



CITY COUNCIL SPECIAL MEETING

Tuesday, September 22, 2026 at 5:30 PM
Council Chambers| 202 N. Virginia Street, Port Lavaca, Texas 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 the Council, and/or the City Attorney:

Announcement by the Mayor that the City Council will retire into Closed Session for consultation with the 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 Texas Open Meetings Act (Title 5, Chapter 551, Section 551.071(2) of the Texas Government Code).

(All matters listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item will be removed from the Consent Agenda and considered separately.)

AGENDA

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

MEETING PROCEDURE

Public notice is hereby given that the City Council of the City of Port Lavaca, Texas, will hold a special meeting and workshop session Tuesday, September 22, 2026 beginning at 5:30 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:

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

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

Join Zoom Meeting:

<https://us02web.zoom.us/j/87617671496?pwd=1m14GfCp34v171bBQQ4es0clzBbqmX.1>

Meeting ID: 876 1767 1496

Passcode: 260415

One tap mobile

*+13462487799,,87617671496#,,, *260415# US (Houston)*

Dial by your location

+1 346 248 7799 US (Houston)

I. ROLL CALL AND CALL TO ORDER**II. PLEDGE OF ALLEGIANCE AND INVOCATION****III. MEETING SAFETY BRIEFING (911 ___, AED ___, EVAC ___, CPR ___, SAFETY ___)****IV. REVIEW OF VISION AND MISSION STATEMENT****Our Vision**

The Mayor and the City Council envision a friendly town on Lavaca Bay where economic and recreational opportunities abound, providing for a wonderful quality of life for both citizens and tourists, rich in history and looking toward a vibrant future

Our Mission

Our mission is to make Port Lavaca a desirable place to live through high-quality services, responsible use of public resources, and a progressive approach to community development. With enthusiasm, integrity, and vision, we will maintain a safe environment and continually improve the quality of life for all citizens.

V. PRESENTATION(S)**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 by logging on with your computer and using "Join Zoom Meeting" information on first page of this agenda).

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

1. Conduct Second and Final reading of an Ordinance (S-5-26) approving the annual Budget for the City of Port Lavaca, Texas and adopting the budget document for the fiscal year October 01, 2026 thru September 30, 2027. Presenter is Brittney Hogan
2. Consider Second and Final reading of an Ordinance (S-6-26) fixing the Tax Rate and Tax Levy for the City of Port Lavaca, Texas for the year 2026. Presenter is Brittney Hogan
3. Consider Ratification of Property Tax increase reflected in the 2026-2027 FY Budget. Presenter is Brittney Hogan

VIII. TAXPAYER IMPACT STATEMENT

(Required under Texas Government Code §551 as amended by HB 1522, effective September 1, 2025)

This notice informs taxpayers of the potential impact of the proposed budget and tax rate for Fiscal Year 2026-27, comparing what would be paid under the no-new revenue tax rate versus the proposed tax rate.

1. Average Taxable Homestead Value

Prior Year (FY 2025-2026)	\$154,791.00
Current Year (FY 2026-2027)	\$162,756.00

2. Tax Rates

No-New-Revenue Tax Rate (FY 2026-2027)	\$0.7968 per \$100 valuation
Proposed Tax Rate (FY 2026-2027)	\$0.8800 per \$100 valuation

3. Estimated Annual Tax Bill Comparison

Scenario	Tax Rate	Estimated Tax Bill	Difference from No-New-Revenue
Prior Year (FY 2025-2026)	\$0.8000	\$1,238	\$59
No-New-Revenue Tax Rate (FY 2026-2027)	\$0.7968	\$1,297	\$0
Proposed Tax Rate (FY 2026-2027)	\$0.8800	\$1,432	\$135

Calculations

- Prior Year Tax Bill = $(\$154,791 \div 100) \times \$0.8000 = \$1,238.33$
- No-New-Revenue Tax Bill = $(\$162,756 \div 100) \times \$0.7968 = \$1,296.84$
- Proposed Tax Bill = $(\$162,756 \div 100) \times \$0.8800 = \$1,432.26$

Summary

If the City of Port Lavaca adopts the proposed tax rate of \$0.8800 Per \$100 valuation, the average homestead owner would pay approximately \$135.42 more annually compared to the no-new-revenue tax rate. This increase supports continued city services and infrastructure investments.

