

Mayor Whitlow announced that the first public hearing was now closed at 6:56 p.m.

No action necessary and none taken.

- 2. **Consider finding that the following properties listed, located in the City of Port Lavaca, Texas, are in violation of the City of Port Lavaca Code of Ordinances, Chapter 12 Buildings and Building Regulations, Article IV - Substandard Buildings, following a Public Hearing held on September 11, 2023. Presenter is Derrick Smith**

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 finds that the following properties listed, with the exception of (d) 1422 Holloman, located in the City of Port Lavaca, Texas, are in violation of the City of Port Lavaca Code of Ordinances, Chapter 12 Buildings and Building Regulations, Article IV - Substandard Buildings, following a Public Hearing held on September 11, 2023:

- (a) 121 Massanet Dr. No property owners present
- (b) 616 W. Mahan Arthur Piña will refurbish.
- (c) 503 S. San Antonio Vera Archangel will refurbish.
- (d) 1422 Holloman Not Substandard (to be demolished)
- (e) 112 Massanet Joe Villarreal, owner & Oscar Padron will refurbish.
- (f) 615 S. Ann St. Kenneth Yates will refurbish.

Seconded by Councilman District 5 Ward

Voting Yea:

Councilman District 1 Aguirre, Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 4 (Mayor Pro Tem) Padron, Councilman District 5 Ward, Councilman District 6 Barr

- 3. **Receive Budget Report from Undine, LLC for the Port Lavaca Water Treatment Plant for the 2023-2024 Fiscal Year pursuant to the Water Treatment Contract. Presenter is Jody Weaver**

Representatives were in attendance to address Council in presenting their Budget Report from Undine, LLC for the Port Lavaca Water Treatment Plant for the 2023-2024 Fiscal Year pursuant to the Water Treatment Contract. Representatives were Andy Thomas, Vance Tillman and Rich Melcher.

No action necessary and none taken.

*No improvements Made to date.  
Russell Cain is to attend Meeting on 9.16.24*

**121 Massanet**

Russell Cain <rc@russellcain.com>

Mon 9/11/2023 1:35 PM

To:Joey Perez <jperez@portlavaca.org>

Would you please give us until Spring to take care of the subject property? I have boarded the house up and am keeping the yard mowed. Felipe Bonilla, the owner, is battling cancer and other health issues. Thank you for your consideration of this request.

Russell  
361-920-6313

**Russell Cain**  
Broker #163380  
Russell Cain Real Estate  
2025 N Highway 35  
Port Lavaca, TX 77979  
361-552-6313 (Office)  
361-920-6313 (Cell)  
361-552-1919 (Fax)  
[rc@russellcain.com](mailto:rc@russellcain.com)

<http://www.trec.texas.gov/sites/default/files/pdf-forms/CN%201-2.pdf>

[https://netorg11719973-my.sharepoint.com/:b:/g/personal/lisa\\_russellcain\\_com/EatYwsgBkShKhrHkLkINb08BwR5E0EwuvuTTSIzdtRQqVw?e=U3bGbF](https://netorg11719973-my.sharepoint.com/:b:/g/personal/lisa_russellcain_com/EatYwsgBkShKhrHkLkINb08BwR5E0EwuvuTTSIzdtRQqVw?e=U3bGbF)

Structure remains  
but no change.  
Russell Cain wanted  
more time to  
remodel home.  
Unknown at this time  
what status is.  
1-24-24

# SOUTH TEXAS FOUNDATION REPAIR

P.O. BOX 1241

EDNA, TEXAS 77957

1-361-788-3303

4imprint®

Post-it® Notes - 3" x 4" - 25 Sheet

Russell dropped  
these off for  
121 Massanett

4/2/2024

MR RUSSELL CAIN

RE: FOUNDATION INSPECTION AT 121 MASSANET ST PORT LAVACA TEXAS 77979

DEAR MR CAIN

Thank you for allowing South Texas Foundation Repair the opportunity to make a bid on the foundation repairs on the house located at 121 Massanet St Port Lavaca, Texas. South Texas Foundation Repair uses the hydraulic-driven system of foundation repair. This system was invented by perma pile. Since we use this type of system we are able to give our customers A LIFE TIME WARRANTY which is transferable if the owner should ever sell the home.

NOTE: We think that the main reason that make this foundation to fall is the adverse dry weather conditions, these cycles of drought are adverse to shallow foundations supported on expansive clays.

Enclosed is a drawing of the house showing the areas I suggest are in need of repair. The problems with the house appear to be around the perimeter of the foundation, indicated by pilings numbered one through twenty five (1-25) .The costs of the repairs will be \$9,300.00. It will take approximately 3 days to complete the repairs, weather permitting.

If you would like us to do the repairs, please call as soon as possible.

THE NUMBER IS 1-361-788-3303.ALSO PLEASE CONSIDER MY LIFETIME TRANSFERABLE WARRANTY.

