

B.1.g. Tenant shall reimburse Landlord directly for its electric service with a monthly sum of \$190.00, being a mutually agreed upon estimate of the average cost of electricity used monthly, based upon an energy rate of \$0.03883/kWh. Such payment for electricity is due on the first day of the month and is subject to a late charge of 10 percent, if not received by Landlord by the tenth day after its due. This monthly reimbursement amount will be reviewed annually and adjusted per any percentage change in the energy rate being paid by Landlord.

B.1.h. Allow Landlord to enter the Premises to perform Landlord's obligations, inspect the Premises, and show the Premises to prospective purchasers or tenants.

B.1.i. Repair, replace, and maintain any part of the Premises that Landlord is not obligated to repair, replace, or maintain, normal wear excepted.

B.1.j. Submit in writing to Landlord any request for repairs, replacement, and maintenance that are the obligations of Landlord.

B.1.k. Vacate the Premises and return all keys to the Premises on the last day of the Term.

B.1.l. INDEMNIFY, DEFEND, AND HOLD LANDLORD AND ITS RESPECTIVE AGENTS, HARMLESS FROM ANY INJURY (AND ANY RESULTING OR RELATED CLAIM, ACTION, LOSS, LIABILITY, OR REASONABLE EXPENSE, INCLUDING

ATTORNEY'S FEES AND OTHER FEES AND COURT AND OTHER COSTS) OCCURRING IN ANY PORTION OF THE PREMISES IF CAUSED IN WHOLE OR IN PART BY THE ACTS OR OMISSIONS OF TENANT OR ITS AGENTS, INCLUDING IN WHOLE OR IN PART BY THE NEGLIGENT ACTS OR OMISSIONS OF TENANT OR ITS AGENTS. **THE INDEMNITY CONTAINED IN THIS PARAGRAPH (i) IS INDEPENDENT OF TENANT'S INSURANCE, (ii) WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES OR DAMAGES PAID UNDER THE WORKERS' COMPENSATION ACT OR SIMILAR EMPLOYEE BENEFIT ACTS, (iii) WILL SURVIVE THE END OF THE TERM, AND (iv) WILL APPLY EVEN IF AN INJURY IS CAUSED IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF LANDLORD BUT WILL NOT APPLY TO THE EXTENT AN INJURY IS CAUSED IN WHOLE OR IN PART BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF LANDLORD, LIENHOLDER, OR THEIR RESPECTIVE AGENTS.**

B.2. Tenant agrees not to -

B.2.a. Use the Premises for any purpose other than the Permitted Use.

B.2.b. Create a nuisance.

B.2.c. Interfere with any other tenant's normal business operations or Landlord's management of the Building.

B.2.d. Permit any waste.

B.2.e. Use the Premises in any way that would increase insurance premiums, or void insurance on the Building.

B.2.f. Change Landlord's lock system.

B.2.g. Alter the Premises.

B.2.h. Allow a lien to be placed on the Premises.

B.2.i. Assign this lease or sublease any portion of the Premises without Landlord's written consent.

B.2.j. Smoking, vaping, and/or chewing tobacco products on the Premises or in the common area is strictly prohibited.

C. Landlord's Obligations

C.1. Landlord agrees to -

C.1.a. Lease to Tenant the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date.

C.1.b. Obey all laws relating to Landlord's operation of the Building and Common Areas.

C.1.c. Provide the Essential Services.

C.1.d. Repair, replace, and maintain the (i) roof, (ii) foundation, (iii) Common Areas, (iv) structural soundness of the exterior walls, doors, corridors, and windows, and (v) other structures or equipment serving the Premises.

C.1.e. TO THE EXTENT ALLOWED BY TEXAS LAW, BUT NOT OTHERWISE, INDEMNIFY, DEFEND, AND HOLD TENANT HARMLESS FROM ANY INJURY AND ANY RESULTING OR RELATED CLAIM, ACTION, LOSS, LIABILITY, OR REASONABLE EXPENSE, INCLUDING ATTORNEY'S FEES AND OTHER FEES AND COURT AND OTHER COSTS, OCCURRING IN ANY PORTION OF THE COMMON AREAS. **THE INDEMNITY CONTAINED IN THIS PARAGRAPH (i) IS INDEPENDENT OF LANDLORD'S INSURANCE, (ii) WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES OR DAMAGES PAID UNDER THE WORKERS' COMPENSATION ACT OR SIMILAR EMPLOYEE BENEFIT ACTS, (iii) WILL SURVIVE THE END OF THE TERM, AND (iv) WILL APPLY IF CAUSED IN WHOLE OR IN PART BY THE ACTS OR OMISSIONS OF LANDLORD OR ITS AGENTS, INCLUDING IN WHOLE OR IN PART BY THE NEGLIGENT ACTS OR OMISSIONS OF LANDLORD OR ITS AGENTS, EVEN IF AN INJURY IS CAUSED IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF TENANT BUT WILL NOT APPLY TO THE EXTENT AN INJURY IS CAUSED IN WHOLE OR IN PART BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF TENANT.**

C.2. Landlord agrees not to -

C.2.a. Interfere with Tenant's possession of the Premises as long as Tenant is not in default.

C.2.b. Unreasonably withhold consent to a proposed assignment or sublease.

D. General Provisions

Landlord and Tenant agree to the following:

D.1. Alterations. Any physical additions or improvements to the Premises made by Tenant will become the property of Landlord and must be ADA compliant. Landlord may require that Tenant, at the end of the Term and at Tenant's expense, remove any physical additions and improvements, repair any alterations, and restore the Premises to the condition existing at the Commencement Date, normal wear excepted.

D.2. Signage. Landlord shall allow Tenant to place regulatory agency mandated signage (stickers) on or near the front entrance of the Premises.

D.3. Abatement. Tenant's covenant to pay Rent and Landlord's covenants are independent. Except as otherwise provided, Tenant may not abate Rent for any reason.

D.4. Insurance. Tenant and Landlord will maintain the respective insurance coverages described in the attached Insurance Addendum.

D.5. Release of Claims/Subrogation. LANDLORD AND TENANT RELEASE EACH OTHER, AND THEIR RESPECTIVE AGENTS, FROM ALL CLAIMS OR LIABILITIES FOR DAMAGE TO THE PREMISES OR BUILDING, DAMAGE TO OR LOSS OF PERSONAL PROPERTY WITHIN THE BUILDING, AND LOSS OF BUSINESS OR REVENUES THAT ARE INSURED BY THE RELEASING PARTY'S PROPERTY INSURANCE OR THAT WOULD HAVE BEEN INSURED BY THE REQUIRED INSURANCE IF THE PARTY FAILS TO MAINTAIN THE PROPERTY COVERAGES REQUIRED BY THIS LEASE. THE PARTY INCURRING THE DAMAGE OR LOSS WILL BE RESPONSIBLE FOR ANY DEDUCTIBLE OR SELF-INSURED RETENTION UNDER ITS PROPERTY INSURANCE. LANDLORD AND TENANT WILL NOTIFY THE ISSUING PROPERTY INSURANCE COMPANIES OF THE RELEASE SET FORTH IN THIS PARAGRAPH AND WILL HAVE THE PROPERTY INSURANCE POLICIES ENDORSED, IF NECESSARY, TO PREVENT INVALIDATION OF COVERAGE. THIS RELEASE WILL NOT APPLY IF IT INVALIDATES THE PROPERTY INSURANCE COVERAGE OF THE RELEASING PARTY. **THE RELEASE IN THIS PARAGRAPH WILL APPLY EVEN IF THE DAMAGE OR LOSS IS CAUSED IN WHOLE OR IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF THE RELEASED PARTY OR ITS AGENTS BUT WILL NOT APPLY TO THE EXTENT THE DAMAGE OR LOSS IS CAUSED IN WHOLE OR IN PART BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THE RELEASED PARTY OR ITS AGENTS.**

D.6. Casualty/Total or Partial Destruction

D.6.a. If the Premises are damaged by casualty and can be restored within ninety days, Landlord will, at its expense, restore the roof, foundation, Common Areas, and structural soundness of the exterior walls of the Premises and any leasehold improvements within the Premises that are not within Tenant's Rebuilding Obligations to substantially the same condition that existed before the casualty and Tenant will, at its expense, be responsible for replacing any of its damaged furniture, fixtures, and personal property and performing Tenant's Rebuilding Obligations. If Landlord fails to complete the portion of the restoration for which Landlord is responsible within ninety days from the date of written notification by Tenant to Landlord of the casualty, Tenant may terminate this lease by written notice delivered to Landlord before Landlord completes Landlord's restoration obligations.

D.6.b. If the Premises cannot be restored within ninety days, Landlord has an option to restore the Premises. If Landlord chooses not to restore, this lease will terminate. If Landlord chooses to restore, Landlord will notify Tenant of the estimated time to restore and give Tenant an option to terminate this lease by notifying Landlord within ten days. If Tenant does not terminate this lease, the lease will continue and Landlord will restore the Premises as provided in D.6.a.

above.

D.6.c. To the extent the Premises are untenable after the casualty, the Rent will be adjusted as may be fair and reasonable.

D.7. Uniform Commercial Code. Tenant grants Landlord a security interest in Tenant's personal property now or subsequently located on the Premises. This lease is a security agreement under the Uniform Commercial Code. Landlord may file financing statements or continuation statements to perfect or continue the perfection of the security interest.

D.8. Default by Landlord/Events. Defaults by Landlord are failing to comply with any provision of this lease within thirty days after written notice and failing to provide Essential Services to Tenant within ten days after written notice.

D.9. Default by Landlord/Tenant's Remedies. Tenant's remedies for Landlord's default are to sue for damages and, if Landlord does not provide an Essential Service within thirty days after default, terminate this lease.

D.10. Default by Tenant/Events. Defaults by Tenant are (a) failing to pay Rent timely, (b) abandoning the Premises or vacating a substantial portion of the Premises, and (c) failing to comply within ten days after written notice with any provision of this lease other than the defaults set forth in (a) and (b).

D.11. Default by Tenant/Landlord's Remedies. Landlord's remedies for Tenant's default are to (a) enter and take possession of the Premises and either sue for Rent as it accrues or accelerate all rent due under this lease and sue; (b) enter and take possession of the Premises, after which Landlord may relet the Premises on behalf of Tenant and receive the Rent directly by reason of the reletting, and Tenant agrees to reimburse Landlord for any expenditures made in order to relet; (c) enter the Premises and perform Tenant's obligations; and (d) terminate this lease by written notice and sue for damages. Landlord may enter and take possession of the Premises by self-help, by picking or changing locks if necessary, and may lock out Tenant or any other person who may be occupying the Premises, until the default is cured, without being liable for damages.

D.12. Default/Waiver. All waivers must be in writing and signed by the waiving party. Landlord's failure to enforce any provisions of this Lease or its acceptance of late installments of Rent will not be a waiver and will not estop Landlord from enforcing that provision or any other provision of this Lease in the future.

D.13. Holdover. If Tenant does not vacate the Premises following termination of this lease, Tenant will become a tenant at will and must vacate the Premises on receipt of notice from Landlord. No holding over by Tenant, whether with or without the consent of Landlord, will extend the Term.

D.14. Attorney's Fees. If either party retains an attorney to enforce this lease, the party prevailing in litigation is entitled to recover reasonable attorney's fees and other fees and court and other costs.

D.15. Venue. Exclusive venue is in the county in which the Premises are located.

D.16. Entire Agreement. This lease, its exhibits, addenda and riders, are the entire agreement of the parties concerning the lease of the Premises by Landlord to Tenant. There are no representations, warranties, agreements, or promises pertaining to the Premises or the lease of the Premises by Landlord to Tenant, and Tenant is not relying on any statements or representations of any agent of Landlord, that are not in this lease and any exhibits, addenda, and riders.

D.17. Amendment of Lease. This lease may be amended only by an instrument in writing signed by Landlord and Tenant.

D.18. Limitation of Warranties. THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY, OF FITNESS FOR A PARTICULAR PURPOSE, OR OF ANY OTHER KIND ARISING OUT OF THIS LEASE, AND THERE ARE NO WARRANTIES THAT EXTEND BEYOND THOSE EXPRESSLY STATED IN THIS LEASE.

D.19. Notices. Any notice required or permitted under this lease must be in writing. Any notice required by this lease will be deemed to be given (whether received or not) the earlier of receipt or three business days after being deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this lease. Notice may also be given by regular mail, personal delivery, courier delivery, or e-mail and will be effective when received. Any address for notice may be changed by written notice given as provided herein.

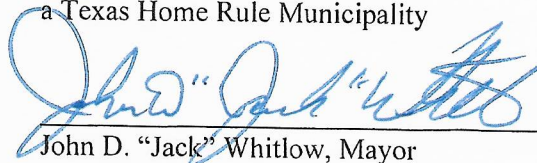
D.20. Use of Common Areas. Tenant will have the nonexclusive right to use the Common Areas subject to any reasonable rules and regulations that Landlord may prescribe.

D.21. Abandoned Property. Landlord may retain, destroy, or dispose of any property left on the Premises at the end of the Term.

E. Special Provisions

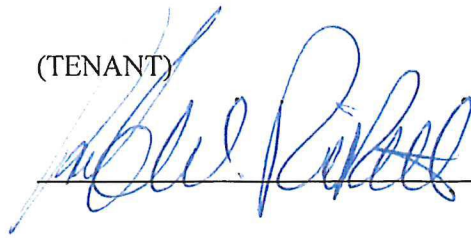
Tenant shall have the right with ninety (90) days advance written notice to City to exercise a single one (1) year option to extend the lease until October 31, 2023, however City shall have the right with sixty (60) days advance written notice to Tenant to deny any request to extend the lease and to terminate the lease at the end of the current term, being October 31, 2022.

City of Port Lavaca, Texas,
a Texas Home Rule Municipality



John D. "Jack" Whitlow, Mayor

(TENANT)



A handwritten signature in blue ink, appearing to read "Robert Rickett", is written over a horizontal line.

Printed Name: Robert Rickett

CITY OF PORT LAVACA

PORT COMMISSION MEETING: September 7, 2021

DATE: 9.27.2021
TO: PORT COMMISSION
CC: JIM RUDELLAT, HARBOR MASTER
FROM: JODY WEAVER, INTERIM CITY MANAGER
SUBJECT: NAUTICAL LANDINGS LEASES

Bay, Spiretek, and Port Lavaca Plumbing Leases will expire at the end of October, and all have expressed interest in a new lease.

I talked to Russell Cain and he said that rental office space in Port Lavaca is running \$1/SF and \$1.10/SF with utilities. I asked about the added value of a bay view and access to the deck and he said that an increase to \$1.25 with utilities would be fair with these added features.

It appears that these 3 leases are in the nominal range of Market as suggested by Russell Cain. I have indicated below what the new rate would be with a 2% increase. Recommendations for these leases will be on the October Port Commission meeting agenda.

Suite 4 (622 sf) Rent has been established at \$1.00/sf + \$68/mo for utilities. This equates to \$1.11/sf including utilities. (Note Council did extend a \$50/month discount for the current tenant and approved a 2 year lease with a 1-year option for extension). Suite 4 does have access to the deck, so with a new tenant or a new lease in 2 to 3 years, consideration can be given for another increase for Suite 4.

Suite 2 (1440 sf): (Spiretek) Currently this space is leasing for an overall rent of \$1.28/SF. (Suite 2 have a view of the bay, and access to the deck from the adjoining hallway). I have broken it out as follows:

Rent:	\$1.11/sf	\$1,600		
Elect. Estimate:		\$ 170		
Water Estimate		\$ 30		
Access to Breakroom/restroom		\$ 50		
Total:		\$1,850	\$1.28/sf	2% increase = \$1,887 \$1.31/sf

Suite 5: (1160 sf): (Bay, Ltd) Currently this space is leasing for an overall rent of \$1.22/sf. (Suite 5 is a very nice space but no bay view or easy access to the back deck). I have broken it out as follows:

Rent	\$1.01/sf	\$1,170		
Elect. Estimate		\$ 210		
Water estimate		\$ 30		
Total:		\$1,410	\$1.22/sf	2% increase = \$1,438 \$1.24/sf

Suite 1D: (Port Lavaca Plumbing) (205 sf): Currently this space is leasing for \$450/mo which equates to \$2.20/sf. Suite 1D is a small space with a bay view window and no direct access to the back deck. I've broken it down as follows:

Rent	\$1.71/sf	\$350		
Elect. Estimate		\$ 50		
Access to Breakroom/restroom		\$ 50		
Total:		\$450	\$2.20/sf	2% increase = \$459 \$2.24/sf

CITY OF PORT LAVACA

PORT COMMISSION SPECIAL MEETING: October 19, 2021

DATE: 10.13.2021

TO: PORT COMMISSION

CC: JIM RUDELLAT, HARBOR MASTER

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: CONSIDER RENTAL RATES AND TERMS FOR NEW LEASES: Suites 2, 5, 1D

As requested by the Commissioners at the last meeting, I have researched what we are paying for utilities and see how that is comparing to the revenue being generated in the rental rates currently being charged.

In a review of the Gexa Electric bills I have noted the following:

- the average electric bill for the North end of the building (including Suite 2) is \$664/month.
- the average electric bill for the South end (including the conference room) is \$269/month.

A review of the City water bills finds: (apart from obvious leaks)

- the average water bill for the North end is \$80/month
- the average water bill for the South end is \$45/month

The attached spreadsheet provides a break down of the current lease rental rates for these three leases as well as G4S, Edward Jones, and Something More Media.

With an allocation of \$106 for the Day Room electrical which should be paid with Marina rental rates, we are currently \$44 shy of breaking even on electrical costs.

With an allocation of \$20/month for the Day Room water which should be paid with Marina rental rates, we are breaking even with the water.

Staff proposal:

- 1) PL Plumbing: 1 year + 1 year option; starting rent unchanged at \$450/month with increase for year 2 if accepted equal to MCI with 2% minimum and 5% maximum.
- 2) Spiretek: 2 year + 1 each 1 year option: starting rent +\$25/mo or 1.6% increase for a total \$1.30/sf; annual increases equal to MCI with 2% minimum and 5% maximum
- 3) Bay Ltd: 1 year + 1 year option; starting rent +\$40/mo or 3.3% increase for a total \$1.25/sf; increase for year 2 if accepted equal to MCI with 2% minimum and 5% maximum.

This provides \$65/month in additional revenue which will pay for the \$44/mo needed to break even with electrical and contribute \$19/mo more toward the Day Room and Harbor Master's office electrical.

When Edward Jones comes due next year, we will increase their utility payments to be more in line with Spiretek and Bay.

NAUTICAL LANDINGS OFFICE BUILDING LEASES: Oct 2021

Suite 1D	PL Plumbing	205 sf
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Rent:	\$	1.585 /sf	\$	325.00
Elect:	\$	0.488 /sf	\$	100.00
Breakroom/restroom:			\$	25.00
			\$	450.00
			\$	2.20 /sf

Suite 1E/F	G4S	320 sf
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Rent:	\$	1.13 /sf	\$	360.80
Elect:	\$	0.39 /sf	\$	125.00
Breakroom/restroom:			\$	25.00
			\$	510.80
			\$	1.60 /sf

Suite 2	Spiretek	1440 sf
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Rent:	\$	1.115 /sf	\$	1,605.00				
Elect:	\$	0.139 /sf	\$	200.00				
Water:			\$	20.00				
Breakroom/restroom:			\$	25.00				
			\$	1,850.00	\$	1.28 /sf	\$	1,875.00
							\$	1.30 /sf

Proposed New Lease:

\$	1,630.00	(+ \$25)
\$	200.00	
\$	20.00	
\$	25.00	

Suite 3	Edward Jones	1055 sf
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Rent:	\$	0.981 /sf	\$	1,035.00
Elect:	\$	0.095 /sf	\$	100.00
Water:			\$	15.00
			\$	1,150.00
			\$	1.09 /sf

Suite 4	SMM	622 sf
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Rent:	\$	0.920 /sf	\$	572.00
Elect:	\$	0.109 /sf	\$	68.00
Water:				
			\$	640.00
			\$	1.03 /sf

Suite 5	Bay Ltd	1160 sf
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Rent:	\$	1.034 /sf	\$	1,200.00				
Elect:	\$	0.164 /sf	\$	190.00				
Water:			\$	20.00				
			\$	1,410.00	\$	1.22 /sf	\$	1,450.00
								1.25 /sf

Proposed New Lease:

\$	1,240.00	(+\$40)
\$	190.00	
\$	20.00	

Avg Elect. North end:	\$664	\$	558.00	\$	(106.00)	** This can be estimate for Day Rm and part of HM to be paid by Marina Rates)
Avg Elect. South end:	\$269	\$	225.00	\$	(44.00)	** This would account for the conference room
	\$933	\$	783.00			with extra \$65 revenue = OK!

Avg water North end:	\$80	\$	55.00			
Avg water South end:	\$45	\$	50.00			
	\$125	\$	105.00	\$	(20.00)	** For Day Room and to be paid with Marina Rates

COMMUNICATION

SUBJECT: Receive update from representative of Sparklight (Formerly Cable One) about launching a new Video Streaming Service within the City of Port Lavaca. Presenter is David T. Hilarides

INFORMATION:

Jody

From: Hilarides, David <David.Hilarides@sparklight.biz>
Sent: Monday, October 25, 2021 11:41 AM
To: Jody Weaver <jweaver@portlavaca.org>
Cc: Susan Lang <slang@portlavaca.org>
Subject: City Council November Workshop Agenda

Ms. Weaver, please accept this email as my request to be added to the November City Council Workshop Agenda, Sparklight will be Launching a Video Streaming service in the near future and if possible, I would like to share information about the service with the Council members before the service is launched in your community.

Please feel free to contact me with any questions.

Respectfully,

David Hilarides



David T Hilarides
General Manager | Sparklight
Texas Coast Systems
T: 361-226-1660
C: 361-500-8093
1045 South Commercial St.
Aransas Pass, TX 78336
David.Hilarides@sparklight.biz

This transmission may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you receive this transmission in error, do not read, use or copy it. Please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. Thank you.

COMMUNICATION

SUBJECT: Receive and approve presentation of the Calhoun County E9-1-1 Emergency Communication District Proposed 2022 Fiscal Budget in accordance with the Health and Safety Code, Title 9 Safety, Subtitle B Emergencies, Chapter 772 Local Administration of Emergency Communications, Sec 772.309(4) Governing Body of Participating Jurisdiction. Presenter is Rachel Morales

INFORMATION:

CALHOUN COUNTY E9-1-1 EMERGENCY COMMUNICATION DISTRICT

MEMORANDUM

TO: Mayor Jack Whitlow

FROM: Raquel Morales, Executive Director 

SUBJECT: Fiscal Year 2022 Proposed Budget

Date: October 21, 2021

Enclosed for your review and comment is the Calhoun County E9-1-1 Emergency Communication District Proposal Fiscal Year 2022 Budget. The Calhoun County Board approved this proposed budget at their regularly scheduled and properly noticed meeting held on September 24, 2021.

Please address your written comments to the Chairman of the Board at the address on the bottom of this memorandum. The Calhoun County E911 Board will review your comments, make changes as necessary.

Enclosed is a post card to facilitate your response. The contents of this post card are consistent with the provisions of the Texas Health & Safety Code, Chapter 772.309, which enables each participating jurisdiction to either approve or disapprove the Calhoun County E911 ECD Fiscal Year 2022 Budget. Should a jurisdiction choose to take no action, budget approval is by operation of law on the sixty-first day following the jurisdiction's receipt of the proposed budget.

Please call me if you have questions or require further information.

