



CITY COUNCIL SPECIAL/WORKSHOP MEETING

Monday, July 21, 2025 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 21st day of July, 2025, the City Council of the City of Port Lavaca, Texas, convened in a special meeting and workshop session at 5:30 p.m. at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas, with the following members in attendance:

I. ROLL CALL

Jack Whitlow	Mayor
Daniel Aguirre	Councilman, District 1
Tim Dent	Councilman, District 2
Allen Tippit	Councilman, District 3
Rose Bland-Stewart	Councilwoman, District 5
Justin Burke	Councilman, District 6

And with the following absent:

Rosie G. Padron	Councilwoman, District 4, Mayor Pro Tem
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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 special meeting to order at 5:38 p.m. and presided.

III. COMMENTS FROM THE PUBLIC

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

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

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

1. **Receive presentation from Pettit & Ayala Consulting regarding the use of Tax Increment Financing and the creation of a Tax Increment Reinvestment Zone (TIRZ) as an economic development tool for the City of Port Lavaca. Presenter is David Pettit**

David Pettit and Natalie Moore, representatives of Pettit & Ayala Consulting, made a presentation to Council regarding the use of Tax Increment Financing and the creation of a Tax Increment Reinvestment Zone (TIRZ) as an economic development tool for the City of Port Lavaca.

No action necessary and none taken.

2. **Consider approval of the Professional Services Proposal of Pettit & Ayala to provide professional economic development services to the City, including, but not limited to services relating to creation of a Tax Increment Reinvestment Zone (TIRZ). Presenter is Jody Weaver**

Motion made by Councilman District 6 Burke

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

THAT, Council hereby approves the Professional Services Proposal of Pettit & Ayala to provide professional economic development services to the City, including, but not limited to services relating to creation of a Tax Increment Reinvestment Zone (TIRZ), in the lump sum fee of \$40,000.00.

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

Seconded by Councilwoman District 5 Bland-Stewart

Voting Yea:

Councilman District 1 Aguirre, Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 5 Bland-Stewart and Councilman District 6 Burke

3. **Announcement by Mayor that City Council will retire into closed session:**
 - **To discuss Personnel matters in accordance with Title 5, Section 551.074 of the Texas Government Code (to discuss the appointment, employment, evaluation, duties and responsibilities, reassignment, discipline, or dismissal of an officer or employee, or to hear a complaint or charge against an officer or employee: [Municipal Court Judge]). Presenter is Mayor Whitlow**

Mayor Whitlow announced that Council would retire into closed session at 7:38 p.m.

4. **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 8:24 p.m.

Motion made by Councilman District 1 Aguirre

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

THAT, Raymond B. Perez be removed as Municipal Court Judge for the City of Port Lavaca on grounds of misconduct, incompetence and refusal to magistrate, effective immediately.

Seconded by Councilman District 3 Tippit

Voting Yea:

Councilman District 1 Aguirre, Councilman District 3 Tippit, Councilwoman District 5 Bland-Stewart

Voting Nay:

Councilman District 2 Dent, Councilman District 6 Burke

Motion made by Councilwoman District 5 Bland-Stewart

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

THAT, the Interim City Manager is directed to post for a Municipal Court Judge for the City of Port Lavaca.

Seconded by Councilman District 6 Burke

Voting Yea:

Councilman District 1 Aguirre, Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 5 Bland-Stewart and Councilman District 6 Burke

After adjournment of the meeting, Assistant City Attorney Arriaga made a clarification to Council that the motion to remove the Municipal Court Judge had actually failed due to not having a two-thirds vote by the whole Council. The vote was 3 ayes, 2 nays and 1 absence. The Charter is as follows:

Sec. 6.03. - Municipal Court.

There shall be established and maintained a Municipal Court for the trial of misdemeanor offenses, with all such powers and duties as are now or hereafter may be prescribed by the laws of the State of Texas.

The Court shall be presided over by a Judge. He/she shall be appointed by a two-thirds (2/3) majority of the entire Council and removed by the same vote for misconduct, incompetency or malfeasance. His/her term shall be for a period of two (2) years. At the time of appointment he/she must be a qualified voter and a resident of the City for at least one (1) year. He/she shall receive such compensation as the Council shall determine.

The Council may at its discretion appoint one or more temporary Associate Judges of the Municipal Court who shall have the power to perform the same duties as the Municipal Court Judge. Such temporary Associate Judge(s) shall be required to be a qualified voter, however, shall not be required to be a resident of the City or registered to vote in the City.

V. ADJOURN SPECIAL MEETING

Mayor Whitlow asked for motion to adjourn.

Motion made by Councilman District 6 Burke

Seconded by Councilman District 3 Tippit

Voting Yea:

Councilman District 1 Aguirre, Councilman District 2 Dent, Councilman District 3 Tippit, Councilwoman District 5 Bland-Stewart and Councilman District 6 Burke

Special Meeting adjourned at 8:29 p.m.

WORKSHOP SESSION

VI. CALL TO ORDER

- Mayor Whitlow called the workshop to order at 8:29 p.m. and presided.

VII. COMMENTS FROM THE PUBLIC

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

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

1. Review and discuss Zoning Ordinance. Presenter is Derrick Smith

Council discussed this agenda item.

No action necessary and none taken.

IX. ADJOURN WORKSHOP

Mayor Whitlow asked for motion to adjourn.

Motion made by Councilman District 2 Dent

Seconded by Councilman District 6 Burke

Voting Yea:

Councilman District 1 Aguirre, Councilman District 2 Dent, Councilman District 3 Tippet, Councilwoman District 5 Bland-Stewart and Councilman District 6 Burke

Workshop adjourned at 9:09 p.m.

ATTEST:

Jack Whitlow, Mayor

Mandy Grant, City Secretary