IX. ADJOURN SPECIAL MEETING

CITY COUNCIL WORKSHOP

X. CALL TO ORDER

XI. COMMENTS FROM THE PUBLIC

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

XII. ITEMS FOR DISCUSSION – (Council will consider/discuss the following items and take any action deemed necessary)

1. Discuss options for the potential development or demolition of the former Regan Dry Goods building located at 233 E. Main Street. Presenter is Jody Weaver

XIII. COMMENTS FROM THE MAYOR, COUNCIL MEMBERS, AND CITY MANAGER

XIV. ADJOURN WORKSHOP

Luis De La Garza, Mayor

XV.**CERTIFICATION OF POSTING NOTICE**

This is to certify that the above notice of a special meeting of the City Council of the City of Port Lavaca, scheduled for **Tuesday, September 22, 2026**, beginning at 5:30 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. **Wednesday, September 16, 2026**.

Lorena Perez-Diaz, *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 Lorena Perez-Diaz at (361) 552-9793 Ext. 230 for assistance.

COMMUNICATION

SUBJECT: Conduct Second and Final reading of an Ordinance (S-5-26) approving the annual Budget for the City of Port Lavaca, Texas and adopting the budget document for the fiscal year October 01, 2026 thru September 30, 2027. Presenter is Brittney Hogan

INFORMATION:

AN ORDINANCE APPROVING THE ANNUAL BUDGET FOR THE CITY OF PORT LAVACA, TEXAS AND ADOPTING THE BUDGET DOCUMENT FOR THE FISCAL YEAR OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Council has approved a budget for the City of Port Lavaca, Texas, for the fiscal year October 1, 2026 through September 30, 2027, and accordingly held a public hearing for same, at which time all interested citizens were given an opportunity to be heard for or against any item or amount of any item contained in said budget; and

WHEREAS, all approved adjustments, if any, have been made in said budget and said public hearing has been officially closed:

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

SECTION 1. That the annual budget for the City of Port Lavaca, Texas for the fiscal year October 1, 2026 through September 30, 2027 is hereby approved and the budget document is hereby in all things adopted and made a part of this ordinance as if set forth in full herein and is hereby declared to be the financial plan for the City of Port Lavaca, Texas for the fiscal year 2026/2027.

SECTION 2. That in accordance with the City Charter, Section 8.03 Transfer of Appropriations, the City Council hereby approves the City Manager to transfer any unencumbered appropriation balance or portion thereof between general classifications of expenditures within an office, department or agency.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION 4. This ordinance shall become effective on the date of its passage by the City Council of the City of Port Lavaca, Texas.

FIRST READING this 21st day of September, 2026

Luis De La Garza, Mayor

SECOND AND FINAL READING this 22nd day of September, 2026

Luis De La Garza, Mayor

APPROVED AND ADOPTED this 22nd day of September, 2026.

Luis De La Garza, Mayor

ATTEST:

Lorena Perez-Diaz, City Secretary

APPROVED AS TO FORM:

Anne Marie Odefey, City Attorney

RECORD OF VOTE

	First Reading	Second and Final	Passed and Approved
Councilman Aguirre	Aye		
Councilman Dent	Aye		
Councilwoman Rigby	Absent		
Councilwoman Padron	Aye		
Councilman Bland-Stewart	Absent		
Councilman Burke	Aye		

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

CITY OF PORT LAVACA

DATE: 8/20/2026

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: BRITTNEY HOGAN, FINANCE DIRECTOR

SUBJECT: CONSIDER ORDINANCE APPROVING THE ANNUAL BUDGET

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, we have prepared an Ordinance that, if approved, meets the requirements as established by the governing legislation.

On June 29 (CIP) and August 17, 2026, the City Council held budget workshops to review recommendations from the City Manager for the FY 2026-2027 budget. The proposed budget was filed with the City Secretary and published on the City's website on August 3rd.

On August 17, 2026, the City Council announced a public hearing on the FY 2026-2027 Budget to be held on September 14, 2026. 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 26, 2026, and posted the same notice on the City's website.

The budget, with changes recommended by City Council in the August 17, 2026 workshop, is recommended for the City Council's approval, and contains combined Revenues of \$26,488,458 followed by combined Expenditures of \$29,635,882 leaving combined Fund Balance reserves of \$13,294,236.