Calhoun County E911 ECD
Post Office Box 1093
Port Lavaca, Texas 77979

Honorable Jack Whitlow
City of Port Lavaca
202 North Virginia Street
Port Lavaca, Texas 77979

CALHOUN COUNTY E911 ECD
FISCAL YEAR 2021 BUDGET APPROVAL

APPROVED_____

DISAPPROVED_____

NO ACTION TAKEN_____

DATE_____

**Calhoun County E911 Emergency Communication District
OVERVIEW BUDGET 2022 FISCAL YEAR**

REVENUES \$231,000.00

EXPENSES \$231,000.00

DIFFERENCE \$0.00

CAPITAL OUTLAY	\$248,857.00 Capital Outlay	911 Grant will reimburse 60%	\$149,314.20
	\$149,314.00		
	\$99,543.00 Capital Outlay		

**Calhoun County E911 Emergency Communication District
REVENUES 2022 FISCAL YEAR**

Income	PROJECTED 2022
Telephone Landlines	
AT&T Corp	\$500.00
Bandwidth	\$1,800.00
Bullseye	\$1.00
Compliance	\$1,800.00
Frontier	\$67,100.00
Granite	\$4,200.00
Hughes	\$170.00
LaWard Telephone	\$3,900.00
Level III	\$27,000.00
MelTel / Mitel	\$3,500.00
Southwestern Bell	\$10.00
Verizon/MCI	\$40.00
Vontage	\$2,400.00
Windstream	\$270.00
Miscellaneous	\$5,309.00
SUBTOTAL	\$118,000.00
Texas State Comptroller	
Prepaid Wireless	14,500.00
Wireless	98,500.00
SUBTOTAL	\$113,000.00
TOTAL	\$231,000.00

**Calhoun County E911 Emergency Communication District
EXPENSES 2022 FISCAL YEAR**

BUDGET 2022

Personnel

Director	\$60,685.00
Part time employees	\$15,000.00
Social Security	\$3,900.00
Medicare	\$1,000.00
Retirement	\$8,720.00
Life Insurance	\$73.00
Unemployment Ins	\$157.00
Workers Comp Ins	\$246.00
Dependent Dental	\$0.00
Dependent Health	\$0.00
Dependent Vision	\$0.00
Employee Dental	\$497.00
Employee Health	\$8,629.00
Employee Vision	\$108.00
TOTAL PERSONNEL	\$99,015.00

Supplies

Office Supplies	\$2,000.00
911 Office Equipment	\$5,000.00
Misc Supplies	\$3,000.00
Postage and Delivery	\$400.00
Contingencies	\$11,500.00
Outside Agency Assistance	\$6,500.00
UPS Battery Back Up	\$1,500.00
Promotional Items	\$3,000.00
Dispatchers	\$4,000.00
E911 Board Expenses	\$300.00
Meals and Entertainment - Other	\$500.00
Membership & Dues	\$400.00
Training	\$3,600.00
Travel	\$3,737.00
Uniforms	\$300.00

TOTAL SUPPLIES	\$45,737.00
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911 Phone Services

AT&T	\$11,100.00
AT&T Wireless Tariff	\$1,000.00
EsiNet	\$1,000.00
Frontier Summary	\$13,500.00
LaWard	\$2,325.00
Text 2 911	\$6,600.00

TOTAL 911 PHONE SERVICES	\$35,525.00
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Services

Audit	\$7,100.00
DataMaster GIS Next Gen 911	\$4,375.00
Payroll & Check Processing	\$1,200.00
Outside Services	\$8,000.00
New Recording System	\$1.00
TOTAL MISC SERVICES	\$20,676.00

Vehicle Expenses

Gasoline	\$1,800.00
Miscellaneous	\$300.00
Oil Change	\$300.00
Vehicle Repairs	\$1,000.00
Tire Rotation	\$200.00
Tires	\$200.00
Vehicle State Inspections	\$7.00
Vehicle Wash	\$800.00
New Vehicle Purchase	\$1.00
TOTAL VEHICLE EXPENSES	\$4,608.00

Building Expenses

Office Rent	\$4,800.00
Electricity	\$326.00
TOTAL BUILDING EXPENSES	\$5,126.00

Software

Miscellaneous Software	\$1,000.00
TOTAL SOFTWARE	\$1,000.00

Software Maintenance / Annual Support

ATO/NICE Recording	\$3,762.00
ESRI (Mapping)	\$1,600.00
Log Me In	\$1.00
Intuit	\$1,000.00
Southern Software MDS	\$3,250.00
Southern Software MDIS	\$1,420.00
Southern Software Geo Back Office	\$1,320.00
Southern Software AVL	\$525.00
Southern Software Wireless Messaging	\$775.00

TOTAL SOFTWARE MAINT	\$13,653.00
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Property Insurance Premiums

Auto Physical Damage	\$375.00
Automobile Liability	\$300.00
Cyber Security & Data Breach Response	\$60.00
Errors & Omissions	\$745.00
Flood & Earthquake	\$264.00
General Liability Insurance	\$265.00
Professional Liability	\$0.00
Real & Personal Property	\$350.00
Windstorm Insurance	\$3,300.00

TOTAL PROPERTY INSURANCE PREMIUMS	\$5,659.00
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AT&T 911 Maintenance

AT&T	\$1.00
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TOTAL AT&T MAINT	\$1.00
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TOTAL EXPENSES	\$231,000.00
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Calhoun County E911 Emergency Communication District
CAPITAL EXPENSES 2022 FISCAL YEAR

AT&T Capital Services	\$248,857.00	Capital Outlay	911 Grant will reimburse 60%	\$149,314.20
	\$149,314.00			
	\$99,543.00	Capital Outlay		

COMMUNICATION

SUBJECT: Consider waiver of parade fees for the “Veteran and Active Military Parade” on Thursday, November 11, 2021, beginning at 9:30 a.m. at Jackson Roosevelt Elementary School and assistance with traffic control. Presenter is Colin Rangnow

INFORMATION:



CITY OF
PORT LAVACA
POLICE DEPARTMENT

To: City Secretary Mandy Grant

From: Chief Colin Rangnow

Date: November 2, 2021

Subject: Agenda Item

Present to the Port Lavaca City Council for approval permit application with police escort and traffic control for a Veteran and Active Duty Parade on November 11, 2021 at 9:30 am. The procession, will be as follows:

- Route- start on the little eagle side, drive through to the right and enter the big eagle pick-up lane - Corner of Jackson and 5th Street
- It is recommended to block Jackson St at the intersection of Jackson and Seadrift St and the intersection of Jackson and 5th St.

Point of contact/requestor is Tracy Wooldridge, Jackson-Roosevelt Elementary, Port Lavaca, Texas. (361) 552-3317. Staff, Chief of Police Colin Rangnow, recommends approval of request.

Chief Colin Rangnow

Port Lavaca Police Department



You are invited!

*Veteran & Active
Military Parade*

Thursday, November 11 at 9:30 AM

AT JACKSON ROOSEVELT ELEMENTARY

Call to get the line-up
information at 361-552-3317

Reception to Follow in the JR Elementary Library

Veteran Parade - Nov. 11th

- Veterans could drive through the pick-up lanes in their vehicles
- Give them small flags to wave
- Pre-K - 1st Grade on little eagle side
- 3rd - 5th on the big eagle side
- Fire trucks and police vehicles could lead the parade
- Phillips is checking on info about the CCISD Naval Cadets to march.
- Getting on the agenda city approval. Done by the 8th. If not approved, lineup will need to be done in the back of the school near the bus lane.
- Route- start on the little eagle side, drive through to the right and enter the big eagle pick-up lane - Corner of Jackson and 5th Street
- Star Spangled Banner Before it starts - Rubio & Garcia will hold the flags in the middle on the sidewalk
- Patriotic Music playing on the intercom - "Armed Forces Medley"
- Start at 9:30am, so Pre-K has time to get to lunch
- Invitation put in the newspaper, facebook, and sent to the VFW.
- Possible JR Eagles Float - Eagle Veterans - Rubio, Garcia, Duran, Brisco, Camacho - Eagle Mascot Could ride along.

Decorations

- GT enrichments could create decorations for the poles outside
- Decorations in the library will be needed (I believe there are some in storage)
- No coloring contest, but optional patriotic construction paper crafts could be encouraged to beautify the hallway - 1 class winner (win a pan of brownies)

Reception

- After the parade, the veterans can pull around to park
- Reception in the library
- Veterans + 1 guest - encouraged to wear masks and get thermal checked at the door. RSVPs are encouraged, so we can get an estimated headcount for food
- Veterans and their 1 guest, plus children or grandchildren could be invited to attend the reception.
- Choir could perform 1 song in the library for veterans
- Possibly play the video Mrs. Dawdy hoped to prepare
- GT could prepare a speech or something special like a poem
- Donated refreshments - Discount rate from Donut Palace - Donated fruit tray from HEB.

Information for Callers

- Veteran & Active Military plus one guest are able to join the parade
- Be in line by 9:15 am - Star Spangled Banner will begin at 9:30 then the parade will begin
- Guests do not need to decorate vehicles. Decorations are welcome. (No stress)
- Dress patriotically. Uniforms are encouraged
- Veterans/Military will turn back into the parking lot after the parade to come to the reception
- 1 guest plus children/grandchildren can attend the reception as well.
- Masks are encouraged in the building (not required) . Thermal checks at the door

Tally for RSVP (secretary use only)

<u>Veterans</u>
<u>Military</u>
<u>Guest</u>
<u>Children/Grandchildren</u>

COMMUNICATION

SUBJECT: Consider request of Our Lady of the Gulf Catholic Church for traffic control and waiver of fees for their annual “Eucharistic Procession Parade” on Sunday, November 21, 2021 beginning at 5:00 p.m. Presenter is Colin Rangnow

INFORMATION:

Subject: Re: OUR LADY OF THE GULF NOVEMBER PROCESSION
From: "Eric Salles" <esalles@portlavaca.org>
Sent: 11/1/2021 10:01:15 AM
To: "Mary Lupita Reyes" <m.reyes0707@yahoo.com>;
CC: "Colin Rangnow" <crangnow@portlavaca.org>; "mgrant@portlavaca.org"
<mgrant@portlavaca.org>; "Helen Morales" <helen@olgulf.org>;

Thank you again for the reminder,
We will assign Officers to this and assure they will be present.

Lt. Salles

On Fri, Oct 29, 2021 at 9:51 PM Mary Lupita Reyes <m.reyes0707@yahoo.com> wrote:

On behalf of Our Lady of the Gulf parishioners I want to thank you for providing the police escort for our October rosary procession. We have a another procession in November which I understand will be on the agenda for the City Council the 2nd Monday of the month. The procession will take place on Sunday, November 21st at 5:00 PM. It will follow the same route which is:

We will walk across the parking lot to Nueces St., take a right on S. Nueces St., walk two (2) block towards W. Live Oak St., turn right on W. Live Oak St., walk three (3) blocks towards S. Ann St., turn right on S. Ann, walk one (1) block and take a right on W. Leona St. and back to the Our Lady of the Gulf's parking lot.

Again having police escort is very much appreciated to keep everyone safe.

Thank you and God Bless,

*Mary Lupita Reyes
Our Lady of the Gulf
361-482-9932*

COMMUNICATION

SUBJECT: Consider request of the Chamber of Commerce for closing off several streets, traffic control and waiver of fees for the Annual “Lighted Christmas Parade” on Friday, December 03, 2021, beginning at 6:30 p.m.. Presenter is Tania French

INFORMATION:

CITY OF PORT LAVACA

COUNCIL MEETING: NOVEMBER 8, 2021

DATE: 11/1/2021

TO: JODY WEAVER, INTERIM CITY MANAGER
 HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: TANIA FRENCH

SUBJECT: COUNCIL AGENDA - PORT LAVACA CHRISTMAS PARADE

The Port Lavaca Chamber of Commerce requests approval and traffic control for the annual lighted Christmas parade, Friday, Dec. 3 at 6:30 p.m. The parade will begin at Bayfront Peninsula Park, travel down Main Street to Virginia to San Faubian and will end at Sandcrab Stadium.

COMMUNICATION

SUBJECT: Consider request of Port Lavaca Main Street, Inc. for closure of Main Street from Virginia Street to Commerce Street; and if needed, also close Colorado Street and Guadalupe Street between Live Oak Street and Railroad Street for “Merry on Main” event on Saturday, December 04, 2021. Presenter is Tania French

INFORMATION:

CITY OF PORT LAVACA

COUNCIL MEETING: NOVEMBER 8, 2021

DATE: 11/1/2021

TO: JODY WEAVER, INTERIM CITY MANAGER
HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: TANIA FRENCH

SUBJECT: COUNCIL AGENDA – MERRY ON MAIN

Merry on Main event is a combined effort of Port Lavaca Main Street, Inc, the Port Lavaca Chamber and the city events team. We are requesting closure of Main Street between Virginia and Commerce streets from 7 a.m. until 5 p.m. Saturday, Dec. 4 for this event.

COMMUNICATION

SUBJECT: Consider award of construction contract for the Street & Drainage Improvement Project Phase 1, for the Community Development Block Grant – Disaster Recovery (CDBG-DR) Contract No. 20-065-071-C198 Hurricane Harvey, to Lester Contracting. Presenter is Jody Weaver

INFORMATION:

CITY OF PORT LAVACA

COUNCIL MEETING: NOVEMBER 8, 2021**AGENDA ITEM __****DATE:** 11.01.2021**TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS**FROM:** JODY WEAVER, INTERIM CITY MANAGER **SUBJECT: CDBG-DR Phase 1 construction contract award**

BACKGROUND: As previously reported, we recently received bids for Phase 1 of the CDBG-DR Street and Drainage Improvements project. A Bid Tabulation is attached showing the Apparent Low Bidder as Lester Contracting with a bid of \$2,168,200.05.

This low bid amount is \$1,060,880.05 over the amount of grant funds that had been budgeted for this Phase 1 work.

FINANCIAL IMPLICATIONS: At the Special Council meeting on October 25, Council appropriated \$1,060,880.05 of general fund reserves toward this project, so that grant funds need not be transferred from Phase 2 in order to award this Phase 1 project.

IMPACT ON COMMUNITY SUSTAINABILITY: The scope of this Phase 1 work encompasses an area that has no underground storm drainage and very little curb and gutter, but generally drains to the Corporation Ditch. This project will greatly improve the drainage and aesthetics of this area around S. Lavaca and S. Juanita, south of Austin Street.

RECOMMENDATION: See the Letter of Recommendation from the project Engineer CivilCorp. Staff concurs with the recommendation.



October 15, 2021

Ms. Jody Weaver
City Manager
City of Port Lavaca

Re: Street and Drainage Improvements for Port Lavaca CDBG-DR (Phase 1 – Lavaca Street and Juanita Street Benefit Area) GLO CONTRACT NO. 20-065-071-C198

Dear Jody:

We have reviewed the following three bids received for the above referenced project on October 12, 2021:

<u>Contractor</u>	<u>Bid Amount</u>
Lester Contracting Inc.	\$2,168,200.05
Brannan Paving Co., Ltd.	\$2,229,471.40
Rexco Inc.	\$2,666,391.75

Lester Contracting is the low bidder. The Engineer's Estimate was \$1.7 million. The higher bid amounts are due to several factors including: rising material costs and contractor workloads.

The bid tabulation is attached to this letter.

There are 420 calendar days allowed for the project as stipulated in the bid documents.

I recommend awarding this project to Lester Contracting, Inc. in the amount of \$2,168,200.05. Please let me know if you have any questions or need me to provide any other information.

Sincerely,

Randy P. Janak, PE
Vice President – Victoria Office

XC: Wayne Shaffer – City of Port Lavaca

Attachment

COMMUNICATION

SUBJECT: Consider Resolution No. R-110821-1 of the City of Port Lavaca, Texas, authorizing Professional Service Provider(s) selection for American Rescue Plan Act (ARP Act) Program(s). Presenter is Jody Weaver

INFORMATION:

CITY OF PORT LAVACA

COUNCIL MEETING: NOVEMBER 8, 2021**AGENDA ITEM** __**DATE:** 11.01.2021**TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS**FROM:** JODY WEAVER, INTERIM CITY MANAGER**SUBJECT: SELECTION OF ADMINISTRATION SERVICES FOR AMERICAN RESCUE PLAN ACT (ARP ACT) PROGRAMS**

BACKGROUND:

The City of Port Lavaca has been allocated \$2,937,254.64 in funds from the American Rescue Plan Act. We have actually received one-half of this so far, with the other half scheduled for receipt next year. Funding for improvements to Water and Wastewater infrastructure is an eligible use of these funds, so we are planning to use these funds toward recommended improvements that will come out of the AECOM reports on the Wastewater Treatment Plant expansion and Water Supply needs.

As with all federal grant programs, there is a great deal of reporting requirements that are best performed by an experienced grant administrator. The procurement process to contract with an administrator was assigned to our Sr. Accountant, Blake Buller. He advertised a Request for Proposals (RFP) in the Port Lavaca Wave on October 13, with a due date for proposals of October 26. One proposal was received. It was from Grantworks.

The selection committee comprised of Blake Buller, Susan Lang, Alan Tippit, and myself. Grantworks has always done a great job for the City of Port Lavaca and is currently serving as the administrator for our CDBG-DR project as well as the TxCDBG grant application that was submitted to reconstruct the Ann Street Lift Station.

FINANCIAL IMPLICATIONS: The cost of the grant administrator is an eligible use of the ARP Act funds.

IMPACT ON COMMUNITY SUSTAINABILITY: It is vital that when the City takes advantage of any grant opportunity, that all of the various reporting requirements associated with that grant are met, in order to avoid issues that may result in returning grant dollars and to keep the City in good standing to receive other grant dollars in the future. Contracting with an experienced grant administrator will help us accomplish both.

RECOMMENDATION:

Approve the attached Resolution to contract with Grantworks to provide administration services for the ARP Act programs in compliance with federal requirements.

RESOLUTION NO. R-110821-1

**A RESOLUTION OF THE CITY OF PORT LAVACA, TEXAS, AUTHORIZING
PROFESSIONAL SERVICE PROVIDER(S) SELECTION FOR AMERICAN
RESCUE PLAN ACT (ARP ACT) PROGRAM(S).**

WHEREAS, participation in American Rescue Plan Act (ARP Act) program(s) requires implementation by professionals experienced in the administration of federally-funded projects;

WHEREAS, in order to identify qualified and responsive providers for these services a Request for Proposals (RFP) process for administration services has been completed in accordance with the federal requirements;

WHEREAS, the proposals received by the due date have been reviewed to determine the most qualified and responsive providers for each professional service giving consideration to the ability to perform successfully under the terms and conditions of the proposed procurement, integrity, compliance with public policy, record of past performance, and financial and technical resources

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

Section 1.	That _____ is selected to provide project-related administration services for ARP Act program(s).
Section 2.	That any and all project-related services contracts or commitments made with the above-named service provider(s) are dependent on the successful negotiation of a contract with the service provider(s).

Passed and approved this 8th day of November, 2021.

Jack Whitlow, Mayor

ATTEST:

Mandy Grant, City Secretary

COMMUNICATION

SUBJECT: Consider acceptance of Texas A&M Forest Service Grant in the amount of \$20,000.00 and use to purchase Firefighting Personal Protective equipment (PPE). Presenter is Joe Reyes

INFORMATION:

CITY OF PORT LAVACA

CITY COUNCIL MEETING: November 8, 2021**AGENDA ITEM** _____**DATE:** October 28, 2021**TO:** THE HONORABLE MAYOR AND CITY COUNCIL MEMBERS**FROM:** JOE REYES, FIRE CHIEF
SUSAN LANG, FINANCE DIRECTOR**SUBJECT:** CONSIDER AND ACCEPT TEXAS A&M FOREST SERVICE GRANT TO PURCHASE
FIREFIGHTING PERSONAL PROTECTIVE EQUIPMENT

BACKGROUND:

The City of Port Lavaca has 19 full-time firefighters and 15 volunteer firefighters, for a total of 34 personnel who utilize Personal Protective Equipment. If the city were to outfit all personnel at once, the cost would be \$3,000 each for a total of \$102,000. The city periodically supplements its budget as opportunities arise in order accelerate gear replacement to stay below the the 10 year maximum service limit of it's personal protective gear.

FINANCIAL IMPLICATIONS:

City of Port Lavaca Fire Department has would like to take advantage of grant opportunities in order to maximize purchasing power of the limited annual budget allocation for replacement of purchase Personal Protective Equipment. The 10% match for this grant will require \$2,000.

IMPACT ON COMMUNITY SUSTAINABILITY:

Will help maximize taxpayer dollars and accelerate the replacement of Personal Protective Equipment for firefighters.

RECOMMENDATION:

To approve the Texas A&M Forest Service grant in the amount of \$20,000.

ATTACHMENTS:

Approval letter from Texas A&M Forest Service



October 13, 2021

The Port Lavaca VFD Inc.
1501 W AUSTIN ST.
PORT LAVACA, TX 77979

Case: 1219
County: CALHOUN
VFDE-Doc#: E200540

Dear Chief,

Your application for grant assistance under the Rural Volunteer Fire Department Assistance Program (HB 2604) has been **APPROVED**. The following items are qualified for cost-share reimbursement:

<u>Item</u>	<u>Our Maximum Cost-share Payment</u> 90% of the actual cost, up to the specified amount
PERSONAL PROTECTIVE EQUIPMENT (PPE)	\$20,000.00

This grant will expire on April 13, 2022

The attached guidelines describe your obligations under this program. **Please indicate below whether you wish to accept or decline this grant, and return a signed copy to us within 14 days of receipt of this letter.**

Congratulations! Please contact us if you need additional information.

☐ Accept ☐ Decline

Signature and Title

Date

Attachment: 1) Personal Protective Equipment (PPE) Guidelines
2) Personal Protective Equipment (PPE) Reimbursement Process

Personal Protective Equipment (PPE) Guidelines

Complete List of Eligible Items

- Structural
- Bunker Coat
- Bunker Pant
- Structural Boots
- Structural Helmet
- Structural Goggles
- Structural Hood
- Structural Gloves
- Structural Suspenders
- Ear/Neck/Face Protectors (Shrouds)
- Visors
- Gear Bags
- Wildland
- Aramid Coveralls
- Aramid Pant
- Aramid Shirt
- Aramid Jacket
- Wildland Suspenders
- Wildland Gloves
- Wildland Hardhat
- Wildland Goggles
- Wildland Boots
- Ear/Neck/Face Protectors (Shrouds)
- Reflective Trim
- Fire Shelter
- Gear Bags

Other Equipment

- PPE Extractors and Dryers

Note:

- Only the items listed above are eligible for cost-share reimbursement
- Wildland PPE must meet the most current requirements of NFPA 1977 for wildland gear
- Structural PPE must meet the current NFPA requirements for structural gear



Personal Protective Equipment (PPE) Reimbursement Process

Upon receipt of the approval letter, grant recipients may purchase through the TFS Firesafe Program or a private vendor. TFS will reimburse 90% of the cost of Personal Protective Equipment (PPE) up to the specified amount shown on the approval letter.

Procedure for TFS Firesafe Purchases:

The Firesafe Program provides customers with the advantage of paying only 10% of the total, up to the award maximum.

Step 1. Complete the Firesafe Order Form (Please denote cost-share on the form)

Step 2. Submit a copy of the following:

- Grant Approval Letter
- Method of Payment (Check, Money Order, Purchase Order)
 - The department is responsible for paying 10% of the order total, including the shipping and handling and any amount the department owes over the 90% maximum cost share award.
 - If your department submits a purchase order, you will receive an invoice from TFS. Please send a copy of the invoice with your method of payment.

Note:

- Departments submitting an order for approved and non-approved items should submit two separate order forms.
- **The current catalog can be found at the link below:**
[Firesafe Catalog](#)

Procedure for Vendor Purchases:

Step 1. Purchase equipment after receiving notice of approval.

Step 2. Submit a copy of the following:

- Grant Approval Letter
- Proof of payment (copies of signed check(s), credit card receipt(s), or paid vendor invoice(s) showing the last four digits of the credit card used, and/or bank or credit card statements showing the purchase)

Please email to 2604@tfs.tamu.edu or fax to (979) 845-6160

COMMUNICATION

SUBJECT: Consider approval of Budget Amendment GF-002 for 2021-2022 Fiscal Year.
Presenter is Susan Lang

INFORMATION:

CITY OF PORT LAVACA

CITY COUNCIL MEETING: November 8, 2021

AGENDA ITEM _____

DATE: October 29, 2021

TO: THE HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: SUSAN LANG, FINANCE DIRECTOR 

SUBJECT: CONSIDER AND APPROVE BUDGET AMENDMENTS GF-002 FOR FY 2022

BACKGROUND:

The City has the opportunity to accept a grant from the Texas A&M Forest Service to fund additional Personal Protective Equipment for the Fire Department. If Council approves this grant, it will be necessary to recognize the additional revenue and additional expense that will be added to the City's budget for fiscal year 2022.

FINANCIAL IMPLICATIONS:

Accepting the grant will require the City to fund an additional \$2,000, which was not budgeted.

COMPREHENSIVE MASTER PLAN:

Promoting Quality of Life and Protecting Investments

RECOMMENDATION:

Approve Budget Amendment number: GF-002.

ATTACHMENTS:

Budget Amendment #GF-002

CITY OF PORT LAVACA
Request For Approval of Budgetary Amendment
Fiscal Year 2021-2022

Amendment # GF-002

FUND: GENERAL -001

Unreserved Fund Balance \$ 3,034,630
 Net Increase/(Decrease) this Request (2,000)
 Amended Unreserved Fund Balance \$ 3,032,630

Date Requested: 11/8/2021

Account No.					Original Budget	Increase/ (Decrease)	Amended Budget	Reason
Fund	Dept.	Line-item	DEPT	---- Description ----				
001		482		Grant Revenue	0	\$ (20,000)	\$ (20,000)	TX A&M Forest Service Grant
001	5012	0526.03		Protective Clothing	15,000	22,000	\$ 37,000	Personal Protective Clothing
NET INCREASE/(DECREASE) TO UNRESERVED FUND BALANCE						<u>(2,000)</u>		

Approvals:
 COUNCIL: YES _____ NO _____

Entered: _____

City Manager _____

Initials: _____

Director of Finance _____

Date: _____

COMMUNICATION

SUBJECT: Consider approval of Budget Amendments GF-001 and TCDP-001 for 2021-2022 Fiscal Year. Presenter is Susan Lang

INFORMATION:

CITY OF PORT LAVACA

CITY COUNCIL MEETING: November 8, 2021**AGENDA ITEM** _____**DATE:** October 29, 2021**TO:** THE HONORABLE MAYOR AND CITY COUNCIL MEMBERS**FROM:** SUSAN LANG, FINANCE DIRECTOR **SUBJECT:** CONSIDER AND APPROVE BUDGET AMENDMENTS GF-001 and TCDP-001 FOR FY 2022

BACKGROUND:

The City Council approved resolution R-102521-1 at the October 25, 2021 special meeting in order to commit \$1,060,880.05 from its General Fund towards the construction cost of the street and drainage improvement project for the CDBG-DR Contract No. 29-065-071-C198. The attached budget amendments will reflect City Council's wishes to utilize unreserved fund balance in the General Fund and allocate to the Project Fund for the CDBG-DR project in the TCDP Fund (136).

FINANCIAL IMPLICATIONS:

The State of Texas, through disaster relief funds for Hurricane Harvey, has committed \$4,289,790 in grant funds towards the construct costs of the street and drainage improvements. Due to escalating construction costs, the City is committing an additional \$1,060,880.05 of unreserved fund balance in order to supplement the escalating costs of construction.

COMPREHENSIVE MASTER PLAN:

Protecting Investments

RECOMMENDATION:

Approve Budget Amendment numbers: GF-001 and TCDP-001.