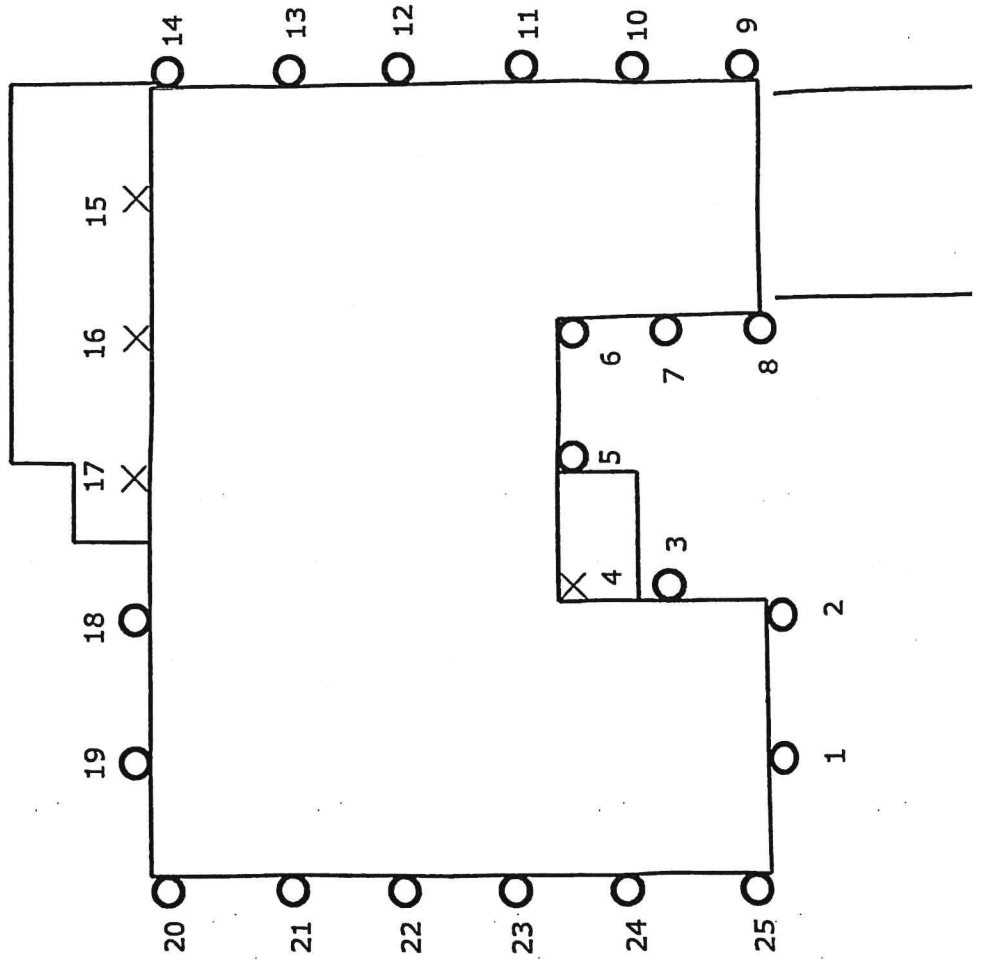
Sincerely,

Gus Macedonio: OWNER

Gus M.

HOUSE LOCATION: 121 MASSANET ST PORT LAVACA TEXAS 77979

LEGEND  
O=PILING LOCATION  
X=PILING WITH CONCRETE BREAK OUT





Coastal Bend Foundation Repair  
P. O. Box 515  
Edna, Texas 77957  
361.782.6231 ~ www.cbfr-edna.com

April 17, 2024

Russel Cain (Realtor)  
Inspection Address:  
121 Massanet St  
Port Lavaca, Texas 77979

Dear Mr. Cain,

Thank you for allowing Coastal Bend Foundation Repair the opportunity to make a bid on the foundation repairs for the home located at **121 Massanet St in Port Lavaca, Texas**. Coastal Bend Foundation Repair uses the hydraulic-driven system of foundation repair. Since we use this type of system, we are able to give our customers a lifetime warranty which is transferable if the owner should ever sell the home. **OUR LIFETIME WARRANTY IS A GUARANTEED WARRANTY BACKED BY A TRUST FUND**. We will relevel this structure at no cost to the owner if the repair job we complete ever fails.

Enclosed is a drawing of the home showing the areas we suggest are in need of repair. The problems with the home appear to be around the perimeter of the foundation indicated by pilings numbered **one through thirty (1-30)**. The cost of the repairs will be **\$14,060.00**. It should take approximately **three to four (3-4) days to complete** the repairs, weather permitting.

If you would like us to repair this foundation, please call our office at 361-782-6231. In making your decision, please consider that we provide a **GUARANTEED LIFETIME WARRANTY** on all of our slab foundation repairs. Thank you for the opportunity to bid these foundation repair needs.

Sincerely,

*Daniel L. McBride*

Daniel L. McBride, Owner





121 massanut

4833 Saratoga, Box 286  
Corpus Christi, Tx 78413



## **ASH ENGINEERING**

**Ash Hafez, P.E.**  
**Civil/Structural**

Foundation Inspections \* Design \* Drainage \* Beam Analysis

[Ash-Engineering@hotmail.com](mailto:Ash-Engineering@hotmail.com)

(361) 779-9124

(713) 259-0348