The Ordinance to adopt the budget contains authorization, as prescribed in the City Charter, Section 8.03, for the City Manager to transfer any unencumbered appropriation balance or portion thereof between general classifications of expenditures within an office, department or agency.

Legislation does require specific language on the vote to adopt the budget, only that it must be a record vote. Staff provides a recommended motion as follows:

- ***Motion: "I move to adopt the FY 2026-2027 Annual Budget as presented by the City Manager."***
 - ***Must be a Record Vote of each member of the governing body by name.***

COMMUNICATION

SUBJECT: Consider Second and Final reading of an Ordinance (S-6-26) fixing the Tax Rate and Tax Levy for the City of Port Lavaca, Texas for the year 2026. Presenter is Brittney Hogan

INFORMATION:

ORDINANCE #S-6-26

AN ORDINANCE FIXING THE TAX RATE AND TAX LEVY FOR THE CITY OF PORT LAVACA, TEXAS, FOR THE YEAR 2026, UPON ALL TAXABLE PROPERTY IN SAID CITY OF PORT LAVACA, TEXAS SUBJECT TO TAXATION BY SAID CITY ON THE FIRST DAY OF JANUARY 2026 IN CONFORMITY WITH THE CHARTER PROVISIONS AND ORDINANCES OF SAID CITY OF PORT LAVACA; APPROPRIATING THE FUNDS DERIVED FROM SAID TAX LEVY TO VARIOUS FUNDS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND ESTABLISHING AN EFFECTIVE DATE

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

SECTION 1. That there shall be and there is hereby levied and assessed for the year 2026 upon all property of every description subject to taxation by the City of Port Lavaca, Texas on the 1st day of January, 2026, the following tax rate, to-wit:

An Ad Valorem Tax at the rate of \$0.8800 on the \$100.00 assessed value, based on 100% assessment thereof estimated in lawful currency of the United States of America, for the purpose of paying the general expenses of the City government and for payment of principal and interest on outstanding bonds and certificates of obligation for the fiscal year ending September 30, 2027.

(A) THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEARS TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 8.18 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$80.40

SECTION 2. All taxes collected pursuant to this ordinance shall be deposited in the funds known as the General Fund and the Tax Supported Debt Service Fund, and said monies shall be appropriated and distributed as follows:

	Rate	Percentage
GENERAL FUND	\$ 0.7791	89 %
TAX SUPPORTED DEBT SERVICE FUND:		
2022 Cos & 2024 Cos	\$ 0.1009	11 %
TOTALS:	\$ 0.8800	100.00 %

SECTION 3. The duly authorized official responsible for the assessment and collection of taxes for the City of Port Lavaca is hereby directed to assess, extend and enter upon the tax rolls of the

City of Port Lavaca, Texas, for the current taxable year the amount and rates herein levied, and to keep a correct account of same, and when so collected, to deposit same in the depository of the City of Port Lavaca to be distributed in accordance with this ordinance.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION 5. This ordinance shall become effective on the date of its passage by the City Council of the City of Port Lavaca, Texas.

FIRST READING this 14th day of September, 2026

Luis De La Garza, Mayor

SECOND AND FINAL READING this 22nd day of September, 2026

Luis De La Garza, Mayor

APPROVED AND ADOPTED this 22nd day of September, 2026.

Luis De La Garza, Mayor

ATTEST:

Lorena Perez-Diaz, City Secretary

APPROVED AS TO FORM:

Anne Marie Odefey, City Attorney

RECORD OF VOTE

	First Reading	Second and Final	Passed and Approved
Councilman Aguirre	Aye		
Councilman Dent	Aye		
Councilwoman Rigby	Absent		
Councilwoman Padron	Aye		
Councilman Bland-Stewart	Absent		
Councilman Burke	Aye		

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

CITY OF PORT LAVACA

CITY COUNCIL MEETING: SEPTEMBER 22, 2026

AGENDA ITEM _____

DATE:

8/22/2026

TO:

HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM:

BRITTNEY HOGAN, FINANCE DIRECTOR

SUBJECT:

CONSIDER ORDINANCE FIXING THE TAX RATE AND TAX LEVY – 2nd READING

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, we have prepared an Ordinance that, if approved, meets the requirements as established by the governing legislation.