ATTACHMENTS:

Budget Amendment #GF-001

Budget Amendment #TCDP-001

CITY OF PORT LAVACA
Request For Approval of Budgetary Amendment
Fiscal Year 2021-2022

Amendment # GF-001**FUND:** GENERAL -001

Unreserved Fund Balance \$ 4,095,510
 Net Increase/(Decrease) this Request (1,060,880)
 Amended Unreserved Fund Balance \$ 3,034,630

Date Requested: 11/8/2021

Account No.					Original Budget	Increase/ (Decrease)	Amended Budget	Reason
Fund	Dept.	Line-item	DEPT	---- Description ----				
001	59800	553.136		Xfer Out - Fund 136	0	1,060,880	\$ 1,060,880	CDBG-DR Street & Drainage
NET INCREASE/(DECREASE) TO UNRESERVED FUND BALANCE						<u>(1,060,880)</u>		

Approvals:

COUNCIL: YES _____ NO _____

Entered: _____

City Manager _____

Initials: _____

Director of Finance _____

Date: _____

CITY OF PORT LAVACA
Request For Approval of Budgetary Amendment
Fiscal Year 2021-2022

Amendment # TCDP-001FUND: **TCDP Grant -136**

Total Phase 1 & 2 \$ 5,618,245
 Grant Amount \$ 4,289,790
 City Funding 1,060,880
 Excess(Deficit) Funding \$ (267,575)

Date Requested: 11/8/2021

Account No.					Original Budget	Increase/ (Decrease)	Amended Budget	Reason
Fund	Dept.	Line-item	DEPT	---- Description ----				
136		493.01		Xfer In - Fund 001	4,289,790.00	1,060,880	\$ 5,350,670	CDBG-DR Street & Drainage
NET INCREASE/(DECREASE) TO UNRESERVED FUND BALANCE						1,060,880.05		

Approvals:

COUNCIL: YES _____ NO _____

Entered: _____

City Manager _____

Initials: _____

Director of Finance _____

Date: _____

RESOLUTION NO. R-102521-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT LAVACA COMMITTING LOCAL FUNDS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY (CDBG-DR) PROJECT WITH THE GENERAL LAND OFFICE (GLO), STATE CONTRACT NO. 20-065-071-C198.

WHEREAS, the City Council of the City of Port Lavaca desires to develop a viable community, including descent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

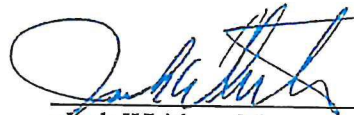
WHEREAS, certain conditions exist related to the damages to the City's street and drainage systems that occurred during Hurricane Harvey, which represent a threat to public health and safety; and

WHEREAS, it is necessary to include local funds in order to complete the scope of work for the street and drainage improvements in the project area.

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

1. That the City commits up to \$1,060,880.05 from its General Fund towards the construction cost of the street and drainage improvement project for the CDBG-DR Contract No. 20-065-071-C198.
2. That the local funds committed to the CDBG-DR grant will be used in accordance with all applicable federal, state, local and programmatic requirements, including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.

Passed and approved this 25th day of October, 2021.


Jack Whitlow, Mayor

ATTEST:


Mandy Grant, City Secretary



COMMUNICATION

SUBJECT: Consider Resolution No. R-110821-2 of the City of Port Lavaca, Texas, authorizing a Finance Contract for the purpose of procuring water meters. Presenter is Susan Lang

INFORMATION:

CITY OF PORT LAVACA

CITY COUNCIL MEETING: November 8, 2021**AGENDA ITEM** _____**DATE:** November 2, 2021**TO:** THE HONORABLE MAYOR AND CITY COUNCIL MEMBERS**FROM:** SUSAN LANG, FINANCE DIRECTOR**SUBJECT:** CONSIDER AND APPROVE RESOLUTION REGARDING A FINANCE CONTRACT FOR THE PURPOSE OF PROCURING WATER METERS

BACKGROUND:

The City Council has discussed and approved the procurement of new water meters on multiple occasions. The final step in this process is to approve a resolution to secure the financing of the water meters through Government Capital Corporation (GCC) and to issue the financing contract as a “qualified tax exempt” obligation.

FINANCIAL IMPLICATIONS:

As previously discussed, this will be a five year commitment with the principal amount of \$2,400,000 at an interest rate of approximately 2.2% and annual payments to be approximately \$513,000. The first payment to begin one year after signing.

GOAL – Protecting Investments:

The City continues to invest in water and sewer line infrastructure replacement projects throughout the City, and the proper accounting of the amount of water being used by users of the system is necessary to protect and preserve the investments for future users.

RECOMMENDATION:

To approve the resolution regarding a finance contract for the purpose of procuring water meters.

ATTACHMENTS:

Resolution

RESOLUTION NO. R-110821-2**A RESOLUTION OF THE CITY OF PORT LAVACA REGARDING A
FINANCE CONTRACT FOR THE PURPOSE OF PROCURING "*WATER
METERS*"**

WHEREAS, contingent upon the approval of the Attorney of City of Port Lavaca (the "Issuer"), the Issuer desires to enter into that certain Finance Contract by and between the Issuer and Government Capital Corporation ("GCC") for the purpose of financing "Water Meters". The Issuer desires to designate this Finance Contract as a "qualified tax exempt obligation" of the Issuer for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

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

Section 1. That the Issuer will enter into a Finance Contract with GCC for the purpose of financing "Water Meters".

Section 2. That the Finance Contract by and between the City of Port Lavaca and GCC is designated by the Issuer as a "qualified tax exempt obligation" for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

Section 3. That the Issuer will designate the Interim City Manager, or designee, as an authorized signer of the Finance Contract by and between the City of Port Lavaca and GCC.

Section 4. That the City will use loan proceeds for reimbursement of expenditures related to the Property.

Passed and approved this 8th day of November, 2021.

Jack Whitlow, Mayor

ATTEST:

Mandy Grant, City Secretary

COMMUNICATION

SUBJECT: Consider recommendation of the Port Commission to approve the first reading of an Ordinance (S-3-21) amending Base Ordinance No. S-16-85 to reduce the right-of-way width of Leonard Buren Road in City Harbor (road right-of-way that leads to Clegg lift station and Adjacent property). Presenter is Jody Weaver

INFORMATION:

CITY OF PORT LAVACA

COUNCIL MEETING: NOVEMBER 8, 2021

DATE: 11.02.2021

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JODY WEAVER, INTERIM CITY MANAGER

**SUBJECT: AMENDMENT OF ORDINANCE S-16-85 TO REDUCE R-O-W WIDTH OF
LEONARD BUREN ROAD IN CITY HARBOR**

BACKGROUND: In 1985, a 50 ft wide road right-of-way was dedicated (name Leonard Buren Road) to provide public access to a tract of land (912 Broadway, PID #27873) as well for use of a City sewer Lift Station (Clegg Lift Station).

The Port Commission is interested in advertising for lease the available land on three sides of the harbor inlet. Since this road right-of-way provides only 1.3 ft clearance between the bulkhead and the right-of-way line, it essentially divides the available land in two parts. By reducing the width of the right-of-way, it provides at least 25 feet of clearance from one side of the harbor inlet to the other for a future tenant. The reduced r-o-w still provides adequate access for the property at 912 Broadway. The r-o-w is widened at the east end to correspond to the location of the gate yet still maintain at least 25 ft clearance from the bulkhead.

Attached are letters that have been mailed certified to the owner of 912 Broadway to provide him an opportunity to comment. We have not received any correspondence from him.

FINANCIAL IMPLICATIONS: With this change in the right-of-way, it is believed that the tract around the harbor inlet will have more value and bring a greater rent payment.

RECOMMENDATION: Approve the first reading of this ordinance to reduce the right-of-way of Leonard Buren Road as presented in the accompanying sketch.

ATTACHMENTS:

- Site plan showing proposed modified boundary of Leonard Buren Road

ORDINANCE NO. S-3-21

AN ORDINANCE OF THE CITY OF PORT LAVACA, TEXAS AMENDING ORDINANCE NO. S-16-85 BY AMENDING THE BOUNDARIES FOR THE PUBLIC RIGHT-OF-WAY NAMED LEONARD BUREN ROAD; REPEALING ANY CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City adopted Ordinance No. S-16-85 wherein it dedicated for use by the public a right-of-way and named the same Leonard Buren Road, and said road is filed of public record in Volume 391, Page 507 of the Deed Records of Calhoun County, Texas; and,

WHEREAS, Leonard Buren Road was dedicated to be fifty feet (50'); and,

WHEREAS, the City finds that Leonard Buren Road was dedicated and a part of property wholly owned by the City; and,

WHEREAS, the City finds that the property of the City where Leonard Buren Road was dedicated has a higher and better use for the public if the right-of-way is reduced to twenty-five feet;(25'); and,

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

SECTION 1 –AMENDMENT OF BOUNDARIES OF LEONARD BUREN ROAD

The City of Port Lavaca hereby amends the boundaries of Leonard Buren Road located in the City of Port Lavaca, Texas to the metes and bounds as described in the attached Exhibit "A".

SECTION 2 - SEVERABILITY

Should any paragraph, sentence, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part of provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

SECTION 3 - REPEALER

All ordinances or parts of ordinances that are in conflict with this Ordinance are all hereby repealed.

SECTION 4 – EFFECTIVE DATE

This ordinance shall take effect immediately from and after its passage and the publication of the caption, and the City Secretary is hereby authorized and directed to publish the caption of this Ordinance in the manner and for the length of time prescribed by law.

FIRST READING this 8th day of November, 2021.

Jack Whitlow, Mayor

SECOND AND FINAL READING this 13th day of December, 2021.

Jack Whitlow, Mayor

APPROVED AND ADOPTED this 13th day of December, 2021.

Jack Whitlow, Mayor

ATTEST:

Mandy Grant, City Secretary

APPROVED AS TO FORM:

Anne Marie Odefey, City Attorney

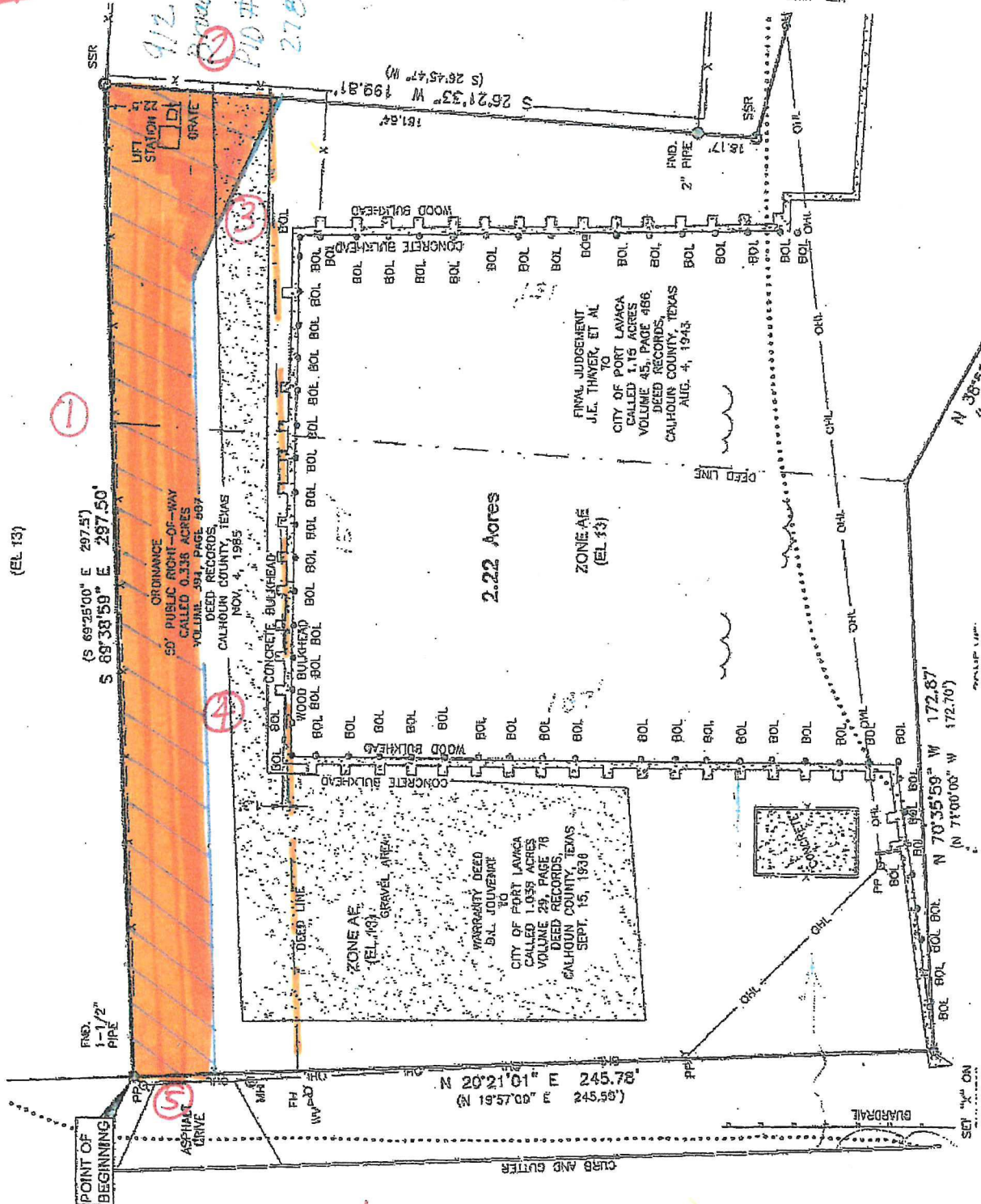
RECORD OF VOTE

	First Reading	Second and Final	Passed and Approved
Councilman Smith			
Councilman Dent			
Councilman Tippit			
Councilwoman Padron			
Councilman Ward			
Councilman Barr			

Record of approval by City Council: City Council Minute Records, Volume 3H, Page ____.

APPENDIX A
City of Port Lavaca Ordinance S-3-21

Section VIII. Item #13.



- ① S. 69°38'59" E 297.50'
- ② S. 26°21'33" E 55.0'
- ③ N. 35°09'47" W. 52.45'
- ④ N. 69°38'59" W. 248.51'
- ⑤ N. 20°21'10" E. 25.0'

STATE HIGHWAY NO. 35
 (---) RIGHT-OF-WAY

0.186 AC.

Passed and Adopted 12-13-21

COMMUNICATION

SUBJECT: Consider recommendation of Planning Board for approval of a 2-lot Preliminary Plat. Generally located at the northeast corner of Austin Street and Alcoa Street. The legal description for this parcel is A0035 MAXIMO SANCHEZ, TRACT PT 11 PLD, ACRES 1.96. The property identification for this site is 39302. Presenter is Jessica Carpenter

INFORMATION:

CITY OF PORT LAVACA

MEETING: November 08, 2021

DATE: 11.2.2021

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider recommendation of the Planning Board for approval of a 2-lot preliminary plat. Generally located at the northeast corner of Austin Street and Alcoa Street. The legal description for this parcel is A0035 MAXIMO SANCHEZ, part of tract 11. Being 1.96 acres. The property identification for this site is 39302.

Chapter 42 - SUBDIVISIONS AND PLATS

https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_CH42SUPL_ARTIINGE_S42-5PO

Below references the City Code of Ordinances, Chapter 42 – Subdivisions and Plats, where this Preliminary Plat request is compliant and will meet the ordinance as presented.

Sec. 42-2. - Purpose.

(c) The city planning board, before approving any plats submitted to it, shall refer such plats to the departments, agencies, and utilities in this chapter named for their suggestions and comments by written report.

Applicant has adhered to the proper subdivision plat submittal and review procedural process prior to presentation before the Planning Board.

Sec. 42-5. - Policy.

(a) It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning board. It shall be unlawful for any such owner or agent to offer for sale or sell property for building lots, building tracts or urban use therein, which has not been laid out, subdivided, platted, or replatted with the approval of the planning board in accordance with this chapter.

The applicant is in compliance with the platting process prior to development.

Sec. 42-6. - Procedure

CITY OF PORT LAVACA

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording.

This plat is unnamed at this time. This preliminary plat is a 1.96-acre parcel. The intent is to subdivide this parcel into two (2) lots. Lot one being 1.37 acres and is vacant. Lot two being 0.69 acres and has an existing retail food establishment on site. Each lot has full frontage. Lot one has frontage on Alcoa Drive and lot two has frontage on Austin Street. The existing restaurant on lot two has all of the proper permits in the record of file back to 2015 when the structure was built.

Planning Board Recommendation: Approval

Planning Board for approved the 2-lot preliminary plat. Generally located at the northeast corner of Austin Street and Alcoa Street. The legal description for this parcel is A0035 MAXIMO SANCHEZ, part of tract 11. Being 1.96 acres. The property identification for this site is 39302.

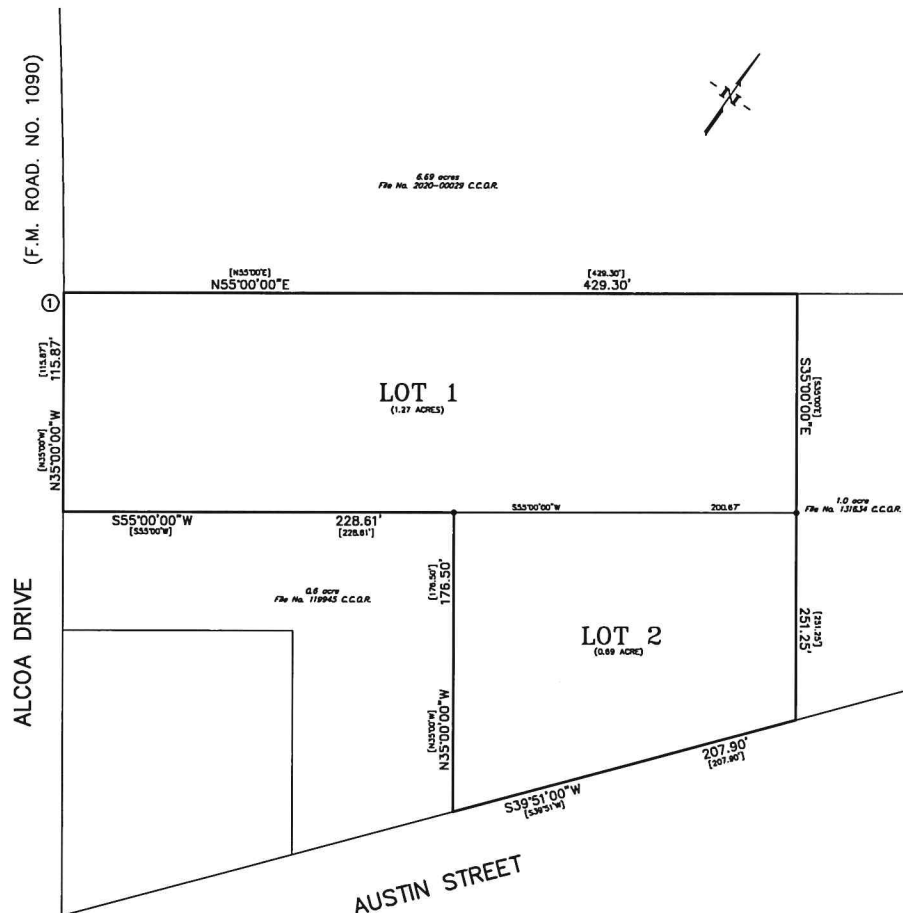
Attachments:

- Unnamed Preliminary Plat
- CAD for PIN 39302
- Image of lot 1
- Image of lot 2

SUBDIVISION NAME

1.96 ACRE SUBDIVISION

BEING ALL OF 1.96 ACRES IN GENERAL WARRANTY DEED RECORDED IN FILE NO. 129673 C.C.O.R.
MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS



① CURVE DATA
DELTA= 00°07'52\"/>

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

LEGEND
O EXISTING 3/4\"/>

NOTE: BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH
CENTRAL ZONE NAD83 GRID BASED ON STATION HAPC-0219
ON THE RTN NETWORK.

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREON AS THE _____ AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSE, GRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

EMILIANA OLACHA-RODRIGUEZ

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EMILIANA OLACHA-RODRIGUEZ, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS

FLOODPLAIN ADMINISTRATOR

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48037C 0043E, EFFECTIVE DATE OCTOBER 16, 2014, THE SUBJECT PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE X AND ZONE AE AND FLOODWAY ZONE AE.

A DEVELOPMENT PERMIT IS REQUIRED FROM THE FLOOD PLAN ADMINISTRATORS OFFICE, 211 SOUTH ANN STREET, ROOM 301, PORT LAVACA, TEXAS, 77979.

LADONNA THOMPSON
FLOODPLAIN ADMINISTRATOR



CITY COUNCIL CERTIFICATE APPROVAL

STATE OF TEXAS
COUNTY OF CALHOUN

I, MANDY GRANT, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS APPROVED BY THE CITY COUNCIL OF SAID CITY AS APPROVED BY LAW, AND THAT THE RESOLUTION APPEARS OF RECORD IN VOLUME _____ PAGE _____ OF THE MINUTES OF THE PLANNING BOARD OF PORT LAVACA AS KEPT IN MY OFFICE.

WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS THE _____ DAY OF _____, 2021.

CITY SECRETARY
CITY OF PORT LAVACA, CALHOUN COUNTY
STATE OF TEXAS

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN

PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

10-13-2021
RELEASE DATE

CALHOUN COUNTY APPRAISAL DISTRICT

I, HEREBY CERTIFY THAT THE AD VALOREM TAXES ON THE LAND INCLUDED WITHIN THE BOUNDARIES OF THIS PLAT ARE PAID FOR THE TAX YEAR _____ AND ALL PRIOR YEARS.

IF APPLICABLE, THE ABOVE-DESCRIBED PROPERTY HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL (COMPTROLLER RULE 9.3040) OR PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX CODE SECTION 25.21 IS NOT INCLUDED IN THIS CERTIFICATE (TAX CODE SECTION 31.06 (B)).

SIGNED THIS THE _____ DAY OF _____, 2021.

BY: _____
JESSE W. HUBBELL
CHIEF APPRAISER

I, HENRY A. DANYSH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON SEPTEMBER 02, 2021.

G & W ENGINEERS, INC.
HENRY A. DANYSH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5088



G & W ENGINEERS, INC.
ENGINEERING • SURVEYING • PLANNING
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPIS FIRM NO.: 10022100
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.:
10127-001
JOB NO.:
10127-001
SHEET NO.:
1 OF 1

PRELIMINARY PLAT

Property Identification #: 39302

Property Information: 2022

Owner Identification #: 97172

Geo ID: A0035-00000-0313-00
 Situs 1901 W AUSTIN ST PORT
 Address: LAVACA, TX 77979
 Property Type: Real
 State Code: F1

Legal Description: A0035 MAXIMO SANCHEZ,
 TRACT PT 11 PLD, ACRES
 1.96
 Abstract: A0035
 Neighborhood: PORT LAVACA WEST
 Appraised Value: N/A
 Jurisdictions: G05, NV6, S01, C04, FML,
 CAD, GWD

Name: OLACHIA-RODRIGUEZ
 EMILIANA
 Exemptions:
 DBA: Null

[Re-Center Map](#)

Calhoun CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Calhoun County Appraisal District expressly disclaims any and all liability in connection herewith.





☉ 322°NW (T) ● 28°36'3"N, 96°38'11"W ±13ft ▲ 20ft



NW

N

NE

Section VIII. Item #14.

300

330

0

30

60

90

☀ 9°N (T) ☉ 28°36'3"N, 96°38'15"W ±22ft ▲ 20ft

22 Oct 2021, 08:49

132

COMMUNICATION

SUBJECT: Consider recommendation of the Planning Board for approval of a conceptual car wash. To be located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, TRACT PT 30 in Calhoun County, Texas. Being .187 acres. Presenter is Jessica Carpenter

INFORMATION:

CITY OF PORT LAVACA

MEETING: November 08, 2021

DATE: 11.2.2021

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider recommendation of the Planning Board for approval of a conceptual car wash. To be located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 Maximo Sanchez, portion of tract 30 in Calhoun County, Texas. Being .187 acres.

Sec. 42-159. - Approval of planning commission required.

No person shall construct a multifamily dwelling, townhouse, patio home or other commercial development project without approval of said construction project by the planning commission...

The applicant is proposing to construct a car wash at this location. To be located at 2248 FM 3084, also known as Half League Road. A fire access easement is required from the YMCA property to this property, as discussed prior with city Fire Chief.

Future Land Use Map

<https://portlavaca.org/wp-content/uploads/2020/10/Future-Land-Use-Plan.pdf>

The Future Land Use map designates this parcel as Commercial. Therefore, the proposed car wash, is compliant with the Future Land Use map.

If approved the specifications for parking are as follows:

The details of the restaurant seating and retail square footage will determine the parking requirements and be defined during the development and plan review phases of the project.

Subdivision II – Off Street Parking

<i>Retail stores and shops, personal service shops, equipment repair and service shops, etc.</i>	1 per 300 square feet of gross floor area
--	---

The minimum ADA parking width is 16ft. to include van accessibility.

Texas Department of Licensing and Regulations

<https://www.tdlr.texas.gov/ab/2012TAS/2012tasChap5.pdf>

CITY OF PORT LAVACA

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

502 Parking Spaces

- **502.2 Vehicle Spaces.** Van parking spaces shall be a minimum 132 inches wide and must contain an access aisle. Car parking spaces shall be at least 96 inches in width. However, van parking spaces may be 96 inches wide only if the access aisle is 96 inches wide.
- **502.3.1 Width.** Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording. Any plat filed for the first time shall be considered as a preliminary plat, except as otherwise stated in this chapter.

The preliminary plat for this proposed car wash property is being presented on this same agenda for the November 1, 2021, Planning Board Meeting.

Department Comments:**The applicant has a Predevelopment Meeting scheduled for November 3rd.**

Fire: If approval is granted for this location to be developed as a car wash, a pre-development meeting is recommended to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

- a. A fire department review and inspection will be required at the time of plan submittal and site development.
- b. A fire access easement is required from the YMCA property.

Public Works: If approval is granted for this location to be developed as a car wash, a pre-development meeting is recommended to discuss the comprehensive site development and design standards.

Engineering: If approval is granted for this location to be developed as a car wash, a pre-development meeting to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

- a. Discuss the access, possible easements, and drainage under plat review and the predevelopment meeting.

CITY OF PORT LAVACA

- b. **TxDOT:** All drainage and access for this site requires TxDOT approval. TxDOT will formally review and comment under the plat review process.

Development Services: If approval is granted for this location to be developed as a car wash, a pre-development meeting to discuss the comprehensive site development and design standards, including platting will be scheduled.

Ensure to meet the following code:

https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_C_H50UT_ARTIISE_DIV3GRGROICO_S50-150GRGROICO

(c) Installation and maintenance requirements.

(1) Installations.

a. New facilities.

2. All permanent car washes and wash bays which are newly proposed or constructed, or existing facilities which will be expanded or renovated to include a car wash or wash bay, where such facility did not previously exist, shall be required to design, install, operate, and maintain and register with the city a grit trap/interceptor in accordance with the currently adopted plumbing codes and other applicable ordinances. Grit traps/interceptors shall be installed and inspected prior to issuance of a certificate of occupancy.

Planning Board Recommendation: APPROVAL

Planning Board for approved the conceptual car wash. To be located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 Maximo Sanchez, portion of tract 30 in Calhoun County, Texas. Being .187 acres.

Attachments:

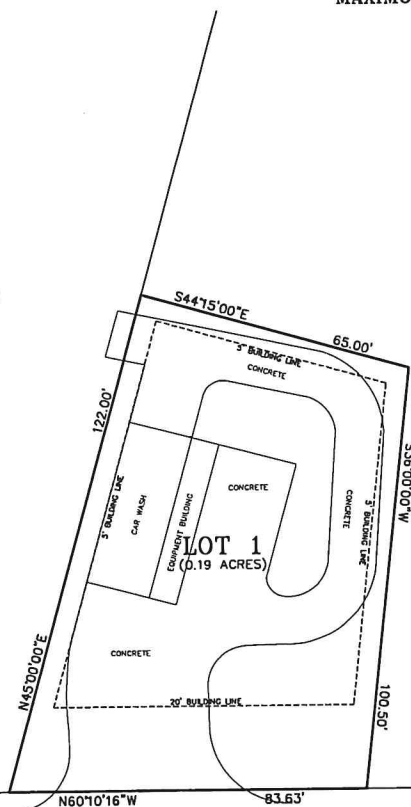
- Car Wash Site Plan
- Car Wash Exhibits
- Car Wash Preliminary Plat Map
- Parcel CAD map

RAFEI SUBDIVISION

0.19 ACRE SUBDIVISION

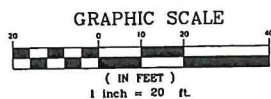
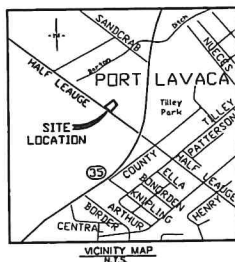
BEING ALL OF 0.187 ACRE IN GENERAL WARRANTY DEED RECORDED
IN FILE NO. 2020-00204 C.C.O.R.
MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS

8.3101 ACRES
FILE NO. 131020 C.C.O.R.



1.521 ACRES
204/48 C.C.O.R.

HALF LEAGUE ROAD



LEGEND	
O	EXISTING 3/4\"
C.C.O.R.	CALHOUN COUNTY DEED RECORDS
C.C.O.R.	CALHOUN COUNTY OFFICIAL RECORDS
()	PLAT OR DEED CALL

NOTE: BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH
CENTRAL ZONE NAD83 GRID BASED ON STATION HAPC-0219
ON THE RTK NETWORK.

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE RAFEI SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ETHAN RAFEI (QUEST TRUST COMPANY FBO REPRESENTATIVE)

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ETHAN RAFEI, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS

FLOODPLAIN ADMINISTRATOR

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48037C DIBSE, EFFECTIVE DATE OCTOBER 16, 2014, THE SUBJECT PROPERTY IS LOCATED FLOOD HAZARD AREA ZONE K.

A DEVELOPMENT PERMIT IS REQUIRED FROM THE FLOOD PLAIN ADMINISTRATOR'S OFFICE, 211 SOUTH ANN STREET, ROOM 301, PORT LAVACA, TEXAS, 77979.

LADONNA THORPH
FLOODPLAIN ADMINISTRATOR

CITY COUNCIL CERTIFICATE APPROVAL

STATE OF TEXAS
COUNTY OF CALHOUN

I, MANDY GRANT, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS APPROVED BY THE CITY COUNCIL OF SAID CITY AS APPROVED BY LAIR, AND THAT THE RESOLUTION APPEARS OF RECORD IN VOLUME _____ PAGE _____ OF THE MINUTES OF THE PLANNING BOARD OF PORT LAVACA AS KEPT IN MY OFFICE.

WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS THE _____ DAY OF _____, 2021.

CITY SECRETARY
CITY OF PORT LAVACA, CALHOUN COUNTY
STATE OF TEXAS

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN

CALHOUN COUNTY APPRAISAL DISTRICT

I, HEREBY CERTIFY THAT THE AD VALOREM TAXES ON THE LAND INCLUDED WITHIN THE BOUNDARIES OF THIS PLAT ARE PAID FOR THE TAX YEAR _____ AND ALL PRIOR YEARS.

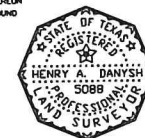
IF APPLICABLE, THE ABOVE-DESCRIBED PROPERTY HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL (COMPTROLLER RULE 8.3040) OR PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX CODE SECTION 25.21 IS NOT INCLUDED IN THIS CERTIFICATE (TAX CODE SECTION 31.08 (9)).

SIGNED THIS THE _____ DAY OF _____, 2021.

BY: _____
JESSE W. HUBBELL
CHIEF APPRAISER

I, HENRY A. DANTOSH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON OCTOBER 00, 2021.

G & W ENGINEERS, INC.
HENRY A. DANTOSH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5088



G & W ENGINEERS, INC.
ENGINEERING • SURVEYING • PLANNING
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TELEPHONE NO.: 10022100
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.:
7118-002
JOB NO.:
7118-002
SHEET NO.:
1 OF 1

PRELIMINARY PLAT

Property Identification #: 38209

Property Information: 2022

Owner Identification #: 116

Section VIII. Item #15.

Geo ID: A0035-00000-0153-00
Situs 2248 FM 3084 PORT LAVACA,
Address: TX 77979
Property Type: Real
State Code: C1

Legal A0035 MAXIMO SANCHEZ.
Description: TRACT PT 30, ACRES .187
Abstract: A0035
Neighborhood: PORT LAVACA EAST
Appraised Value: N/A
Jurisdictions: G05, NV6, S01, C04, FML,
CAD, GWD

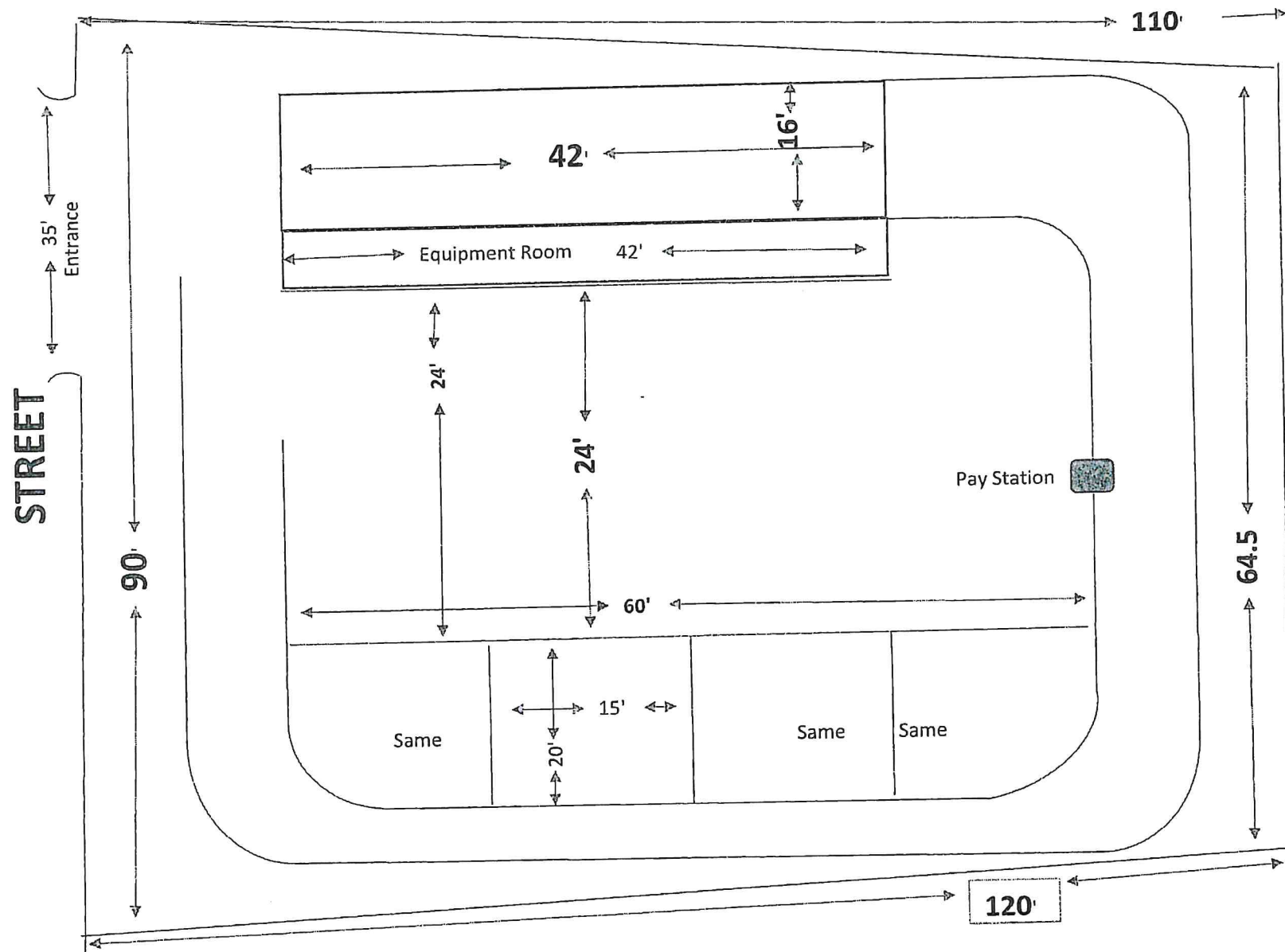
Name: QUEST TRUST COMPANY
Exemptions:
DBA: Null

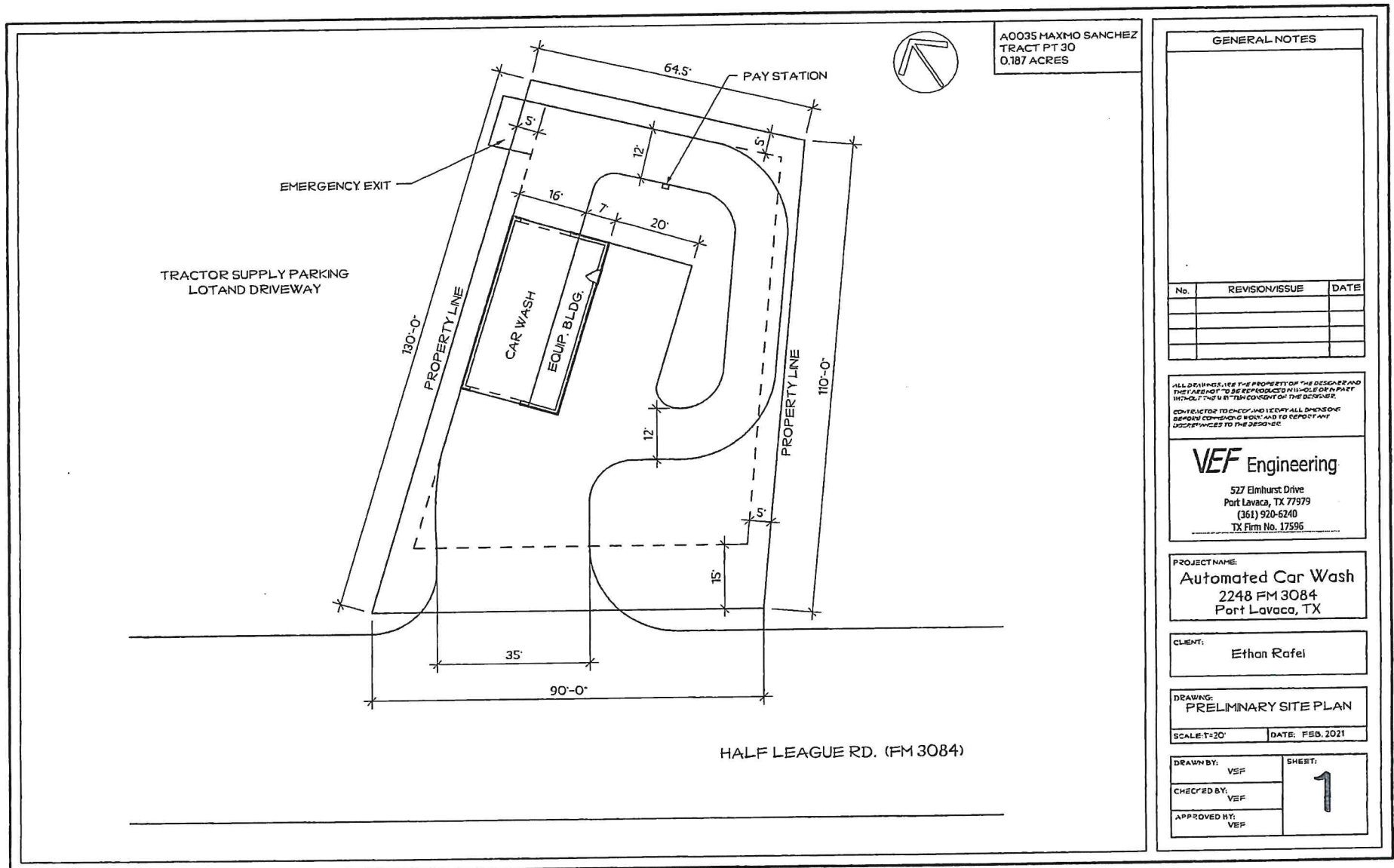
Re-Center Map



Calhoun CAD Map Search

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A0035 MAXMO SANCHEZ
TRACT PT 30
0.187 ACRES

GENERAL NOTES

No.	REVISION/ISSUE	DATE

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THE USER. NO PART OF THIS DRAWING IS TO BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

VEF Engineering

527 Elmhurst Drive
Port Lavaca, TX 77979
(361) 920-6240
TX Firm No. 17596

PROJECT NAME:

Automated Car Wash
2248 FM 3084
Port Lavaca, TX

CLIENT:

Ethan Rafael

DRAWING:

PRELIMINARY SITE PLAN

SCALE: 1"=20'

DATE: FEB. 2021

DRAWN BY:

VEF

CHECKED BY:

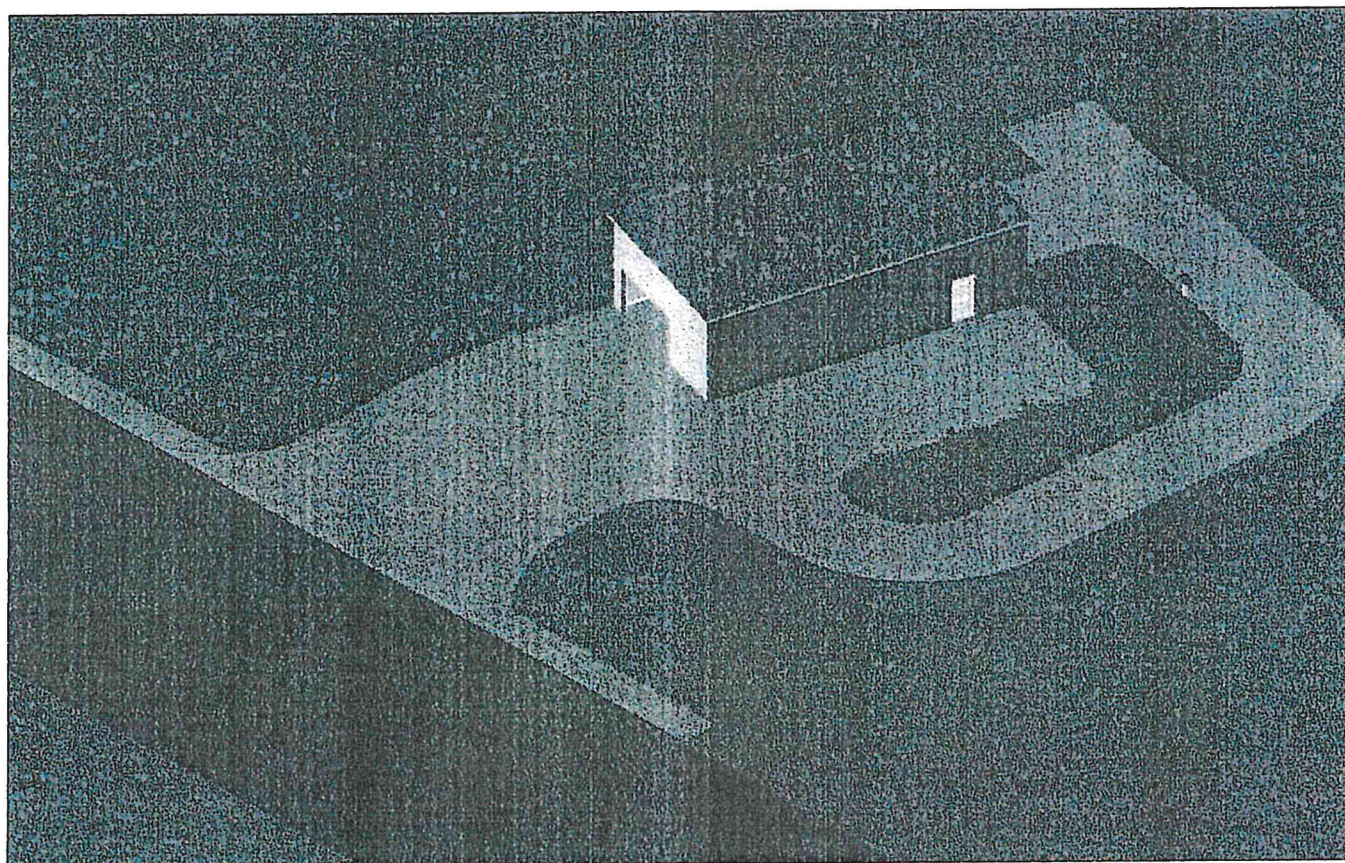
VEF

APPROVED BY:

VEF

SHEET:

1



GENERAL NOTES

No.	REVISION/ISSUE	DATE

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

VEF Engineering

527 Elmhurst Drive
Port Lavaca, TX 77979
(361) 920-6240
TX Firm No. 17596

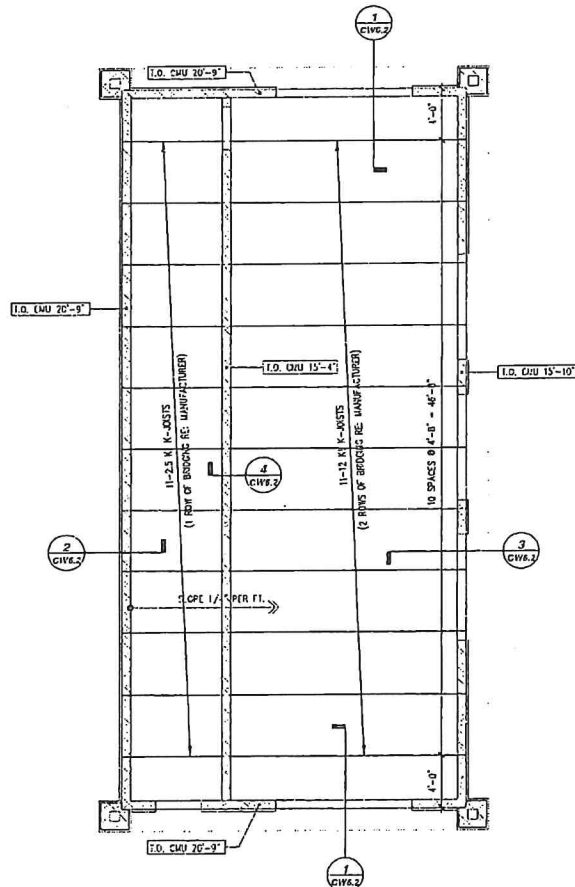
PROJECT NAME:
Automated Car Wash
2248 FM 3084
Port Lavaca, TX

CLIENT:
Ethan Rafei

DRAWING:
PRELIMINARY RENDERING

SCALE: n/a DATE: FEB. 2021

DRAWN BY: VEF	SHEET: 2
CHECKED BY: VEF	
APPROVED BY: VEF	



NOTE ON CMU WALL:
ALL CMU WALLS SHALL BE LOAD BEARING WALLS. (U.O.N.)

NOTE ON ROOF JOISTS
REFER TO JOIST MANUFACTURER'S DRAWINGS FOR JOIST, SIZE, SPACING AND CONNECTION DETAILS. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS TO ENGINEER-OF-RECORD FOR APPROVAL PRIOR TO COMMENCING JOIST MANUFACTURING.

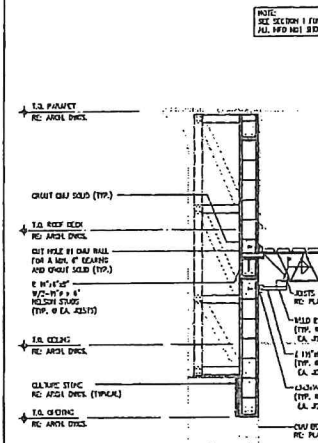
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

PLAN LEGEND

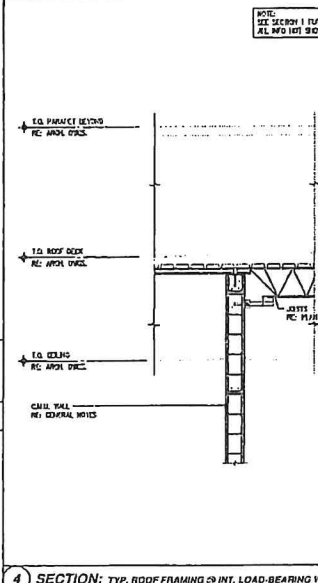
1. (U.O. CMU 20'-9") INDICATES TOP OF CMU WALL IN ELEVATION AND HORIZONTAL LOCATION.

GENERAL NOTES: COORDINATION W/ ARCH. DWGS.

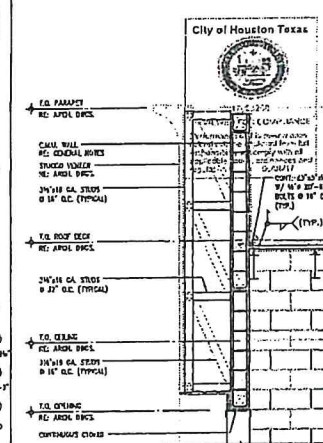
- CONTRACTOR SHALL REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS CAREFULLY TO INSURE COORDINATION OF ALL PARTS OF CONSTRUCTION SHOWN IN THESE DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BOTH ARCHITECT AND ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION WORK.
- THE FOLLOWING ITEMS, IN PARTICULAR, HAVE TO BE CLOSELY COORDINATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS:
 - ALL DIMENSIONS.
 - SLAB AND FLOOR ELEVATIONS, RISERS, LOCATIONS AND DIMENSIONS OF JOIST TRUSSES.
 - PLUMBING, GAS, VENT & ELECTRICAL, OUTLETS, ETC.
 - WALLS AND ROOF LOCATIONS.
 - CEILING HEIGHTS AND CEILING CONDITIONS.
 - JOIST GEOMETRY AND TOLERANCES.
- CONTRACTOR IS ADVISED THAT IN ALL JOIST LISTS UNDER PARAGRAPH 1 ABOVE, ARCHITECTURAL DIMENSIONS WILL CORRELATE WITH DIMENSIONS SHOWN IN STRUCTURAL DRAWINGS.