On August 17, 2026, the City Council took a record vote to propose a tax rate (\$0.8800) as levied on properties as the previous year. Because the proposed tax rate exceeds 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 14, 2026.

The City published a notice of public hearing on the tax increase in the newspaper of general circulation (Port Lavaca Wave) on August 26, 2026, and posted the same notice on the City’s website.

Additionally, because the proposed tax rate exceeds the No-New-Revenue rate, additional language is required to be included in the ordinance and requires specific language in the motion to adopt the tax rate as follows:

- **MOTION: “I move that the property tax rate be increased by the adoption of a tax rate of \$0.8800, which is effectively a 10.44 percent increase in the tax rate.”**
- **Must be a Record Vote by each member of the governing body by name.**

Additionally, the tax rate consists of two components, each of which must be approved separately:

Maintenance and Operations: \$0.7791

Interest & Sinking (Debt): \$0.1009

- **MOTION: “I move to adopt a Maintenance and Operations rate of \$0.7791.”**
- **MOTION: “I move to adopt an Interest & Sinking rate of \$0.1009.”**

COMMUNICATION

SUBJECT: Consider Ratification of Property Tax increase reflected in the 2026-2027 FY Budget. Presenter is Brittney Hogan

INFORMATION:

CITY OF PORT LAVACA

CITY COUNCIL MEETING: SEPTEMBER 22, 2026**AGENDA ITEM _____****DATE:** 8/22/2026**TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS**FROM:** BRITTNEY HOGAN, FINANCE DIRECTOR**SUBJECT:** CONSIDER RATIFICATION OF THE ANNUAL BUDGET

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.

Staff provides a recommended motion as follows:

- ***Motion: "I move to ratify the property tax revenue increase reflected in the 2026-2027 Budget."***

COMMUNICATION

SUBJECT: Discuss options for the potential development or demolition of the former Regan Dry Goods building located at 233 E. Main Street. Presenter is Jody Weaver

INFORMATION:

Port Lavaca Regan Dry Goods Master Plan

233 E. Main Street
Port Lavaca, Texas 77979

June 29, 2026

DRAFT

CLOTHING, SHOES, HATS, W.P. REGAN
MATTING, RUGS, CURTAINS
DRY
GOODS
ALL ACCESSORIES

Port Lavaca Regan Dry Goods – Master Plan

Conceptual Designs include play areas, shady seating and picnic spots, spaces to relax, flexible spaces providing multi-functional activities, activating an underutilized property and transforms it into a valuable community asset.

Goal: Create a vibrant, inviting, and inclusive community space that fosters public gatherings and integrates play features for residents and visitors. The park is envisioned to be welcoming, functional, and resilient for all community members, with a future design focused on low maintenance.

Social Connection: Foster community connections by creating a welcoming shared space where residents, visitors, and families can gather, socialize, read, relax, and enjoy recreational play. The park will serve as a vibrant neighborhood destination that promotes interaction, inclusivity, and a strong sense of community.

Environmental Value: Replaces a concrete eyesore with native, drought-resistant Texas vegetation. The addition of shade trees and turf will help reduce the urban heat island effect, improve user comfort, and support natural stormwater infiltration and management while minimizing long-term maintenance and water use.

Economic Growth: Beautifying this corridor increases nearby property appeal and encourages foot traffic to support localized retail and dining establishments. Provides flexible spaces which accommodates concerts, movie nights, food truck events, fitness classes, art shows, and artisan and farmer markets.

Proposed Amenities

Building (Existing Building)

- Structurally stabilize and preserve the existing open-air structure.
- Install large overhead fans to improve comfort during warm weather.
- Incorporate lighting for day and evening use.
- Add a new overhead garage-style doors to improve flexibility for events and programming.
- Restore and preserve the existing mural as a community focal point.
- Repoint and repair existing brick masonry to extend the life of the structure.

Shade & Comfort

- Install a contemporary slatted pergola to provide shade in key gathering areas.
- Plant native shade trees to create long-term canopy coverage.
- Incorporate benches and seating beneath shaded areas for year-round comfort.

Flexible Seating

- Provide a combination of accessible picnic tables, movable chairs, and benches.
- Create seating areas that accommodate both small gatherings and larger community events.