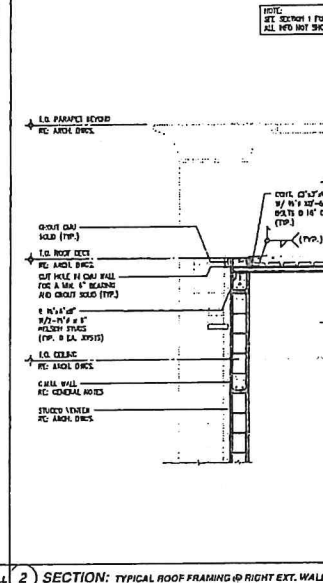
3 SECTION: TYPICAL ROOF FRAMING @ REAR EXT. WALL



4 SECTION: TYP. ROOF FRAMING @ INT. LOAD-BEARING WALL



1 SECTION: TYPICAL ROOF FRAMING @ REAR EXT. WALL



2 SECTION: TYPICAL ROOF FRAMING @ RIGHT EXT. WALL

REVISIONS		ISSUE HISTORY	
DATE	DESCRIPTION	DATE	DESCRIPTION
12/11/18	PERMIT	12/11/18	PERMIT

INTERFIELD
engineering
1401 MONDRIES AVENUE
HOUSTON, TEXAS 77006
WWW.INTERFIELD.NET

TX REG. NO. F-5511

SCALE: 1/4" = 1'-0"

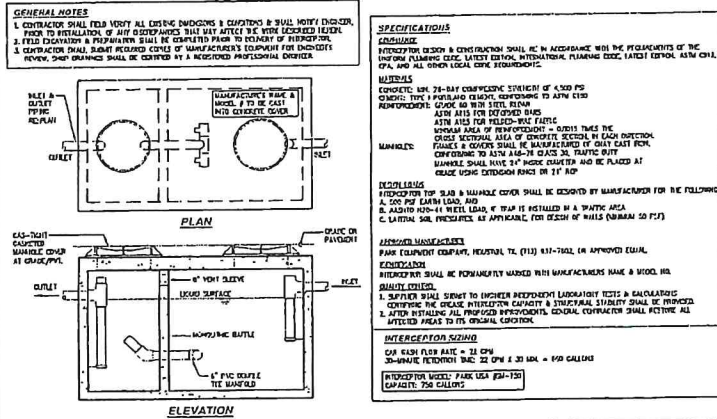
GRAPHIC SCALE

LANDMARK INDUSTRIES, LTD.
PROPOSED C-STREET
CARWASH/SERVICE STATION
1401 MONDRIES AVENUE
HOUSTON, TX 77006

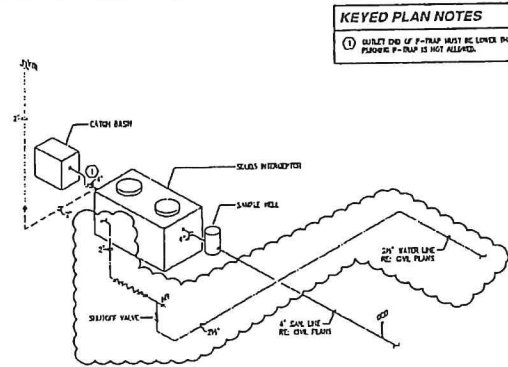
CARWASH ROOF FRAMING PLAN

PROJECT NO: 13041.00
DATE: 12/07/18
DRAWN BY: E.B.
CHECKED BY: W.D.

SHEET: CW6.1 of 10



1) DETAIL: SOLIDS INTERCEPTOR



NOT TO SCALE	NOT TO SCALE
--------------	--------------

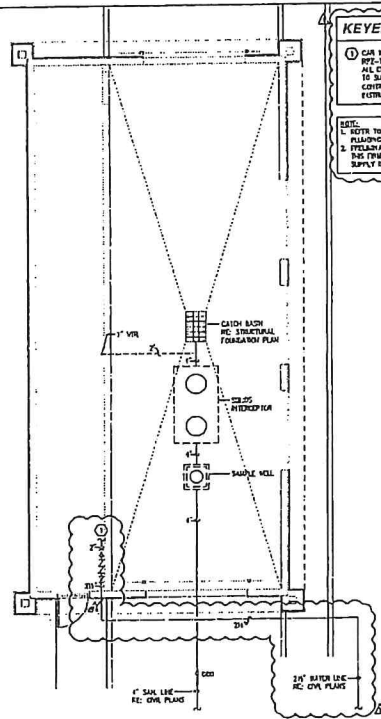
KEYED PLAN NOTES

- ① GULLET END OF P-TRAP MUST BE LOWER THAN INLET.
PLUMBING P-TRAP IS NOT ALLOWED.

[illegible]

PLUMBING LEGEND

CAR WASH RISER DIAGRAM (B)



scale: 3/16" = 1'-0"

47 KEYED PLAN NOTES

- ① CAR WASH FACILITY EQUIPMENT BY OWNER, PROVIDE 3" RPT-TYPE, BACKFLOW PREVENTER AS SHOWN LISTED OF ALL CONNECTIONS TO CAR WASH EQUIPMENT. CONNECTIONS TO SUCH EQUIPMENT SHALL BE MADE BY PLUMBING CONTRACTOR ACCORDING TO ALL MANUFACTURER'S INSTRUCTIONS.

- NOTE:
1. REFER TO C-STEEL FILLING SHEET #31 FOR GENERAL FILLING NOTES IN DETAILS.
2. PRELIMINARY DATA PERMANING TO CAR WASH AS RECEIVED BY THIS FIRM INDICATES THAT EQUIPMENT WILL CONTAIN A WATER SUPPLY INJECTED.

 SCALE: 3/4" = 1' 00"		 M.F. 010000 1816 00/00/00
GRAPHIC SCALE		
ISSUE HISTORY		REVISIONS
DATE	ISSUED FOR	DESCRIPTION
CLAY/15	CLIENT REVIEW	Δ 10% CASHMENTS DATED 07/27/11
12/12/10	PERMIT	
	ISSUING	
	CONSTRUCTION	
	FINAL REVIEW	
 THE INTERFIELD GROUP ARCHITECTURE / PLANNING / ENGINEERING 101 PLYMOUTH, SUITE 400 SAN DIEGO, TEXAS 78240		
LANDMARK INDUSTRIES, LTD. PROPOSED C-STORE & CARWASH SERVICE STATION ADDITION 1001 NORTHWAY CIRCLEWAY (STORE NO. 81008) HOUSTON, TEXAS 77040		
CARWASH / PLUMBING PLANT, RISER, & DETAILS		
DRAWN BY: DUK CHECKED BY: MFG	DATE: 10/26/13 PROJ. NO: 1304.002	SHEET: CW8.1 of 12

WAVE TYPE: HFD

WAVE AMP: 600

AMP MAX: 22000

HEAT ENVELOPE: MEDIA 1

NOTES:

1. ALL BRKS TO BE 19/234 U.N.O.

2. BALANCE ALL LOADS

3. CANCEL ALL CIRCUITS

WIRE SIZE: #25/0

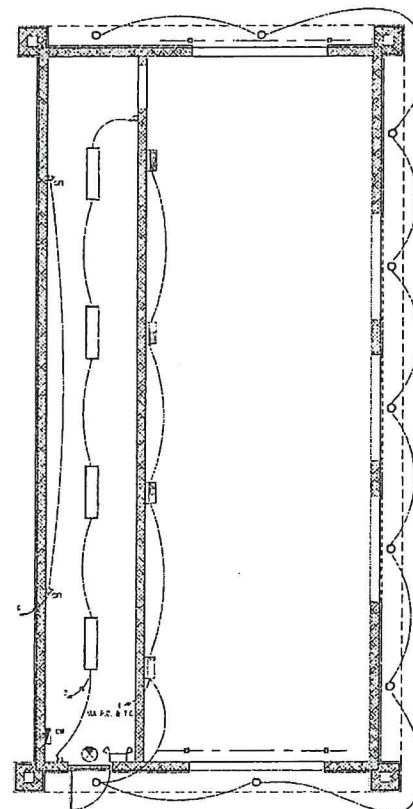
WIRE PCH: PIVOT

PANEL CW

CIRCUIT DESCRIPTION	VA (LMD)	WTE	SPCR			SPCR	WTE	VA (LMD)	CIRCUIT DESCRIPTION
				1	2		#12	220	LTD
PAR WASH MOTOR	11000	#8	40/3	3	4		#12	656	LVE, LFS VA P.C. & T.C.
				5	6		#12	359	3 GFI
BLOWER MOTOR	20000	#8	60/3	9	10				
				11	12				
				13	14				
EXHAUST MOTOR	20000	#8	60/3	15	16				
				17	18				
				19	20				
BLOWER MOTOR	20000	#8	60/3	21	22				
				23	24				
				25	26				
F/R COMPRESSOR	52500	#12	20/3	27	28				
				29	30				
				31	32				
R.O. PUMP	2200	#12	20/2	33	34				
				35	36				
R.O. REVERSE/SUPPLIZASH	4000	#10	20/2	37	38				
SPACE				39	40				
SPACE				41	42				

CONNECTED LOAD = 83035 K 1.25 = 104270 VA

AT 1800. 3P ----- 731 AMP



PLAN NOTES

- [illegible]

ELECTRICAL LEGEND

[illegible]

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	1ST BATT 12VDC, 170AH, 15H BATTERY BACKUP
	INVERTER 1500W 2-48V DC, 120V, 15H BATTERY BACKUP
	PROCESS 2 CPU (1500W) MODE: CPU-1000 15H LFD, 120V
	AC TO DC LINEAR 1000W, 240V, 120V 55W LFD, 120V
	WATER PUMP

1. THIS IS A STANDARD SYMBOL. I.E., ALL SWITCHES DO NOT NECESSARILY APPEAR ON PLANS.
2. ALL RECEPTACLES TO BE RATED AT 250. 155V. 60HZ.
3. ALL SWITCHES TO BE MOUNTED AT 48" AFF MAX.
4. ALL INTERRUPTERS AND POWER CABLES TO BE MOUNTED AT 15" AFF MIN.



GRAPHIC SCALE

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	DESCRIPTION
12/13/15	CREDIT REVIEW PERMIT		
	DROPTIC		
	CONSTRUCTION		
	FINAL REVIEW		

THE INTERFIELD GROUP
ARCHITECTURE / PLANNING / ENGINEERING

401 STAMFORD AVENUE 3ND
HONOLULU, HAWAII 96813

TEL: (813) 592-0000
TELE FAX: (813) 592-0000
FAX: (813) 592-0000

LANDMARK INDUSTRIES, LTD.
PROPOSED C-STORE & CARWASH/ SERVICE STATION ADDITION

14101 NORTHWEST FREEWAY (STONE NO. 61909)
HOUSTON, TEXAS 77040

CAR WASH ELECTRICAL PLAN		
GRAPHIC BY: CLK	DATE: 10/09/13	SHEET: 01/01

Q-ECRIS Lit: WH	PROJ NO: 13041.00	CW9.1a.13
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$$\text{ZML: } 1/6^\circ = 1'-0''$$

CAR WASH ELECTRICAL PLAN A

COMMUNICATION

SUBJECT: Consider recommendation of the Planning Board for approval of a Preliminary Plat. The proposed Preliminary Plat is located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, TRACT PT 30 in Calhoun County, Texas. Being .187 acres. Presenter is Jessica Carpenter

INFORMATION:

CITY OF PORT LAVACA

MEETING: November 08, 2021

DATE: 11.2.2021

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider recommendation of the Planning Board for approval of a Preliminary Plat. The proposed preliminary plat is located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, portion of tract 30, in Calhoun County, Texas. Being .187 acres.

Chapter 42 - SUBDIVISIONS AND PLATS

https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_CH42SURL_ARTIINGE_S42-5PO

Below references the City Code of Ordinances, Chapter 42 – Subdivisions and Plats, where this Preliminary Plat request is compliant and will meet the ordinance as presented.

Sec. 42-2. - Purpose.

(c) The city planning board, before approving any plats submitted to it, shall refer such plats to the departments, agencies, and utilities in this chapter named for their suggestions and comments by written report.

Applicant has adhered to the proper subdivision plat submittal and review procedural process prior to presentation before the Planning Board.

Sec. 42-5. - Policy.

(a) It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning board. It shall be unlawful for any such owner or agent to offer for sale or sell property for building lots, building tracts or urban use therein, which has not been laid out, subdivided, platted, or replatted with the approval of the planning board in accordance with this chapter.

The applicant is in compliance with the platting process prior to development.

Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording.

This preliminary plat if approved and recorded, is anticipated to be developed for a proposed car wash. The applicant has a predevelopment meeting scheduled for November 3rd to discuss the car wash site development standards. There is a fire access easement requirement from the YMCA property. The

applicant has received verbal approval from the YMCA for the fire assessment. The city will draft the fire access easement document for recordation in the platting process.

Department Comments:

The applicant has a Predevelopment Meeting scheduled for November 3rd.

Fire: If approval is granted for this location to be developed as a car wash, a pre-development meeting is recommended to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

- a. A fire department review and inspection will be required at the time of plan submittal and site development.
- b. A fire access easement is required from the YMCA property.

Public Works: If approval is granted for this location to be developed as a car wash, a pre-development meeting is recommended to discuss the comprehensive site development and design standards.

Engineering: If approval is granted for this location to be developed as a car wash, a pre-development meeting to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

- a. Discuss the access, possible easements, and drainage under plat review and the predevelopment meeting.
- b. **TxDOT:** All drainage and access for this site requires TxDOT approval. TxDOT will formally review and comment under the plat review process.

Development Services: If approval is granted for this location to be developed as a car wash, a pre-development meeting to discuss the comprehensive site development and design standards, including platting will be scheduled.

Ensure to meet the following code:

https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_CH50UT_ARTIIISE_DIV3GRGROICO_S50-150GRGROICO

(c) Installation and maintenance requirements.

(1) Installations.

a. New facilities.

2. All permanent car washes and wash bays which are newly proposed or constructed, or existing facilities which will be expanded or renovated to include a car wash or wash bay, where such facility did not previously exist, shall be required to design, install, operate, and maintain and register with the city a grit trap/interceptor in accordance with the currently adopted plumbing codes and other applicable ordinances. Grit traps/interceptors shall be installed and inspected prior to issuance of a certificate of occupancy.

CITY OF PORT LAVACA

Planning Board Recommendation: Approved

Planning Board approved this Preliminary Plat. The preliminary plat is located at 2248 FM 3084, also known as Half League Road. The legal description for this property is A0035 MAXIMO SANCHEZ, TRACT PT 30 in Calhoun County, Texas. Being .187 acres.

Attachments:

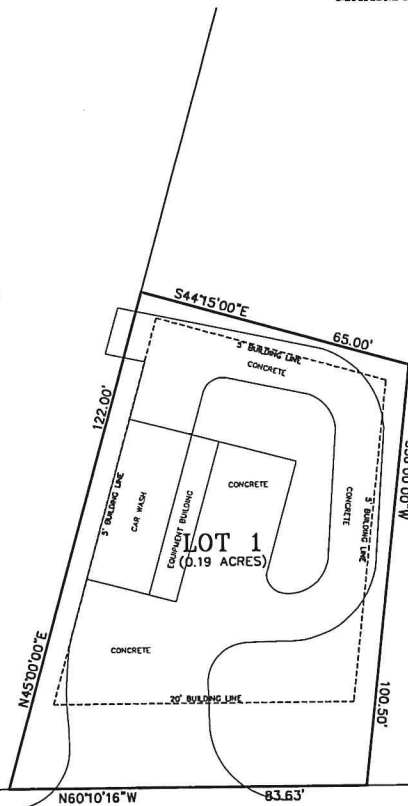
- Car Wash Site Plan
- Car Wash Exhibits
- Car Wash Preliminary Plat Map
- Parcel CAD map

RAFEI SUBDIVISION

0.19 ACRE SUBDIVISION

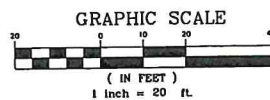
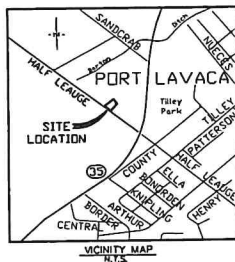
BEING ALL OF 0.187 ACRE IN GENERAL WARRANTY DEED RECORDED
IN FILE NO. 2020-00204 C.C.O.R.
MAXIMO SANCHEZ SURVEY, ABSTRACT NO. 35 OF CALHOUN COUNTY, TEXAS

8,3101 ACRES
FILE NO. 131020 C.C.O.R.



1.521 ACRES
204/48 C.C.O.R.

HALF LEAGUE ROAD



LEGEND	
O	EXISTING 3/4\"
C.C.O.R.	CALHOUN COUNTY DEED RECORDS
C.C.O.R.	CALHOUN COUNTY OFFICIAL RECORDS
()	PLAT OR DEED CALL

NOTE: BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH
CENTRAL ZONE NAD83 GRID BASED ON STATION HAPC-0219
ON THE RTK NETWORK.

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE RAFEI SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ETHAN RAFEI (QUEST TRUST COMPANY FBO REPRESENTATIVE)

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ETHAN RAFEI, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS

FLOODPLAIN ADMINISTRATOR

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48037C DIBSE, EFFECTIVE DATE OCTOBER 16, 2014, THE SUBJECT PROPERTY IS LOCATED FLOOD HAZARD AREA ZONE K.

A DEVELOPMENT PERMIT IS REQUIRED FROM THE FLOOD PLAIN ADMINISTRATOR'S OFFICE, 211 SOUTH ANN STREET, ROOM 301, PORT LAVACA, TEXAS, 77979.

LADONIA THORPH
FLOODPLAIN ADMINISTRATOR

CITY COUNCIL CERTIFICATE APPROVAL

STATE OF TEXAS
COUNTY OF CALHOUN

I, MANDY GRANT, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS APPROVED BY THE CITY COUNCIL OF SAID CITY AS APPROVED BY LAIR, AND THAT THE RESOLUTION APPEARS OF RECORD IN VOLUME _____ PAGE _____ OF THE MINUTES OF THE PLANNING BOARD OF PORT LAVACA AS KEPT IN MY OFFICE.

WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS THE _____ DAY OF _____, 2021.

CITY SECRETARY
CITY OF PORT LAVACA, CALHOUN COUNTY
STATE OF TEXAS

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN

CALHOUN COUNTY APPRAISAL DISTRICT

I, HEREBY CERTIFY THAT THE AD VALOREM TAXES ON THE LAND INCLUDED WITHIN THE BOUNDARIES OF THIS PLAT ARE PAID FOR THE TAX YEAR _____ AND ALL PRIOR YEARS.

IF APPLICABLE, THE ABOVE-DESCRIBED PROPERTY HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL (COMPTROLLER RULE 8.3040) OR PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX CODE SECTION 25.21 IS NOT INCLUDED IN THIS CERTIFICATE (TAX CODE SECTION 31.08 (9)).

SIGNED THIS THE _____ DAY OF _____, 2021.

BY: _____
JESSE W. HUBBELL
CHIEF APPRAISER

I, HENRY A. DANTOSH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON OCTOBER 00, 2021.

G & W ENGINEERS, INC.
HENRY A. DANTOSH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5088



G & W ENGINEERS, INC.
ENGINEERING • SURVEYING • PLANNING
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TELEPHONE NO.: 361-552-4509
FAX NO.: 361-552-4509

FILE NO.:
7118-002
JOB NO.:
7118-002
SHEET NO.:
1 OF 1

PRELIMINARY PLAT

Property Identification #: 38209

Property Information: 2022

Owner Identification #: 116

Section VIII. Item #16.

Geo ID: A0035-00000-0153-00
Situs 2248 FM 3084 PORT LAVACA,
Address: TX 77979
Property Type: Real
State Code: C1

Legal A0035 MAXIMO SANCHEZ,
Description: TRACT PT 30, ACRES .187
Abstract: A0035
Neighborhood: PORT LAVACA EAST
Appraised Value: N/A
Jurisdictions: G05, NV6, S01, C04, FML,
CAD, GWD

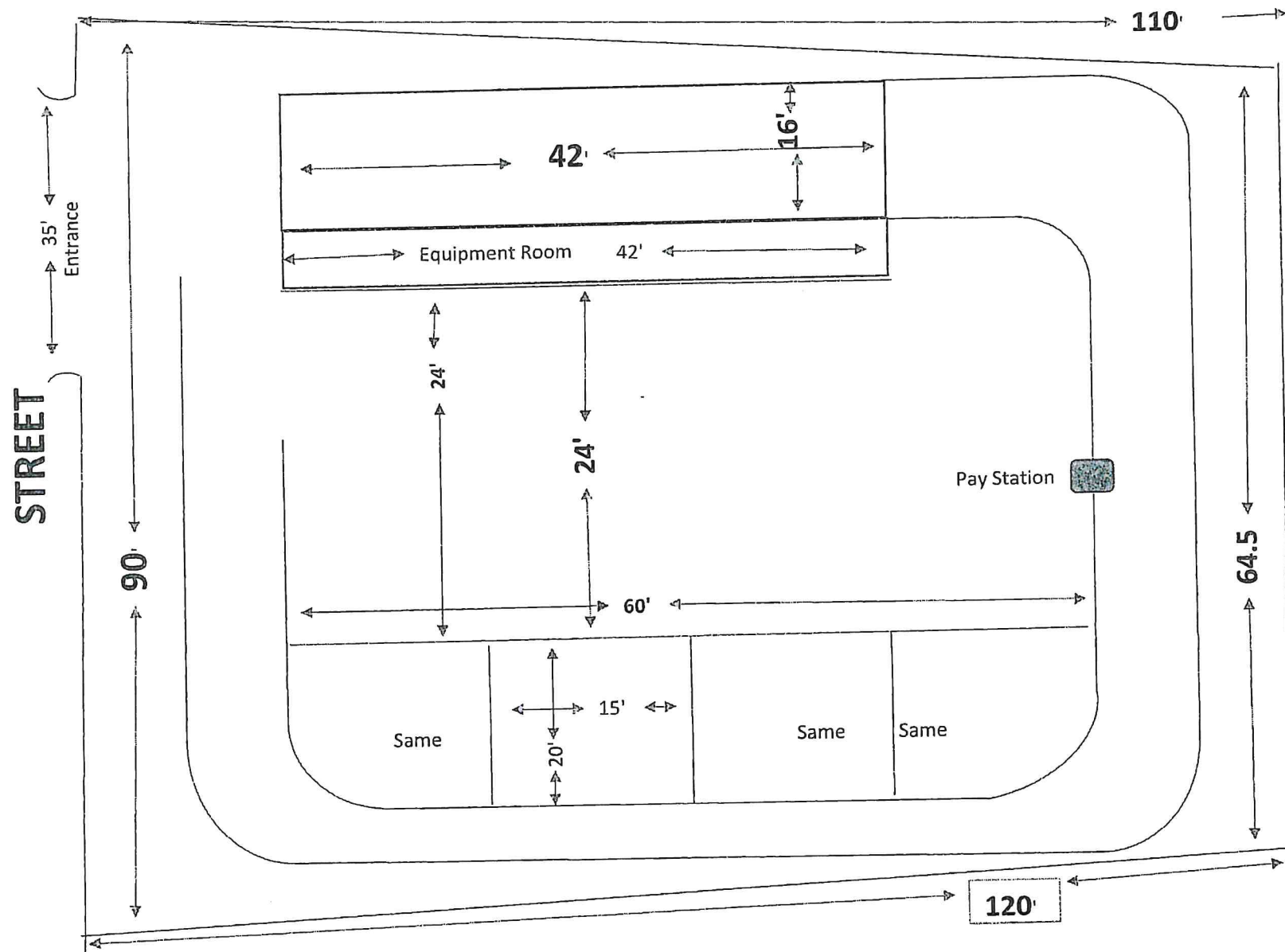
Name: QUEST TRUST COMPANY
Exemptions:
DBA: Null

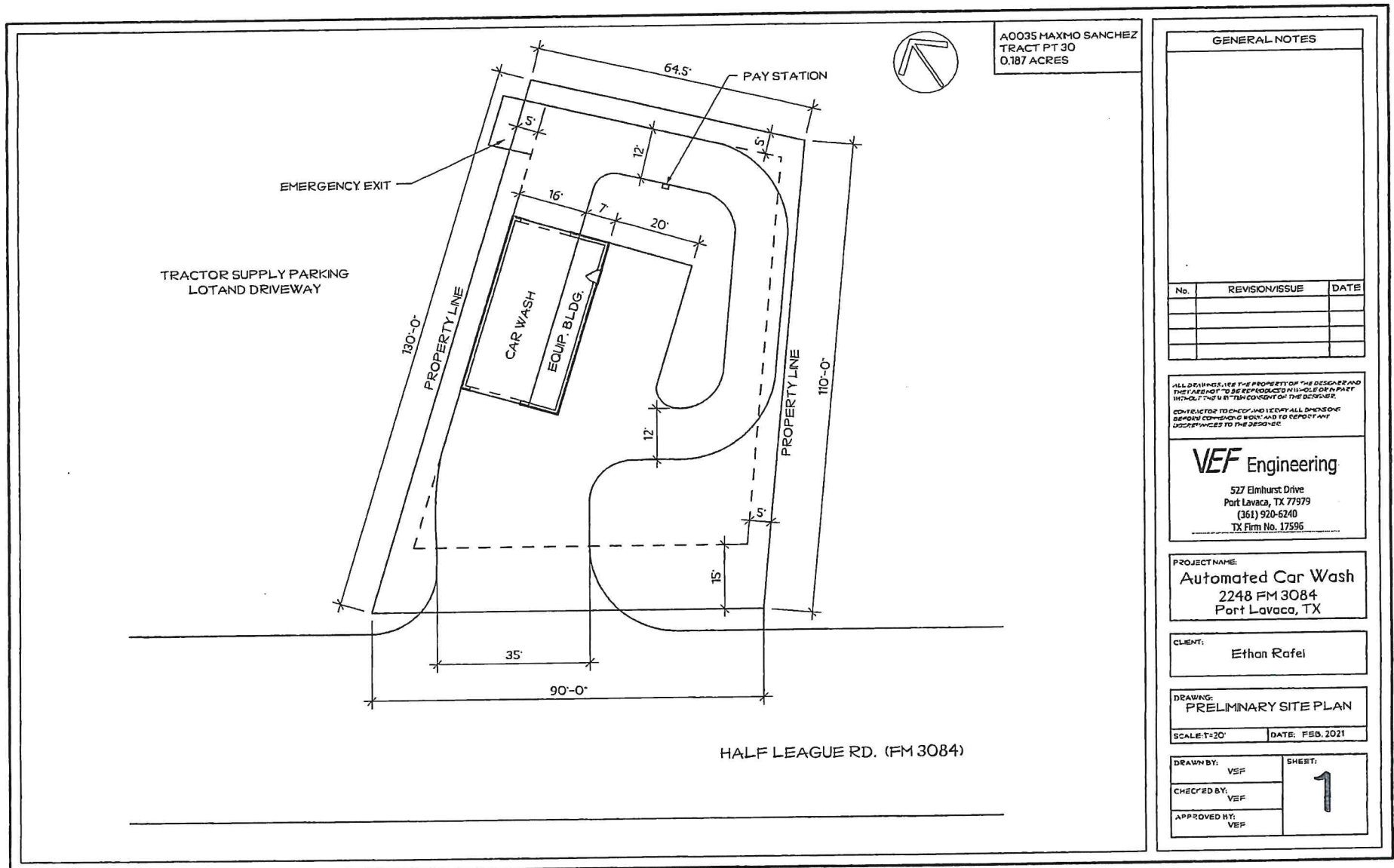
Re-Center Map

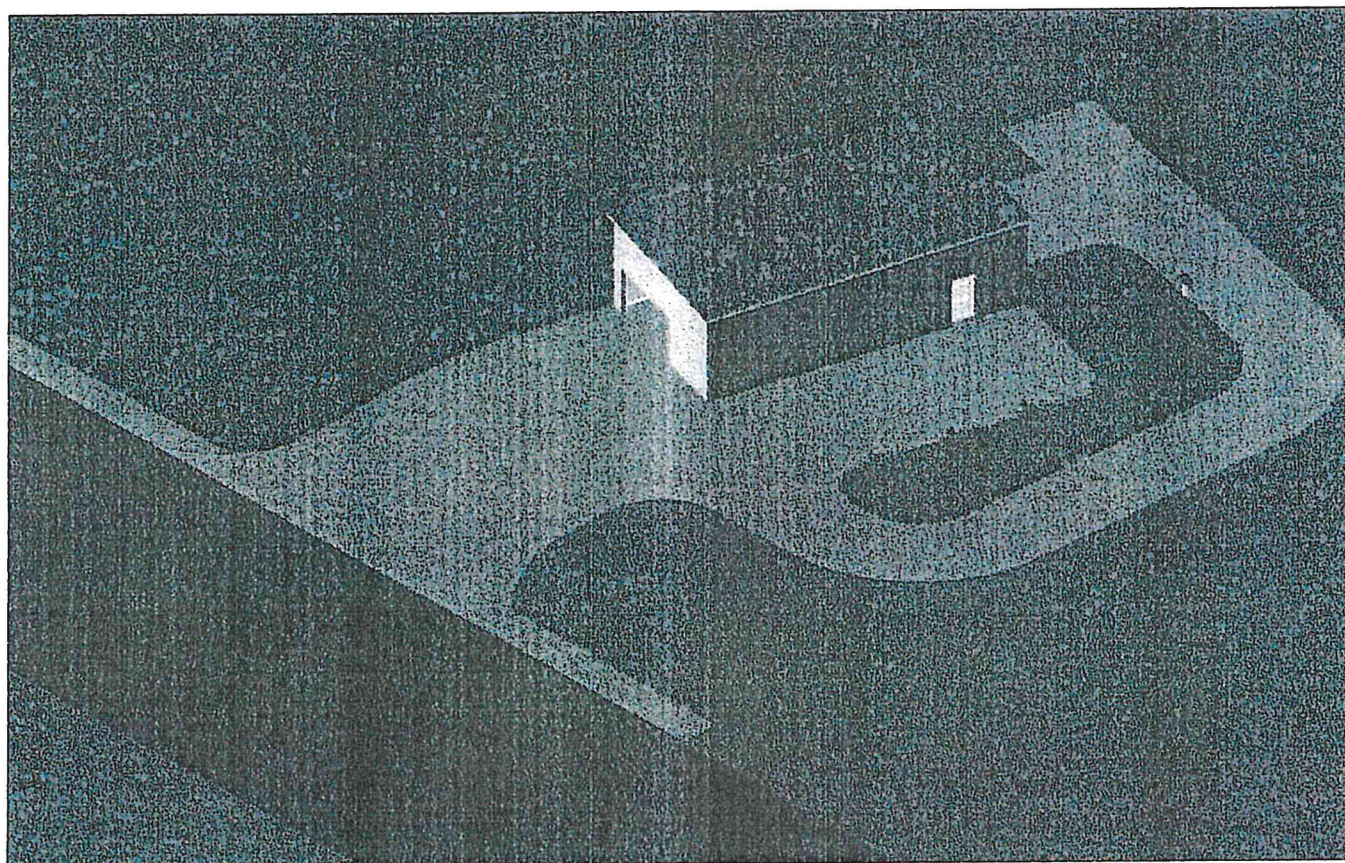


Calhoun CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Calhoun County Appraisal District expressly disclaims any and all liability in connection herewith.







GENERAL NOTES

No.	REVISION/ISSUE	DATE

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

VEF Engineering

527 Elmhurst Drive
Port Lavaca, TX 77979
(361) 920-6240
TX Firm No. 17596

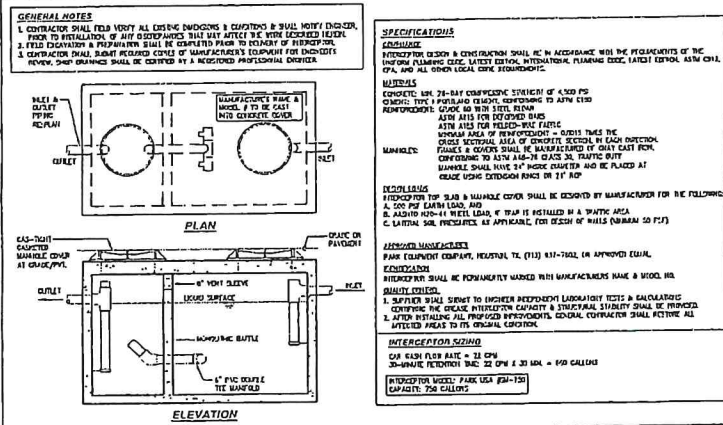
PROJECT NAME:
Automated Car Wash
2248 FM 3084
Port Lavaca, TX

CLIENT:
Ethan Rafei

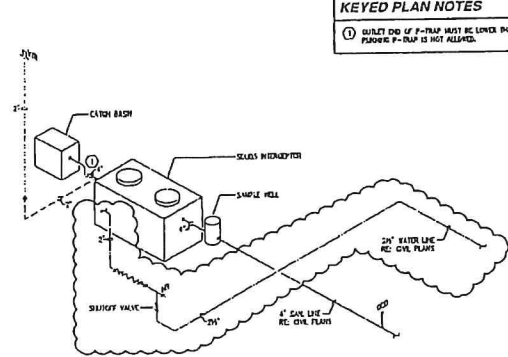
DRAWING:
PRELIMINARY RENDERING

SCALE: n/a DATE: FEB. 2021

DRAWN BY: VEF	SHEET: 2
CHECKED BY: VEF	
APPROVED BY: VEF	



1 **DETAIL: SOLIDS INTERCEPTOR**



NOT TO SCALE	NOT TO SCALE
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KEYED PLAN NOTES

- ① OUTLET END OF P-TRAP MUST BE LOWER THAN INLET.
PLUMBING P-TRAP IS NOT ALLOWED.

PLUMBING LEGEND		
SYMBOL	DESCRIPTION	REMARKS
1/2" PIPING	1/2" WATER SUPPLY	41% CWP
3/4" PIPING	3/4" WATER SUPPLY	51% CWP
1" PIPING	1" WATER SUPPLY	61% CWP
1 1/2" PIPING	1 1/2" WATER SUPPLY	71% CWP
2" PIPING	2" WATER SUPPLY	81% CWP
2 1/2" PIPING	2 1/2" WATER SUPPLY	91% CWP
3" PIPING	3" WATER SUPPLY	100% CWP
3 1/2" PIPING	3 1/2" WATER SUPPLY	110% CWP
4" PIPING	4" WATER SUPPLY	120% CWP
4 1/2" PIPING	4 1/2" WATER SUPPLY	130% CWP
5" PIPING	5" WATER SUPPLY	140% CWP
5 1/2" PIPING	5 1/2" WATER SUPPLY	150% CWP
6" PIPING	6" WATER SUPPLY	160% CWP
6 1/2" PIPING	6 1/2" WATER SUPPLY	170% CWP
7" PIPING	7" WATER SUPPLY	180% CWP
7 1/2" PIPING	7 1/2" WATER SUPPLY	190% CWP
8" PIPING	8" WATER SUPPLY	200% CWP
8 1/2" PIPING	8 1/2" WATER SUPPLY	210% CWP
9" PIPING	9" WATER SUPPLY	220% CWP
9 1/2" PIPING	9 1/2" WATER SUPPLY	230% CWP
10" PIPING	10" WATER SUPPLY	240% CWP
10 1/2" PIPING	10 1/2" WATER SUPPLY	250% CWP
11" PIPING	11" WATER SUPPLY	260% CWP
11 1/2" PIPING	11 1/2" WATER SUPPLY	270% CWP
12" PIPING	12" WATER SUPPLY	280% CWP
12 1/2" PIPING	12 1/2" WATER SUPPLY	290% CWP
13" PIPING	13" WATER SUPPLY	300% CWP
13 1/2" PIPING	13 1/2" WATER SUPPLY	310% CWP
14" PIPING	14" WATER SUPPLY	320% CWP
14 1/2" PIPING	14 1/2" WATER SUPPLY	330% CWP
15" PIPING	15" WATER SUPPLY	340% CWP
15 1/2" PIPING	15 1/2" WATER SUPPLY	350% CWP
16" PIPING	16" WATER SUPPLY	360% CWP
16 1/2" PIPING	16 1/2" WATER SUPPLY	370% CWP
17" PIPING	17" WATER SUPPLY	380% CWP
17 1/2" PIPING	17 1/2" WATER SUPPLY	390% CWP
18" PIPING	18" WATER SUPPLY	400% CWP
18 1/2" PIPING	18 1/2" WATER SUPPLY	410% CWP
19" PIPING	19" WATER SUPPLY	420% CWP
19 1/2" PIPING	19 1/2" WATER SUPPLY	430% CWP
20" PIPING	20" WATER SUPPLY	440% CWP
20 1/2" PIPING	20 1/2" WATER SUPPLY	450% CWP
21" PIPING	21" WATER SUPPLY	460% CWP
21 1/2" PIPING	21 1/2" WATER SUPPLY	470% CWP
22" PIPING	22" WATER SUPPLY	480% CWP
22 1/2" PIPING	22 1/2" WATER SUPPLY	490% CWP
23" PIPING	23" WATER SUPPLY	500% CWP
23 1/2" PIPING	23 1/2" WATER SUPPLY	510% CWP
24" PIPING	24" WATER SUPPLY	520% CWP
24 1/2" PIPING	24 1/2" WATER SUPPLY	530% CWP
25" PIPING	25" WATER SUPPLY	540% CWP
25 1/2" PIPING	25 1/2" WATER SUPPLY	550% CWP
26" PIPING	26" WATER SUPPLY	560% CWP
26 1/2" PIPING	26 1/2" WATER SUPPLY	570% CWP
27" PIPING	27" WATER SUPPLY	580% CWP
27 1/2" PIPING	27 1/2" WATER SUPPLY	590% CWP
28" PIPING	28" WATER SUPPLY	600% CWP
28 1/2" PIPING	28 1/2" WATER SUPPLY	610% CWP
29" PIPING	29" WATER SUPPLY	620% CWP
29 1/2" PIPING	29 1/2" WATER SUPPLY	630% CWP
30" PIPING	30" WATER SUPPLY	640% CWP
30 1/2" PIPING	30 1/2" WATER SUPPLY	650% CWP
31" PIPING	31" WATER SUPPLY	660% CWP
31 1/2" PIPING	31 1/2" WATER SUPPLY	670% CWP
32" PIPING	32" WATER SUPPLY	680% CWP
32 1/2" PIPING	32 1/2" WATER SUPPLY	690% CWP
33" PIPING	33" WATER SUPPLY	700% CWP
33 1/2" PIPING	33 1/2" WATER SUPPLY	710% CWP
34" PIPING	34" WATER SUPPLY	720% CWP
34 1/2" PIPING	34 1/2" WATER SUPPLY	730% CWP
35" PIPING	35" WATER SUPPLY	740% CWP
35 1/2" PIPING	35 1/2" WATER SUPPLY	750% CWP
36" PIPING	36" WATER SUPPLY	760% CWP
36 1/2" PIPING	36 1/2" WATER SUPPLY	770% CWP
37" PIPING	37" WATER SUPPLY	780% CWP
37 1/2" PIPING	37 1/2" WATER SUPPLY	790% CWP
38" PIPING	38" WATER SUPPLY	800% CWP
38 1/2" PIPING	38 1/2" WATER SUPPLY	810% CWP
39" PIPING	39" WATER SUPPLY	820% CWP
39 1/2" PIPING	39 1/2" WATER SUPPLY	830% CWP
40" PIPING	40" WATER SUPPLY	840% CWP
40 1/2" PIPING	40 1/2" WATER SUPPLY	850% CWP
41" PIPING	41" WATER SUPPLY	860% CWP
41 1/2" PIPING	41 1/2" WATER SUPPLY	870% CWP
42" PIPING	42" WATER SUPPLY	880% CWP
42 1/2" PIPING	42 1/2" WATER SUPPLY	890% CWP
43" PIPING	43" WATER SUPPLY	900% CWP
43 1/2" PIPING	43 1/2" WATER SUPPLY	910% CWP
44" PIPING	44" WATER SUPPLY	920% CWP
44 1/2" PIPING	44 1/2" WATER SUPPLY	930% CWP
45" PIPING	45" WATER SUPPLY	940% CWP
45 1/2" PIPING	45 1/2" WATER SUPPLY	950% CWP
46" PIPING	46" WATER SUPPLY	960% CWP
46 1/2" PIPING	46 1/2" WATER SUPPLY	970% CWP
47" PIPING	47" WATER SUPPLY	980% CWP
47 1/2" PIPING	47 1/2" WATER SUPPLY	990% CWP
48" PIPING	48" WATER SUPPLY	1000% CWP
48 1/2" PIPING	48 1/2" WATER SUPPLY	1010% CWP
49" PIPING	49" WATER SUPPLY	1020% CWP
49 1/2" PIPING	49 1/2" WATER SUPPLY	1030% CWP
50" PIPING	50" WATER SUPPLY	1040% CWP
50 1/2" PIPING	50 1/2" WATER SUPPLY	1050% CWP
51" PIPING	51" WATER SUPPLY	1060% CWP
51 1/2" PIPING	51 1/2" WATER SUPPLY	1070% CWP
52" PIPING	52" WATER SUPPLY	1080% CWP
52 1/2" PIPING	52 1/2" WATER SUPPLY	1090% CWP
53" PIPING	53" WATER SUPPLY	1100% CWP
53 1/2" PIPING	53 1/2" WATER SUPPLY	1110% CWP
54" PIPING	54" WATER SUPPLY	1120% CWP
54 1/2" PIPING	54 1/2" WATER SUPPLY	1130% CWP
55" PIPING	55" WATER SUPPLY	1140% CWP
55 1/2" PIPING	55 1/2" WATER SUPPLY	1150% CWP
56" PIPING	56" WATER SUPPLY	1160% CWP
56 1/2" PIPING	56 1/2" WATER SUPPLY	1170% CWP
57" PIPING	57" WATER SUPPLY	1180% CWP
57 1/2" PIPING	57 1/2" WATER SUPPLY	1190% CWP
58" PIPING	58" WATER SUPPLY	1200% CWP
58 1/2" PIPING	58 1/2" WATER SUPPLY	1210% CWP
59" PIPING	59" WATER SUPPLY	1220% CWP
59 1/2" PIPING	59 1/2" WATER SUPPLY	1230% CWP
60" PIPING	60" WATER SUPPLY	1240% CWP
60 1/2" PIPING	60 1/2" WATER SUPPLY	1250% CWP
61" PIPING	61" WATER SUPPLY	1260% CWP
61 1/2" PIPING	61 1/2" WATER SUPPLY	1270% CWP
62" PIPING	62" WATER SUPPLY	1280% CWP
62 1/2" PIPING	62 1/2" WATER SUPPLY	1290% CWP
63" PIPING	63" WATER SUPPLY	1300% CWP
63 1/2" PIPING	63 1/2" WATER SUPPLY	1310% CWP
64" PIPING	64" WATER SUPPLY	1320% CWP
64 1/2" PIPING	64 1/2" WATER SUPPLY	1330% CWP
65" PIPING	65" WATER SUPPLY	1340% CWP
65 1/2" PIPING	65 1/2" WATER SUPPLY	1350% CWP
66" PIPING	66" WATER SUPPLY	1360% CWP
66 1/2" PIPING	66 1/2" WATER SUPPLY	1370% CWP
67" PIPING	67" WATER SUPPLY	1380% CWP
67 1/2" PIPING	67 1/2" WATER SUPPLY	1390% CWP
68" PIPING	68" WATER SUPPLY	1400% CWP
68 1/2" PIPING	68 1/2" WATER SUPPLY	1410% CWP
69" PIPING	69" WATER SUPPLY	1420% CWP
69 1/2" PIPING	69 1/2" WATER SUPPLY	1430% CWP
70" PIPING	70" WATER SUPPLY	1440% CWP
70 1/2" PIPING	70 1/2" WATER SUPPLY	1450% CWP
71" PIPING	71" WATER SUPPLY	1460% CWP
71 1/2" PIPING	71 1/2" WATER SUPPLY	1470% CWP
72" PIPING	72" WATER SUPPLY	1480% CWP
72 1/2" PIPING	72 1/2" WATER SUPPLY	1490% CWP
73" PIPING	73" WATER SUPPLY	1500% CWP
73 1/2" PIPING	73 1/2" WATER SUPPLY	1510% CWP
74" PIPING	74" WATER SUPPLY	1520% CWP
74 1/2" PIPING	74 1/2" WATER SUPPLY	1530% CWP
75" PIPING	75" WATER SUPPLY	1540% CWP
75 1/2" PIPING	75 1/2" WATER SUPPLY	1550% CWP
76" PIPING	76" WATER SUPPLY	1560% CWP
76 1/2" PIPING	76 1/2" WATER SUPPLY	1570% CWP
77" PIPING	77" WATER SUPPLY	1580% CWP
77 1/2" PIPING	77 1/2" WATER SUPPLY	1590% CWP
78" PIPING	78" WATER SUPPLY	1600% CWP
78 1/2" PIPING	78 1/2" WATER SUPPLY	1610% CWP
79" PIPING	79" WATER SUPPLY	1620% CWP
79 1/2" PIPING	79 1/2" WATER SUPPLY	1630% CWP
80" PIPING	80" WATER SUPPLY	1640% CWP
80 1/2" PIPING	80 1/2" WATER SUPPLY	1650% CWP
81" PIPING	81" WATER SUPPLY	1660% CWP
81 1/2" PIPING	81 1/2" WATER SUPPLY	1670% CWP
82" PIPING	82" WATER SUPPLY	1680% CWP
82 1/2" PIPING	82 1/2" WATER SUPPLY	1690% CWP
83" PIPING	83" WATER SUPPLY	1700% CWP
83 1/2" PIPING	83 1/2" WATER SUPPLY	1710% CWP
84" PIPING	84" WATER SUPPLY	1720% CWP
84 1/2" PIPING	84 1/2" WATER SUPPLY	1730% CWP
85" PIPING	85" WATER SUPPLY	1740% CWP
85 1/2" PIPING	85 1/2" WATER SUPPLY	1750% CWP
86" PIPING	86" WATER SUPPLY	1760% CWP
86 1/2" PIPING	86 1/2" WATER SUPPLY	1770% CWP
87" PIPING	87" WATER SUPPLY	1780% CWP
87 1/2" PIPING	87 1/2" WATER SUPPLY	1790% CWP
88" PIPING	88" WATER SUPPLY	1800% CWP
88 1/2" PIPING	88 1/2" WATER SUPPLY	1810% CWP
89" PIPING	89" WATER SUPPLY	1820% CWP
89 1/2" PIPING	89 1/2" WATER SUPPLY	1830% CWP
90" PIPING	90" WATER SUPPLY	1840% CWP
90 1/2" PIPING	90 1/2" WATER SUPPLY	1850% CWP
91" PIPING	91" WATER SUPPLY	1860% CWP
91 1/2" PIPING	91 1/2" WATER SUPPLY	1870% CWP
92" PIPING	92" WATER SUPPLY	1880% CWP
92 1/2" PIPING	92 1/2" WATER SUPPLY	1890% CWP
93" PIPING	93" WATER SUPPLY	1900% CWP
93 1/2" PIPING	93 1/2" WATER SUPPLY	1910% CWP
94" PIPING	94" WATER SUPPLY	1920% CWP
94 1/2" PIPING	94 1/2" WATER SUPPLY	1930% CWP
95" PIPING	95" WATER SUPPLY	1940% CWP
95 1/2" PIPING	95 1/2" WATER SUPPLY	1950% CWP
96" PIPING	96" WATER SUPPLY	1960% CWP
96 1/2" PIPING	96 1/2" WATER SUPPLY	1970% CWP
97" PIPING	97" WATER SUPPLY	1980% CWP
97 1/2" PIPING	97 1/2" WATER SUPPLY	1990% CWP
98" PIPING	98" WATER SUPPLY	2000% CWP
98 1/2" PIPING	98 1/2" WATER SUPPLY	2010% CWP
99" PIPING	99" WATER SUPPLY	2020% CWP
99 1/2" PIPING	99 1/2" WATER SUPPLY	2030% CWP
100" PIPING	100" WATER SUPPLY	2040% CWP
100 1/2" PIPING	100 1/2" WATER SUPPLY	2050% CWP
101" PIPING	101" WATER SUPPLY	2060% CWP
101 1/2" PIPING	101 1/2" WATER SUPPLY	2070% CWP
102" PIPING	102" WATER SUPPLY	2080% CWP
102 1/2" PIPING	102 1/2" WATER SUPPLY	2090% CWP
103" PIPING	103" WATER SUPPLY	2100% CWP
103 1/2" PIPING	103 1/2" WATER SUPPLY	2110% CWP
104" PIPING	104" WATER SUPPLY	2120% CWP
104 1/2" PIPING	104 1/2" WATER SUPPLY	2130% CWP
105" PIPING	105" WATER SUPPLY	2140% CWP
105 1/2" PIPING	105 1/2" WATER SUPPLY	2150% CWP
106" PIPING	106" WATER SUPPLY	2160% CWP
106 1/2" PIPING	106 1/2" WATER SUPPLY	2170% CWP
107" PIPING	107" WATER SUPPLY	2180% CWP
107 1/2" PIPING	107 1/2" WATER SUPPLY	2190% CWP
108" PIPING	108" WATER SUPPLY	2200% CWP
108 1/2" PIPING	108 1/2" WATER SUPPLY	2210% CWP
109" PIPING	109" WATER SUPPLY	2220% CWP
109 1/2" PIPING	109 1/2" WATER SUPPLY	2230% CWP
110" PIPING	110" WATER SUPPLY	2240% CWP
110 1/2" PIPING	110 1/2" WATER SUPPLY	2250% CWP
111" PIPING	111" WATER SUPPLY	2260% CWP
111 1/2" PIPING	111 1/2" WATER SUPPLY	2270% CWP
112" PIPING	112" WATER SUPPLY	2280% CWP
112 1/2" PIPING	112 1/2" WATER SUPPLY	2290% CWP
113" PIPING	113" WATER SUPPLY	2300% CWP
113 1/2" PIPING	113 1/2" WATER SUPPLY	2310% CWP
114" PIPING	114" WATER SUPPLY	2320% CWP
114 1/2" PIPING	114 1/2" WATER SUPPLY	2330% CWP
115" PIPING	115" WATER SUPPLY	2340% CWP
115 1/2" PIPING	115 1/2" WATER SUPPLY	2350% CWP
116" PIPING	116" WATER SUPPLY	2360% CWP
116 1/2" PIPING	116 1/2" WATER SUPPLY	2370% CWP
117" PIPING	117" WATER SUPPLY	2380% CWP
117 1/2" PIPING	117 1/2" WATER SUPPLY	2390% CWP
118" PIPING	118" WATER SUPPLY	2400% CWP
118 1/2" PIPING	118 1/2" WATER SUPPLY	2410% CWP
119" PIPING	119" WATER SUPPLY	2420% CWP
119 1/2" PIPING	119 1/2" WATER SUPPLY	2430% CWP
120" PIPING	120" WATER SUPPLY	2440% CWP
120 1/2" PIPING	120 1/2" WATER SUPPLY	2450% CWP
121" PIPING	121" WATER SUPPLY	2460% CWP
121 1/2" PIPING	121 1/2" WATER SUPPLY	2470% CWP
122" PIPING	122" WATER SUPPLY	2480% CWP
122 1/2" PIPING	122 1/2" WATER SUPPLY	2490% CWP
123" PIPING	123" WATER SUPPLY	2500% CWP
123 1/2" PIPING	123 1/2" WATER SUPPLY	2510% CWP
124" PIPING	124" WATER SUPPLY	2520% CWP
124 1/2" PIPING	124 1/2" WATER SUPPLY	2530% CWP
125" PIPING	125" WATER SUPPLY	2540% CWP
125 1/2" PIPING	125 1/2" WATER SUPPLY	2550% CWP
126" PIPING	126" WATER SUPPLY	2560% CWP
126 1/2" PIPING	126 1/2" WATER SUPPLY	2570% CWP
127" PIPING	127" WATER SUPPLY	2580% CWP
127 1/2" PIPING	127 1/2" WATER SUPPLY	2590% CWP
128" PIPING	128" WATER SUPPLY	2600% CWP
128 1/2		

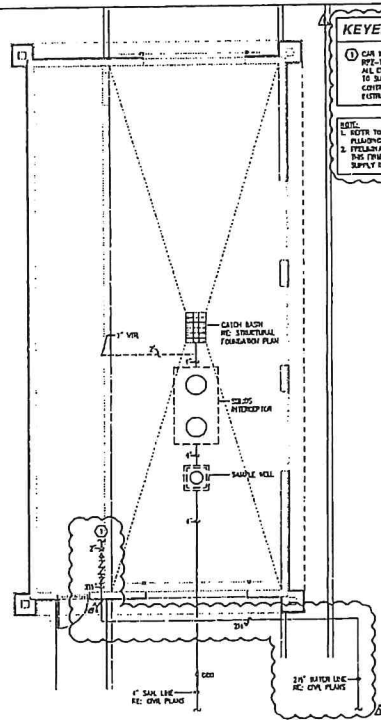
STRICTLY LIST, ALL STIMULI DO NOT NECESSARILY APPEAR ON PLANS.
OPERATIONS TABLE FOR ADDITIONAL INFORMATION.