Lighting & Safety

- Install pedestrian-scale lighting for improved visibility and nighttime use.
- Maintain clear sightlines throughout the park to enhance safety.
- Utilize durable, low-maintenance fixtures designed for public spaces.

Playground

- Construct a playground with equipment designed for children of varying ages and abilities.
- Incorporate accessible play features and resilient safety surfacing.
- Provide nearby benches, drinking fountains, and bicycle parking.

Landscape

- Replace excess pavement with native, drought-tolerant Texas trees, shrubs, grasses, and pollinator-friendly plantings.
- Create open lawn areas for informal recreation, community events, and relaxation.
- Utilize low-maintenance, water-efficient landscaping and irrigation systems.

Restroom & Water Amenities

- Construct accessible public restroom building.
- Install bottle-filling stations and accessible drinking fountains.
- Design the facility with durable, vandal-resistant materials and low-maintenance finishes to reduce long-term operating costs.

CONCEPT 1

The proposed master plan transforms the site into a flexible community gathering space centered around recreation, local programming, and public engagement. The design combines active event spaces with quieter passive recreation areas while preserving existing site features.

Key elements include:

- Programmed activity building for community events.
- Central shaded seating plaza.
- Small performance stage and lawn.
- Existing gazebo retained as a gathering space.
- Community garden.
- Synthetic lawn for flexible recreation.
- Food truck court with outdoor seating.
- Bike parking and pedestrian connections.
- Public restrooms supporting events.

Community Activation

The design creates a vibrant civic destination by bringing together dining, gathering spaces, performances, and community events that encourage visitors to stay and participate.

Flexible Programming

Open lawns and plazas are designed to host farmers markets, seasonal festivals, concerts, movie nights, and other large community events with minimal temporary setup.

Walkability

A central pedestrian promenade provides clear connections between gathering spaces, gardens, event venues, and food amenities.

Multi-Generational Use

A mix of seating, gardens, event spaces, and open lawn provides welcoming spaces for visitors of all ages and supports a variety of community activities.



KEY

Section XII. Item #1.

- 1 REGAN DRY GOODS BUILDING – PROGRAMMED ACTIVITIES
- 2 SHADED SEATING
- 3 STAGE AND SCREEN
- 4 SYNTHETIC LAWN
- 5 EXISTING GAZEBO
- 6 PLAZA
- 7 RESTROOMS
- 8 SHADED SYNTHETIC LAWN
- 9 COMMUNITY GARDEN
- 10 BIKE RACKS
- 11 NEW BRICK PAVED PEDESTRIAN ALLEY
- 12 FOOD TRUCKS AND SHADED SEATING

DRAFT

CONCEPT 2

The proposed master plan transforms the site into a flexible community gathering space centered around recreation, local programming, and public engagement. The design combines active event spaces with quieter passive recreation areas while preserving existing site features. This concept provides the largest amount of permeable surface area, maximizing green space and stormwater infiltration.

Key elements include:

- Programmed activity building for community events.
- Central shaded seating plaza.
- Small performance stage and lawn.
- Existing gazebo retained as a gathering space.
- Playground for children and families.
- Synthetic lawn for flexible recreation.
- Food truck court with outdoor seating.
- Public restrooms supporting events.

Community Activation

The design emphasizes daily recreation and family interaction through playgrounds, informal gathering spaces, and recreational amenities that promote regular community use.

Flexible Programming

Open lawns, playgrounds, and activity spaces support everyday recreation while accommodating seasonal celebrations, fitness classes, performances, and neighborhood gatherings.

Walkability

An interconnected network of pedestrian paths links recreational amenities, gathering areas, and open spaces, creating a safe and accessible experience throughout the park.

Multi-Generational Use

Play areas, shaded seating, open lawns, and gathering spaces provide opportunities for children, families, adults, and seniors to enjoy the park simultaneously through both active and passive recreation.



KEY

Section XII. Item #1.

- 1 REGAN DRY GOODS BUILDING – PROGRAMMED ACTIVITIES
- 2 SHADED SEATING
- 3 STAGE AND SCREEN
- 4 SYNTHETIC LAWN
- 5 EXISTING GAZEBO
- 6 RESTROOMS
- 7 PLAYGROUND
- 8 COMMUNITY GARDEN
- 9 NEW BRICK PAVED PEDESTRIAN ALLEY
- 10 FOOD TRUCKS AND SHADED SEATING

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