CAR WASH RISER DIAGRAM (B)

KEYED PLAN NOTES

- ① CAR WASH FACILITY EQUIPMENT BY OWNER. PROVIDE 3" RFE-TYPE BACKFLOW PREVENTER AS SHOWN UPSTREAM OF ALL CONNECTIONS TO CAR WASH EQUIPMENT. CONNECTIONS TO SUCH EQUIPMENT SHALL BE MADE BY PLUMBING CONTRACTOR ACCORDING TO ALL MANUFACTURER'S INSTRUCTIONS.

NOTE:
1. REFER TO E-STORE FILLING SHEET P.31 FOR GENERAL FILLING NOTES & DETAILS.
2. PRELIMINARY DATA PERTAINING TO CAR WASH AS RECEIVED THIS FIRM INDICATES THAT EQUIPMENT WILL CONTAIN A 5% SUPPLY SHORTAGE.



SCALE: 3/16" = 1'-0"

CAR WASH PLUMBING PLAN (A

GRAPHIC SCALE			
ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	DESCRIPTION
	CURRENT REVIEW	01/15/71	Δ 1ST DESIGNS DATED 01/15/71
12/13/76	FORMAT		
	DESIGN		
	CONSTRUCTION		
	FINAL REVIEW		
THE INTERFIELD GROUP ARCHITECTURE / PLANNING / ENGINEERING 881 PLYMOUTH AVENUE SUITE 200 BOSTON, MASS 02115 TEL: 715/757-7000 FAX: 715/757-7001 CIRCLE 10 ON READER SERVICE CARD			
LANDMARK INDUSTRIES, LTD. PROPOSED C-STORE & CARWASH SERVICE STATION ADDITION 1410 NORTHWEST PARKWAY (STORE NO. 2198) PLUMING, TEXAS 77460			
CARWASH PLUMBING PLAN, RISER, & DETAILS SHEET 1 OF 12			
CLIENT: EDC DESIGNED BY: WFO DATE: 10/20/73 PROJECT NO.: 13041.03	SPEC'ED: CW8.1 OF 12		

WAVE TYPE: HFD

WAVE AMP: 600

AMP MAX: 22000

HEAT ENVELOPE: MEDIA 1

NOTES:

1. ALL BRKS TO BE 19/234 U.N.O.

2. BALANCE ALL LOADS

3. CANCEL ALL CIRCULARS

WAVE SIZE: 23/30

WIRE PCH: PULVER

WAVE SIZE: 23/30

WIRE PCH: PULVER

WAVE TYPE: HFD

WAVE AMP: 600

AMP MAX: 22000

HEAT ENVELOPE: MEDIA 1

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3. CANCEL ALL CIRCULARS

WAVE SIZE: 23/30

WIRE PCH: PULVER

WAVE SIZE: 23/30

WIRE PCH: PULVER

WAVE TYPE: HFD

WAVE AMP: 600

AMP MAX: 22000

HEAT ENVELOPE: MEDIA 1

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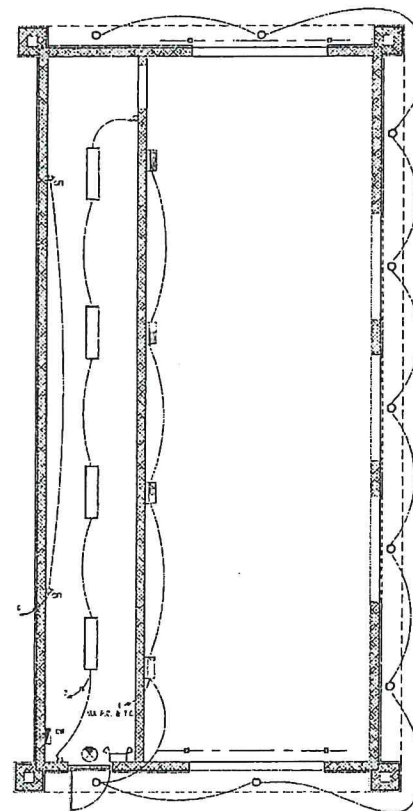
WAVE SIZE: 23/30

WIRE PCH: PULVER

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WIRE PCH: PULVER

W



PLAN NOTES

1. ALL FIRE PLANS TO MAINTAIN TOP DOWN.
2. ALL FIRE AND EMERGENCY EVENTS SHALL BE CONDUCTED TO MAINTAIN TOP DOWN.
3. ALL FIRE AND EMERGENCY EVENTS SHALL BE CONDUCTED TO MAINTAIN TOP DOWN AND EMERGENCY EXIT POSTALIZATION SHALL REMAIN WITH 20% A/C, AIRCLOSURE POSITIONED.
4. ALL IS TO BE OPEN, 1999 PRECESSIONS IN THE FOLLOWING AREAS SHALL HAVE FIRE PROTECTION:
 - a. 1ST FLOOR
 - b. 2ND FLOOR
 - c. 3RD FLOOR
 - d. 4TH FLOOR
 - e. 5TH FLOOR
 - f. 6TH FLOOR
 - g. 7TH FLOOR
 - h. 8TH FLOOR
 - i. 9TH FLOOR
 - j. 10TH FLOOR
 - k. 11TH FLOOR
 - l. 12TH FLOOR
 - m. 13TH FLOOR
 - n. 14TH FLOOR
 - o. 15TH FLOOR
 - p. 16TH FLOOR
 - q. 17TH FLOOR
 - r. 18TH FLOOR
 - s. 19TH FLOOR
 - t. 20TH FLOOR
 - u. 21ST FLOOR
 - v. 22ND FLOOR
 - w. 23RD FLOOR
 - x. 24TH FLOOR
 - y. 25TH FLOOR
 - z. 26TH FLOOR
 - aa. 27TH FLOOR
 - ab. 28TH FLOOR
 - ac. 29TH FLOOR
 - ad. 30TH FLOOR
 - ae. 31ST FLOOR
 - af. 32ND FLOOR
 - ag. 33RD FLOOR
 - ah. 34TH FLOOR
 - ai. 35TH FLOOR
 - aj. 36TH FLOOR
 - ak. 37TH FLOOR
 - al. 38TH FLOOR
 - am. 39TH FLOOR
 - an. 40TH FLOOR
 - ao. 41ST FLOOR
 - ap. 42ND FLOOR
 - aq. 43RD FLOOR
 - ar. 44TH FLOOR
 - as. 45TH FLOOR
 - at. 46TH FLOOR
 - au. 47TH FLOOR
 - av. 48TH FLOOR
 - aw. 49TH FLOOR
 - ax. 50TH FLOOR
 - ay. 51ST FLOOR
 - az. 52ND FLOOR
 - ba. 53RD FLOOR
 - bb. 54TH FLOOR
 - bc. 55TH FLOOR
 - bd. 56TH FLOOR
 - be. 57TH FLOOR
 - bf. 58TH FLOOR
 - bg. 59TH FLOOR
 - bh. 60TH FLOOR
 - bi. 61ST FLOOR
 - bj. 62ND FLOOR
 - bk. 63RD FLOOR
 - bl. 64TH FLOOR
 - bm. 65TH FLOOR
 - bn. 66TH FLOOR
 - bo. 67TH FLOOR
 - bp. 68TH FLOOR
 - bq. 69TH FLOOR
 - br. 70TH FLOOR
 - bs. 71ST FLOOR
 - bt. 72ND FLOOR
 - bu. 73RD FLOOR
 - bv. 74TH FLOOR
 - bw. 75TH FLOOR
 - bx. 76TH FLOOR
 - by. 77TH FLOOR
 - bz. 78TH FLOOR
 - ca. 79TH FLOOR
 - cb. 80TH FLOOR
 - cc. 81ST FLOOR
 - cd. 82ND FLOOR
 - ce. 83RD FLOOR
 - cf. 84TH FLOOR
 - cg. 85TH FLOOR
 - ch. 86TH FLOOR
 - ci. 87TH FLOOR
 - cj. 88TH FLOOR
 - ck. 89TH FLOOR
 - cl. 90TH FLOOR
 - cm. 91ST FLOOR
 - cn. 92ND FLOOR
 - co. 93RD FLOOR
 - cp. 94TH FLOOR
 - cq. 95TH FLOOR
 - cr. 96TH FLOOR
 - cs. 97TH FLOOR
 - ct. 98TH FLOOR
 - cu. 99TH FLOOR
 - cv. 100TH FLOOR
 - cw. 101ST FLOOR
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 - cy. 103RD FLOOR
 - cz. 104TH FLOOR
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 - dj. 114TH FLOOR
 - dk. 115TH FLOOR
 - dl. 116TH FLOOR
 - dm. 117TH FLOOR
 - dn. 118TH FLOOR
 - do. 119TH FLOOR
 - dp. 120TH FLOOR
 - dq. 121ST FLOOR
 - dr. 122ND FLOOR
 - ds. 123RD FLOOR
 - dt. 124TH FLOOR
 - du. 125TH FLOOR
 - dv. 126TH FLOOR
 - dw. 127TH FLOOR
 - dx. 128TH FLOOR
 - dy. 129TH FLOOR
 - dz. 130TH FLOOR
 - ea. 131ST FLOOR
 - eb. 132ND FLOOR
 - ec. 133RD FLOOR
 - ed. 134TH FLOOR
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 - ek. 141ST FLOOR
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 - em. 143RD FLOOR
 - en. 144TH FLOOR
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 - ji. 269TH FLOOR
 - jj. 270TH FLOOR
 - jk. 271ST FLOOR
 - jl. 272ND FLOOR
 - jm. 273RD FLOOR
 - jn. 274TH FLOOR
 - jo. 275TH FLOOR
 - jp. 276TH FLOOR
 - jq. 277TH FLOOR
 - jr. 278TH FLOOR
 - js. 279TH FLOOR
 - jt. 280TH FLOOR
 - ju. 281ST FLOOR
 - jv. 282ND FLOOR
 - jw. 283RD FLOOR
 - jx. 284TH FLOOR
 - ky. 285TH FLOOR
 - kz. 286TH FLOOR
 - la. 287TH FLOOR
 - lb. 288TH FLOOR
 - lc. 289TH FLOOR
 - ld. 290TH FLOOR
 - le. 291ST FLOOR
 - lf.

ELECTRICAL LEGEND

[illegible]

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	180 904 3-4V 125, 120V, 110 100 BATTERY BACUP
	1809000 170-1 2-4V 12, 120V, 110 100 BATTERY BACUP
	1809000 170-1 2-4V 12, 120V, 110 100 BATTERY BACUP
	1809000 170-1 2-4V 12, 120V, 110 100 BATTERY BACUP

1. THIS IS A STANDARD SYMBOL. ALL SWITCHES DO NOT NECESSARILY APPEAR ON PLANS.
2. ALL RECEPTACLES TO BE RATED AT 250. 155V. 60HZ.
3. ALL SWITCHES TO BE MOUNTED AT 48" AFF MAX.
4. ALL INTERRUPTERS AND POWER COILS TO BE MOUNTED AT 15" AFF MIN.



GRAPHIC SCALE

ISSUE HISTORY		REVISIONS	
DATE	ISSUED FOR	DATE	DESCRIPTION
12/13/15	CREDIT REVIEW		
	PERMIT		
	BIDDING		
	CONSTRUCTION		
	FINAL REVIEW		

THE INTERFIELD GROUP
ARCHITECTURE / PLANNING / ENGINEERING

401 STAMFORD AVENUE 3ND
HONOLULU, HAWAII 96813

TEL: (813) 592-0000
TELE FAX: (813) 592-0000
FAX: (813) 592-0000

LANDMARK INDUSTRIES, LTD.
PROPOSED C-STORE & CARWASH/ SERVICE STATION ADDITION

14101 NORTHWEST FREEWAY (STONE NO. 81909)
HOUSTON, TEXAS 77040

CAR WASH ELECTRICAL PLAN		
GRAPH BY: CLK	DATE: 10/09/13	SHEET: 01/01

Q-ECRIS Lit: WH	PROJ NO: 13041.00	CW9.1a.13
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COMMUNICATION

SUBJECT: Consider recommendation of the Planning Board for approval of a conceptual industrial shop, industrial storage, and business office use to be located on Henry Barber Way. The legal description for this location is A0137 SAMUEL SHUPE, TRACT PT 1, ACRES 12.449. The PIN # for this property is 14186. Presenter is Jessica Carpenter

INFORMATION:

CITY OF PORT LAVACA

MEETING: November 08, 2021

DATE: 11.2.2021

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider recommendation of the Planning Board for approval of a conceptual industrial shop, industrial storage, and business office use to be located on Henry Barber Way. The legal description for this location is A0137 Samuel Shupe, part of tract 1, 12.449 acres. The PIN # for this property is 14186.

Sec. 42-159. - Approval of planning commission required.

No person shall construct a multifamily dwelling, townhouse, patio home or other commercial development project without approval of said construction project by the planning commission...

The applicant, Gonzalez Industrial Insulation Inc, is proposing an industrial and business office use located on Henry Barber Way. The site location is currently not platted and has a cell tower on site and drainage to the rear of the property adjacent to Chocolate Bayou.

The proposal is to develop the site with the following:

- *1(one) building serving as a general office and industrial shop*
- *1(one) Storage Building*
- *Parking*
- *Driveway to shop from Henry Barber Way*
- *Driveway access to general (private/public parking adjacent to office*

Future Land Use Map

<https://portlavaca.org/wp-content/uploads/2020/10/Future-Land-Use-Plan.pdf>

The Future Land Use map designates this parcel as Light Industrial. Therefore, the proposed industrial maintenance services servicing Formosa and business office use is compliant with the Future Land Use map.

Department Comments:

Fire: If approval is granted for this location to be developed as an industrial and business use, a pre-development meeting is recommended to discuss the comprehensive site development and

CITY OF PORT LAVACA

design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

- a. A fire department review and inspection will be required at the time of plan submittal and site development.

Public Works: If approval is granted for this location to be developed as an industrial and business use, a pre-development meeting is recommended to discuss the comprehensive site development and design standards.

Engineering: If approval is granted for this location to be developed as an industrial and business use, a pre-development meeting to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

- a. Discuss the access, possible easements, and drainage under plat review and the predevelopment meeting.

Development Services: If approval is granted for this location to be developed as an industrial and business use, a pre-development meeting to discuss the comprehensive site development and design standards, including platting will be scheduled.

Planning Board Recommendation: Approved

Planning Board approved the conceptual industrial shop, industrial storage, and business office use to be located on Henry Barber Way. The legal description for this location is A0137 Samuel Shupe, part of tract 1, 12.449 acres. The PIN # for this property is 14186.

Attachments:

- Conceptual industrial and office use exhibits
- CAD PIN14186

Property Identification #: 14186

Property Information: 2022

Owner Identification #: 117147

Geo ID: A0137-00000-0001-AA
 Situs HENRY BARBER WY PORT
 Address: LAVACA, TX 77979
 Property Type: Real
 State Code: E4

Legal: A0137 SAMUEL SHUPE,
 Description: TRACT PT 1, ACRES 12.449
 Abstract: A0137
 Neighborhood: PORT LAVACA WEST
 Appraised Value: N/A
 Jurisdictions: G05, NV6, S01, C04, FML,
 CAD, GWD

Name: MELENDEZ ERICK F
 Exemptions:
 DBA: Null

[Re-Center Map](#)


Calhoun CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Calhoun County Appraisal District expressly disclaims any and all liability in connection herewith.



Gonzalez Industrial Insulation, Inc.
3706 E. Rio Grande
Suite B
Victoria, TX 77901
Office 361-987-2770

October 15, 2021

Ms. Jessica Carpenter
City of Port Lavaca
Director of Development Services
202 North Virginia
Port Lavaca, TX 77979

RE: Conceptual Approval Request – Gonzalez Industrial Insulation, Inc. (Property Identification #: 14186)

Dear Ms. Carpenter:

GII, Inc. sincerely appreciates the opportunity to present this request for conceptual approval for the improvements to the property located off Henry Barber Way (CR 101), approximately 2,400 lf east of SH 238 and 3,000 lf west of SH 35, in Port Lavaca, Calhoun County, Texas. GII, Inc., based in Victoria, Texas, has provided professional industrial maintenance services for local chemical plants such as Formosa for over 30 years and intends to expand their facilities to a more appropriate location within the City of Port Lavaca.

It is our understanding that the said property is currently appropriately zoned for commercial/industrial. GII intends to develop the site in accordance with this zoning to include the following general elements:

- 1 (one) building structure serving as general office and industrial shop
- 1 (one) storage building
- Parking
- Driveway access to shop from Henry Barber Way (CR 101)
- Driveway access to general (private/public) parking adjacent to office

Dimensions and geometry of office/shop building, storage building, and parking facilities are to be determined and will comply with city code and requirements.

Per our conversation on October 12, 2021, this project is subject to the following:

1. Review and Approval of the site improvements concept by Planning Board and City Council
2. Predevelopment Meeting with appropriate City Departments
3. Platting Process – Approval of preliminary/final plats by Planning Board and City Council

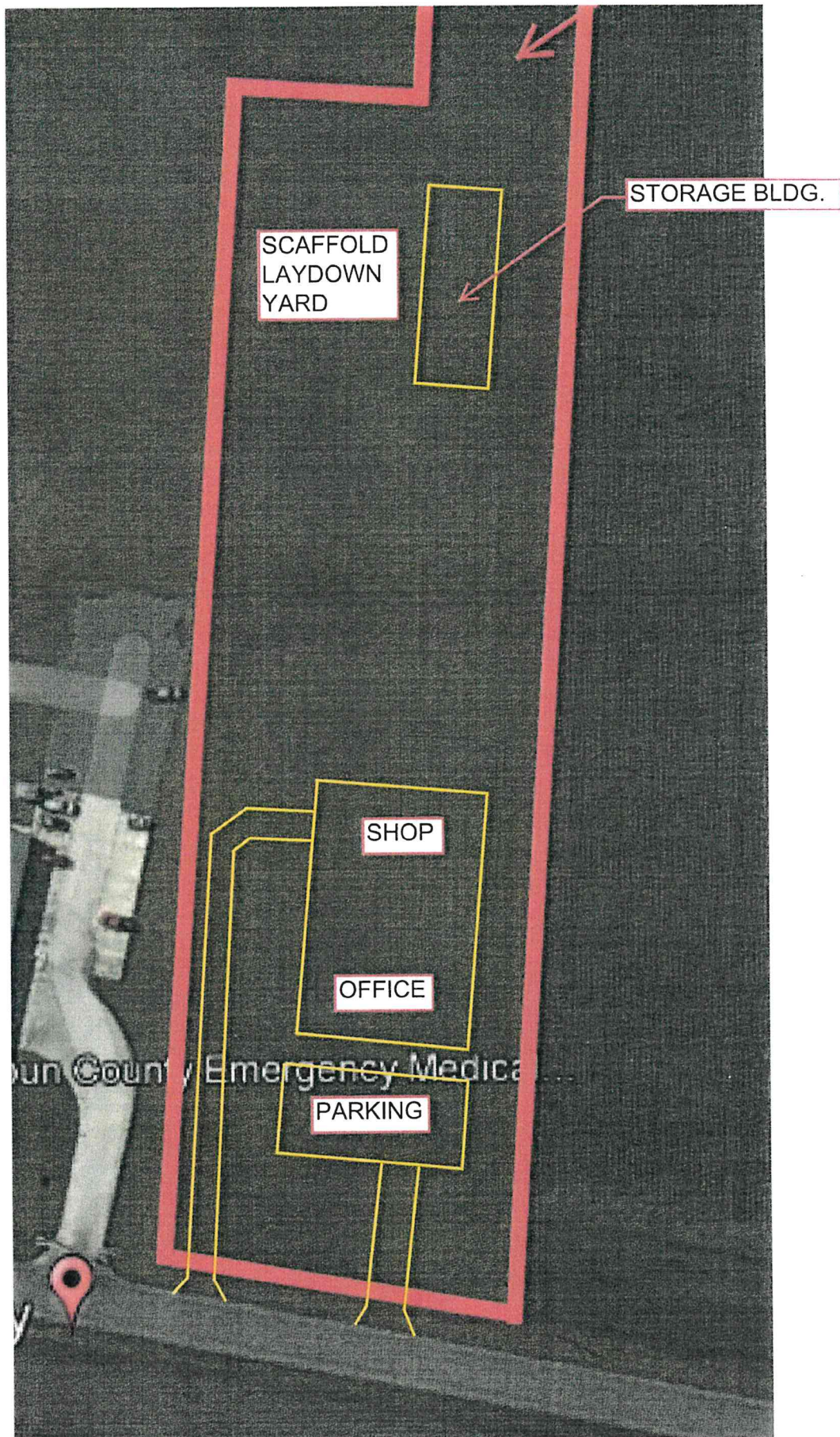
GII, Inc. thanks you for this opportunity to provide this plan and we look forward to working with you to complete this project. If you have any questions, please feel free to call 361-571-5739 or email at gii@hughes.net.

Sincerely,

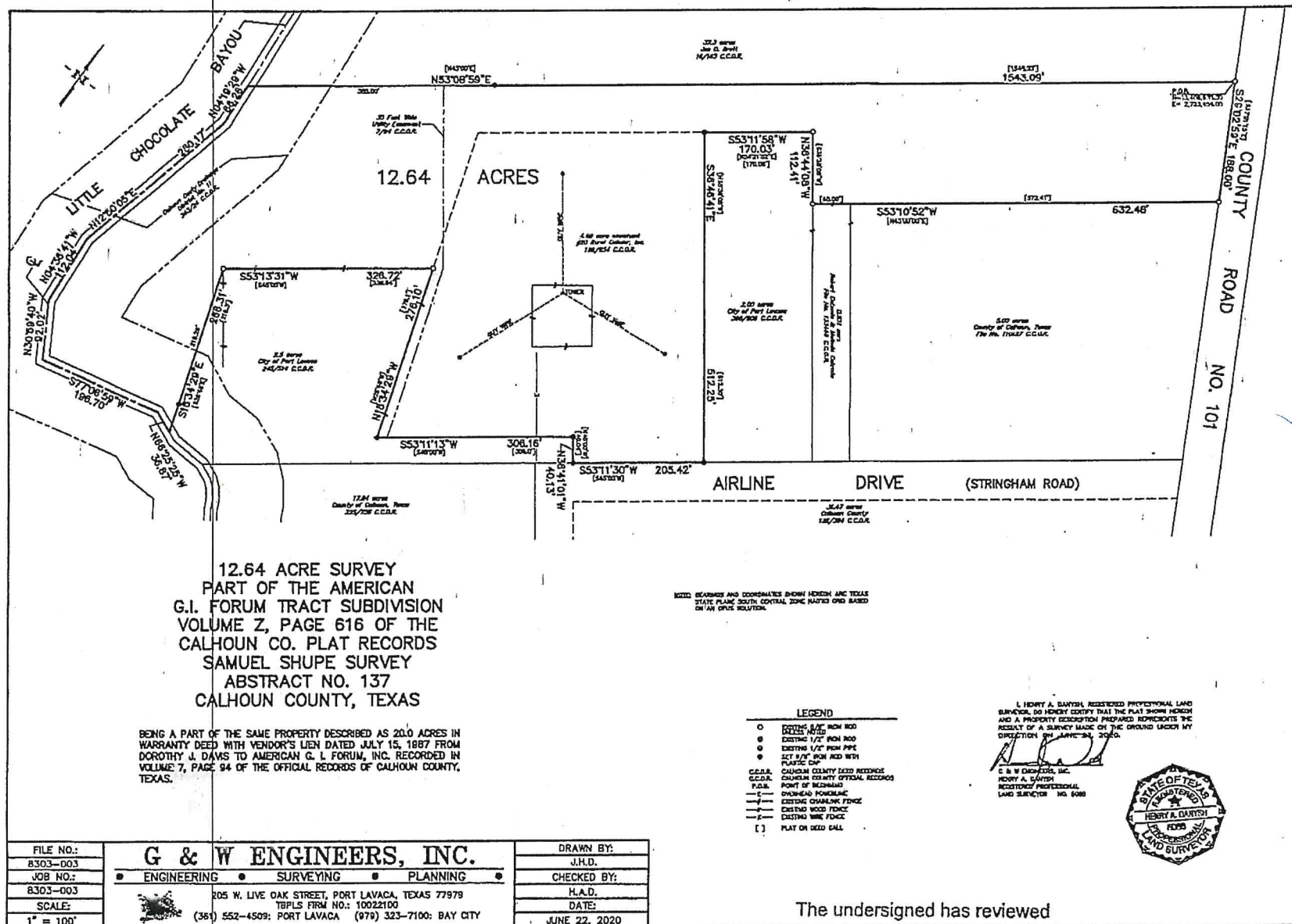
Arnulfo Gonzalez
President



Boundary shown is approximate. Not to scale.



Concept only. Boundary and dimensions of facilities to be determined.



PROPERTY DESCRIPTION
12.64 ACRES

STATE OF TEXAS }
COUNTY OF CALHOUN }

All of that certain tract or parcel containing 12.64 acres situated in the Samuel Shupe Survey, Abstract No. 137 of Calhoun County, Texas and being part of the American G. I. Forum Tract Subdivision according to Plat recorded in Volume Z, Page 616 of the Calhoun County Plat Records and also being a part of the same property described as 20.0 acres in Warranty Deed With Vendor's Lien dated July 15, 1987 from Dorothy J. Davis to American G. I. Forum, Inc. recorded in Volume 7, Page 94 of the Official Records of Calhoun County, Texas. This 12.64 acres is more particularly described by metes and bounds as follows:

BEGINNING at an existing 5/8 inch Iron rod (N=13,409,835.30; E=2,723,454.05) located in the Southwest line of County Road No. 101 and at the East corner of a 37.3 acre tract described in deed recorded in Volume 16, Page 183 of the Calhoun County Official Records and at the North corner of the above referenced 20.0 acre tract for the North corner of this 12.64 acres being described;

THENCE South 29° 02' 59" East [deed call = South 37° 01' 15" East], with the Southwest line of County Road No. 101 and the Northeast line of the said 20.0 acre tract, a distance of 188.00 feet to an existing 5/8 inch Iron rod located at the North corner of a 5.00 acre tract described in deed recorded in File No. 110127 of the Calhoun County Official Records for the East corner of this 12.64 acres being described;

THENCE South 53° 10' 52" West [deed call = North 45° 00' 00" East], crossing a portion of the said 20.0 acre tract with the Northwest line of the said 5.00 acre tract and the Northwest line of a 0.551 acre tract described in deed recorded in File No. 133468 of the Calhoun County Official Records, a distance of 632.48 feet [deed call = 572.41 feet & 60.00 feet] to an existing 5/8 inch iron rod located in the Northeast line of a 2.00 acre tract described in deed recorded in Volume 398, Page 806 of the Calhoun County Official Records and at the West corner of the said 0.551 acre tract for a corner of this 12.64 acres being described;

THENCE North 36° 44' 08" West [deed call = South 35° 38' 08" West], crossing a portion of the said 20.0 acre tract with the Northeast line of the said 2.00 acre tract, a distance of 112.41 feet to an existing 5/8 inch Iron rod located at the North corner of the said 2.00 acre tract for an interior corner of this 12.64 acres being described;

THENCE South 53° 11' 58" West [deed call = North 54° 21' 52" East], crossing a portion of the said 20.0 acre tract with the Northwest line of the said 2.00 acre tract, a distance of 170.03 feet [deed call = 170.06 feet] to an existing 1/2 inch iron rod located at the West corner of the said 2.00 acre tract and at the North corner of a 4.89 acre Easement described in deed recorded in Volume 199, Page 654 of the Calhoun County Official Records for an interior corner of this 12.64 acres being described;

THENCE South 36° 46' 41" East [deed call = North 35° 38' 08" West], crossing a portion of the said 20.0 acre tract with the Southwest line of the said 2.00 acre tract and the Northeast line of the said 4.89 acre Easement, a distance of 512.25 feet [deed call = 512.30 feet] to an existing 1/2 inch iron rod located in the Southeast line of the said 20.0 acre tract and in the Northwest line of a 31.47 acre tract described in deed recorded in Volume 126, Page 384 of the Calhoun County Deed Records and in the Northwest line of Airline Drive (Stringham Road) and at the South corner of the said 2.00 acre tract and at the East corner of the said 4.89 acre Easement for a corner of this 12.64 acres being described;

THENCE South 53° 11' 30" West [deed call = South 45° 00' West], with the Southeast line of the said 20.0 acre tract and the Southeast line of the said 4.89 acre Easement and the Northwest line of the said 31.47 acre tract and the Northwest line of Airline Drive (Stringham Road), a distance of 205.42 feet to a 5/8 inch iron rod with plastic cap set at a corner of a 2.5 acre tract described in deed recorded in Volume 245, Page 514 of the Calhoun County Deed Records and at a corner of the said 20.0 acre tract and a corner of the said 4.89 acre Easement and for a corner of this 12.64 acres being described;

PROPERTY DESCRIPTION
12.64 ACRES

(continued)

THENCE North 36° 41' 01" West [deed call = North 45° 00' West], with an interior line of the said 20.0 acre tract and a line of the said 4.89 acre Easement and the Northeast line of the said 2.5 acre tract, a distance of 40.13 feet [deed call = 40.04 feet] to an existing 1/2 inch iron rod located at a corner of the said 2.5 acre tract and at an interior corner of the said 20.0 acre tract and at an interior corner of the said 4.89 acre Easement for an interior corner of this 12.64 acres being described;

THENCE South 53° 11' 13" West [deed call = South 45° 00' West], with an interior line of the said 2.5 acre tract and an interior line of the said 20.0 acre tract and an interior line of the said 4.89 acre Easement, a distance of 306.16 feet [deed call = 306.0 feet] to a 5/8 inch iron rod with plastic cap set at an interior corner of the said 2.5 acre tract and for a corner of the said 20.0 acre tract and for a corner of the said 4.89 acre Easement for a corner of this 12.64 acres being described;

THENCE North 18° 34' 29" West [deed call = North 26° 48' West], with an interior line of the said 2.5 acre tract and an interior line of the said 20.0 acre tract and in part with the Southwest line of the said 4.89 acre Easement, a distance of 276.10 feet [deed call = 246.1 feet] to existing 5/8 inch iron rod located at the North corner of the said 2.5 acre tract and at an interior corner of the said 20.0 acre tract for an interior corner of this 12.64 acres being described;

THENCE South 53° 13' 31" West [deed call = South 45° 00' West], with the Northwest line of the said 2.5 acre tract and an interior line of the said 20.0 acre tract, a distance of 326.72 feet [deed call = 328.94 feet] to existing 5/8 inch iron rod located at the West corner of the said 2.5 acre tract and at an interior corner of the said 20.0 acre tract for an interior corner of this 12.64 acres being described;

THENCE South 18° 34' 29" East [deed call = South 26° 48' East], with the Southwest line of the said 2.5 acre tract and an interior line of the said 20.0 acre tract, passing a 5/8 inch iron rod with plastic cap set on line at a distance of 219.29 feet and continuing a total distance of 266.31 feet [deed call = 219.3 feet] to the center of Little Chocolate Bayou for the Southeast corner of this 12.64 acres being described;

THENCE with the center of Little Chocolate Bayou and lines of the said 20.0 acre tract with the following courses and distances:

North 66° 25' 25" West a distance of 36.87 feet;

South 77° 06' 59" West a distance of 196.70 feet;

North 30° 59' 40" West a distance of 92.02 feet;

North 04° 36' 41" West a distance of 112.04 feet;

North 12° 50' 05" East a distance of 280.17 feet;

North 04° 19' 29" West a distance of 66.26 feet to the South corner of the said 37.3 acre tract and the West corner of the said 20.0 acre tract for the West corner of this 12.64 acres being described;

THENCE North 53° 08' 59" East [deed call = North 45° 00' East], with the Southeast line of the said 37.3 acre tract and the Northwest line of the said 20.0 acre tract, passing a 5/8 inch iron rod with plastic cap set on line at a distance of 385.00 feet and continuing a total distance of 1543.09 feet [deed call = 1545.23 feet] to the **PLACE OF BEGINNING**, containing within these metes and bounds 12.64 acres.

The bearings and coordinates recited herein are Texas State Plane South Central Zone NAD'83 Grid based on an Opus Solution. This property description and a plat were prepared from a survey made on the ground under my direction on June 23, 2020.


G & W ENGINEERS, INC.
 TBPLS FIRM NO. 10022100
 Henry A. Danysh
 Registered Professional
 Land Surveyor, No. 5088



COMMUNICATION

SUBJECT: Consider recommendation of the Planning Board for approval of a 3-lot Preliminary Minor Plat, Port Lavaca Crossing. Located south of Tiney Browning Boulevard on SH 35 North. Being 3.19 acres. The original tracts for this proposed plat are identified as PIN# 29954 and PIN# 86163 of the Calhoun County CAD. Presenter is Jessica Carpenter

INFORMATION:

CITY OF PORT LAVACA

MEETING: November 08, 2021

DATE: 11.2.2021

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider recommendation of the Planning Board for approval of a 3-lot Preliminary Minor Plat, Port Lavaca Crossing. Located south of Tiney Browning Boulevard on SH 35 North. Being 3.19 acres. The original tracts for this proposed plat are identified as PIN# 29954 and PIN# 86163 of the Calhoun County CAD.

Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording.

G & W Engineering, the applicant for the proposed Port Lavaca Crossing Subdivision plat is requesting to subdivide the 9.678-acre parcel and a 1.07-acres parcel totaling 10.748-acres into three (3) lots. A remainder tract will be left unplatted being 7.558-acres to the east of the Wal-Mart subdivision.

The current legal description for tract-1 is A0012 ALEJANDRO ESPARZA, TRACT PT 1 WILSON, NOBLE & BOYDE, ACRES 9.678. The Calhoun County CAD property identification number for this 9.678-acres is PIN# 29954. The current legal description for tract-2 is A0012 ALEJANDRO ESPARZA, TRACT PT 1 WILSON, NOBLE & BOYDE, ACRES 1.07. The Calhoun County CAD property identification number for this 1.07-acres is PIN# 86163.

The Proposed Port Lavaca Crossing Preliminary Minor Plat is being subdivided into three (3) lots. Lot one (1) being 1.05-acres, lot two (2) being 1.07-acres. Lot three (3) also being 1.07-acres. Lot 1 has a proposed development of a Verizon store and a Quick Service Restaurant to be constructed at this location. Lot 2 has a proposed Burger King to be developed at this location. Lot 3 has the existing White Oak development on site.

The developers for the proposed Burger King on Lot 2 has attended a predevelopment meeting with the city and are preparing to submit the building plans for the Burger King.

The remainder tract of 7.558-acres that is not included in the Port Lavaca Crossing Preliminary Minor Plat is under contract for purchase. The future owners of this parcel have attended a predevelopment meeting with the city for a proposed future residential development. The new tentative owners are aware this tract of land will be required to be platted prior to any permits issued and development to occur.

Below references the City Code of Ordinances, Chapter 42 – Subdivisions and Plats, where this Preliminary Plat request is compliant and will meet the ordinance as presented.

Sec. 42-2. - Purpose.

(c) The city planning commission, before approving any plats submitted to it, shall refer such plats to the departments, agencies, and utilities in this chapter named for their suggestions and comments by written report.

Applicant has adhered to the proper subdivision plat submittal and review procedural process prior to presentation before the Planning Commission.

Sec. 42-5. - Policy.

(a) It shall be unlawful for any owner or agent of any owner of land to lay out, subdivide, plat or replat any land into lots, blocks, and streets within the jurisdictional area of this chapter without the proper approval of the planning commission. It shall be unlawful for any such owner or agent to offer for sale or sell property for building lots, building tracts or urban use therein, which has not been laid out, subdivided, platted, or replatted with the approval of the planning commission in accordance with this chapter.

Each lot is being platted and prepared to be developed for retail development in full compliance of Sec. 42-5. – Policy.

Department Comments:

Engineering:

- The preliminary plat engineering team and the City Engineer/City Manager are currently working through locating all utility placement and easements if needed. Any revisions or additions to the utility locations and or easements will be identified and/or referenced as a recording file number on the final plat prior to being presented before the Planning Board. There is a current access and drainage easement from the Walmart site to this proposed plat under recorded File# 00087910 Vol. 379 Pg. 564 with the Calhoun County Clerk's office.

Fire:

- Ensure access is identified as "Fire Lane" access as well.

Public Works:

- Record any utility easements for the Port Lavaca Crossing plat that are offsite of this plat boundary.

Development Services:

- Ensure all platting and permitting criteria is met prior to issuance of certificate of occupancy and occupant load certificate.

Planning Board Recommendation: Approval

Planning Board approved the 3-lot Preliminary Minor Plat, Port Lavaca Crossing. Located south of Tiney Browning Boulevard on SH 35 North. Being 3.19 acres. The original tracts for this proposed plat are identified as PIN# 29954 and PIN# 86163 of the Calhoun County CAD.

CITY OF PORT LAVACA

Attachments:

Port Lavaca Crossing Preliminary Plat
Port Lavaca Crossing Preliminary Utility Plan
CAD PIN# 86163
CAD PIN# 29954

PORT LAVACA CROSSING

3.19 ACRE SUBDIVISION

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PORT LAVACA CROSSING, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER OF LOTS 1 & 2
ROBERT LEBOW TRUSTSTATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS

OWNER OF LOT 3
PORT LAVACA CROSSING, LLCSTATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS

CITY COUNCIL CERTIFICATE APPROVAL

STATE OF TEXAS
COUNTY OF CALHOUN

I, MANDY GRANT, CITY SECRETARY OF THE CITY OF PORT LAVACA, AN INCORPORATED CITY IN CALHOUN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS APPROVED BY THE CITY COUNCIL OF SAID CITY AS APPROVED BY LAW, AND THAT THE RESOLUTION APPEARS OF RECORD IN VOLUME _____, PAGE _____ OF THE MINUTES OF THE PLANNING BOARD OF PORT LAVACA AS KEPT IN MY OFFICE.

WITNESS MY HAND AND SEAL OF THE CITY OF PORT LAVACA, TEXAS, ON THIS THE _____ DAY OF _____, 2021.

CITY SECRETARY
CITY OF PORT LAVACA, CALHOUN COUNTY
STATE OF TEXAS

I, HENRY A. DANYSH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON OCTOBER 02, 2021.

G & W ENGINEERS, INC.
HENRY A. DANYSH
REGISTERED PROFESSIONAL
LAND SURVEYOR - REG. 5088

PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

10-26-2021

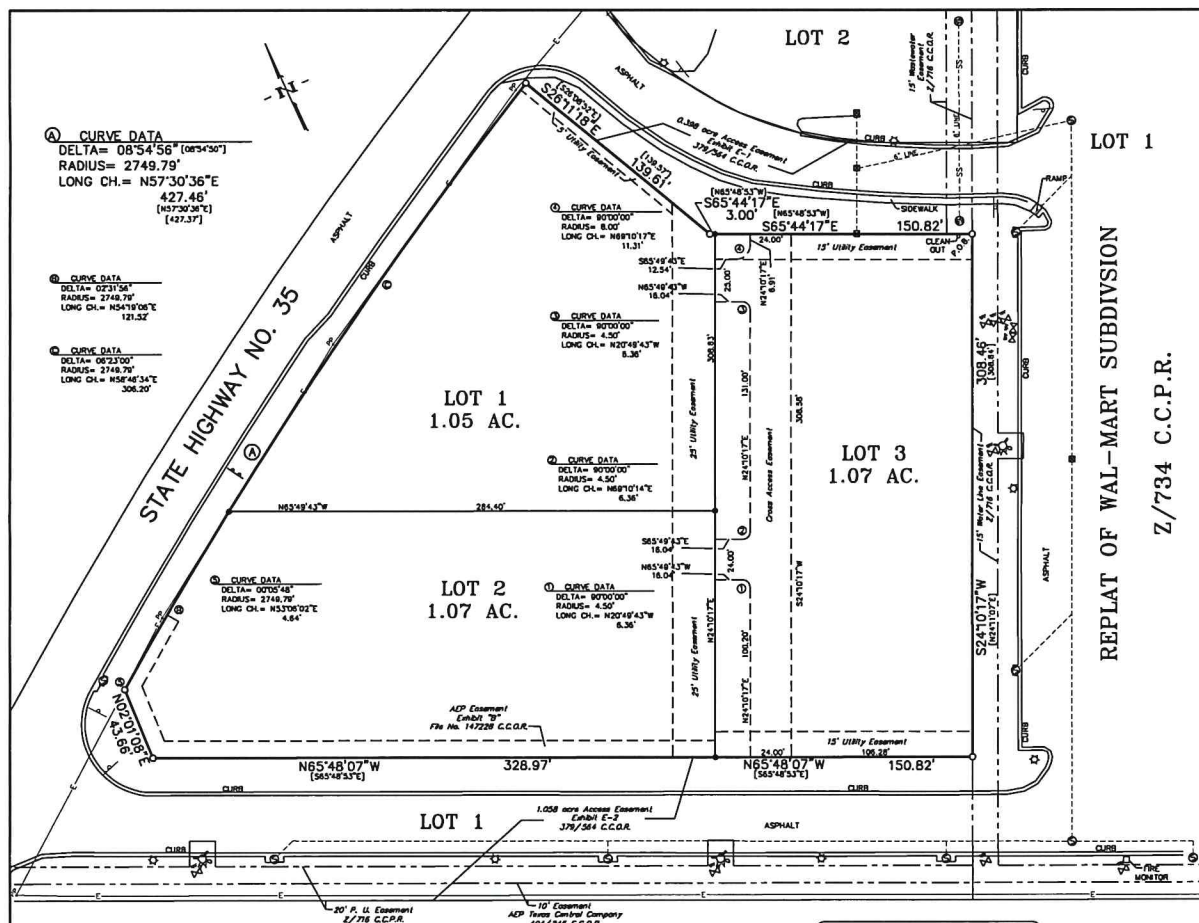
RELEASE DATE

CHECKED BY:
H.A.D.
DATE:
OCT. 26, 2021
SCALE:
1" = 50'

G & W ENGINEERS, INC.
ENGINEERING • SURVEYING • PLANNING
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBP'S FIRM NO.: 10022100
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

FILE NO.:
10179-001
JOB NO.:
10179-001
SHEET NO.:
1 OF 1

PRELIMINARY PLAT



CALHOUN COUNTY APPRAISAL DISTRICT

I, HEREBY CERTIFY THAT THE AD VALOREM TAXES ON THE LAND INCLUDED WITHIN THE BOUNDARIES OF THIS PLAT ARE PAID FOR THE TAX YEAR _____ AND ALL PRIOR YEARS.

IF APPLICABLE, THE ABOVE-DESCRIBED PROPERTY HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL (COMPTROLLER RULE 9.3040) OR PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX CODE SECTION 25.21 IS NOT INCLUDED IN THIS CERTIFICATE (TAX CODE SECTION 31.06 (8)).

SIGNED THIS THE _____ DAY OF _____, 2021.

BY: _____

JESSE W. HUBBELL
CHIEF APPRAISER

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN

STATE OF TEXAS

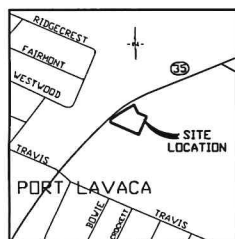
COUNTY OF CALHOUN

NOTE: BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD83 GRID

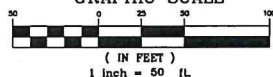
FLOOD DATA
ACCORDING TO THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY FLOOD NO. 480270004E, REVISED OCTOBER 16, 2014, THIS PROPERTY IS LOCATED IN ZONE Z.

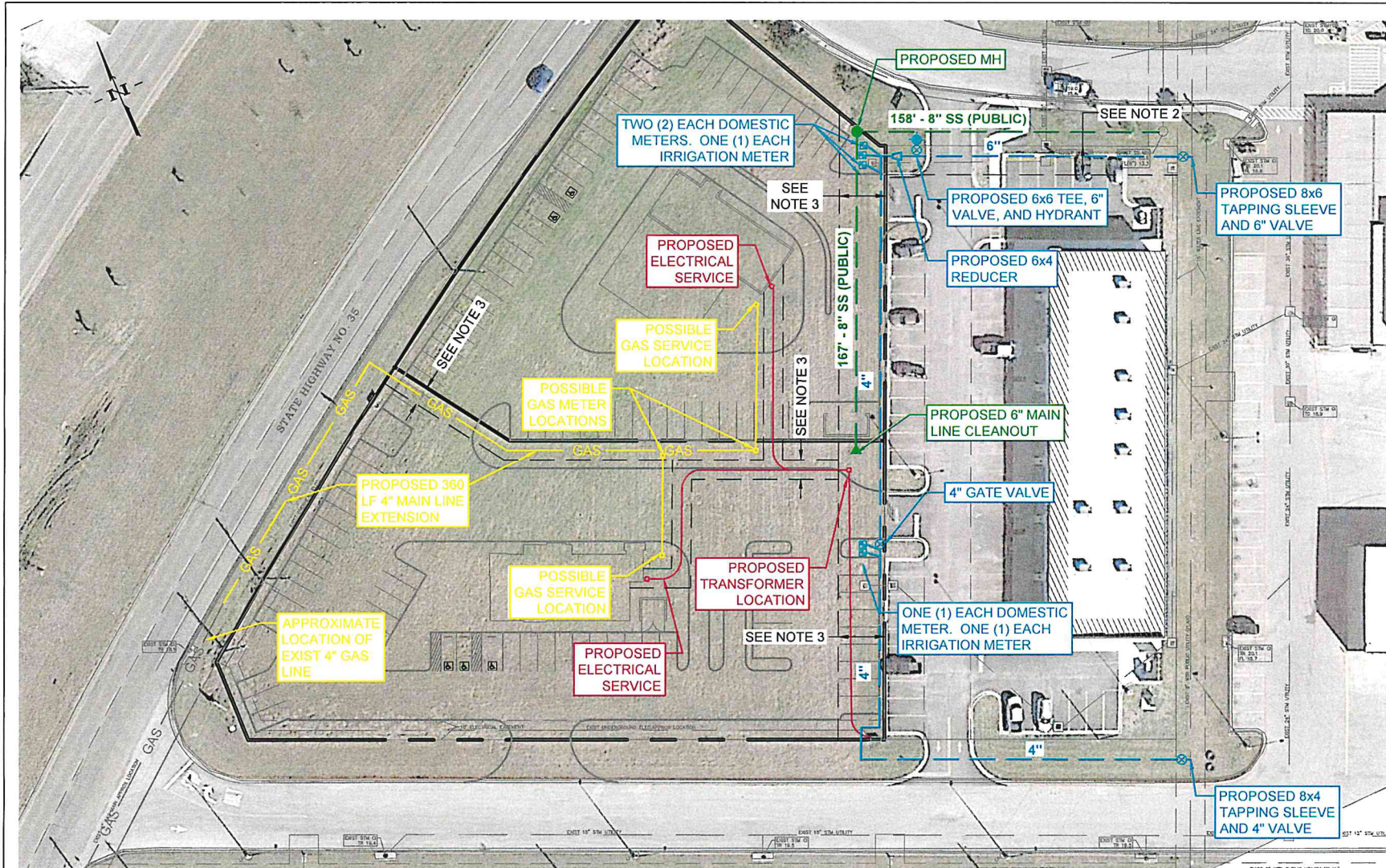
LEGEND

- EXISTING 3/8" IRON ROD
- EXISTING 1/2" IRON ROD
- SET 5/8" IRON ROD WITH PLASTIC CAP
- C.C.R. CALHOUN COUNTY DEED RECORDS
- C.C.R. CALHOUN COUNTY OFFICIAL RECORDS
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING STORM SEWER MANHOLE
- ⊕ EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING INLET
- ⊕ EXISTING SINGLE POST SIGN
- ⊕ EXISTING DOUBLE POST SIGN
- OVERHEAD POWERLINE



GRAPHIC SCALE





- NOTES :
1. WATER METERS :
DOMESTIC = 1.5"
IRRIGATION = 1.0"
 2. WILL REQUIRE EASEMENT BY SEPARATE INSTRUMENT, IF NOT PLATTED.
 3. WILL BE REQUIRED WHEN PLATTING.

UTILITIES EXHIBIT WALMART OUTLOT DEVELOPMENT PORT LAVACA, TEXAS

- NOTES :
4. ALL EASEMENT LOCATIONS ARE BASED ON PRELIMINARY DATA AND MAY CHANGE AS MORE DATA IS ACQUIRED

DRAWN BY:
S.P.M.
CHECKED BY:
S.P.M.
DATE:
10/26/21
SCALE:
1"=50'

G & W ENGINEERS, INC.
ENGINEERING • SURVEYING • PLANNING
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TYPE FIRM NO.: F04188
(361) 552-4509; PORT LAVACA (979) 323-7100; BAY CITY

PRELIMINARY

JOB NO.:
10179.002
SHEET NO.:
1 OF 1

Property Identification #: 86163

Property Information: 2022

Owner Identification #: 1045

Section VIII. Item #18.

Geo ID: A0012-00000-0222-A0
Situs 300 TINEY BROWNING BLVD
Address: PORT LAVACA, TX 77979
Property Type: Real
State Code: F1

Legal Description: A0012 ALEJANDRO
ESPARZA, TRACT PT 1
WILSON, NOBLE & BOYDE,
ACRES 1.07
Abstract: A0012
Neighborhood: PORT LAVACA
COMMERCIAL
Appraised Value: N/A
Jurisdictions: G05, NV6, S01, C04, FML,
CAD, GWD

Name: PORT LAVACA CROSSING LLC
Exemptions:
DBA: Null

Re-Center Map

Calhoun CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Calhoun County Appraisal District expressly disclaims any and all liability in connection herewith.



Esri, HERE, Garmin, iPC | Maxar, Microsoft



Property Identification #: 29954

Property Information: 2022

Owner Identification #: 5541

Section VIII. Item #18.

Geo ID: A0012-00000-0222-00
Situs: 300 TINEY BROWNING BLVD
Address: PORT LAVACA, TX 77979
Property Type: Real
State Code: D1

Legal: A0012 ALEJANDRO
Description: ESPARZA, TRACT PT 1
WILSON, NOBLE & BOYDE,
ACRES 9.678
Abstract: A0012
Neighborhood: PORT LAVACA
COMMERCIAL
Appraised Value: N/A
Jurisdictions: G05, NV6, S01, C04, FML,
CAD, GWD

Name: LEBOW ROBERT TRUST
Exemptions:
DBA: Null

Re-Center Map

Calhoun CAD Map Search

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COMMUNICATION

SUBJECT: Announcement by Mayor that City Council will retire into closed session:

INFORMATION:

- 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). Presenter is Mayor Whitlow
- To discuss personnel matters in accordance with Title 5, Section 551.074 of the Texas Government Code (to discuss appointment, employment, evaluation, responsibilities and duties, reassignment, discipline or dismissal of an officer or employee, or to hear a complaint or charge against an officer or employee [City Manager]). Presenter is Mayor Whitlow

COMMUNICATION

SUBJECT: Return to Open Session and take any action deemed necessary with regard to matters in closed session. Presenter is Mayor Whitlow

INFORMATION:

