

CITY OF TEXAS CITY
REGULAR CALLED CITY COMMISSION MEETING

AGENDA

WEDNESDAY, OCTOBER 4, 2017 - 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM - CITY HALL
1801 9th Ave. N.
Texas City, TX 77590

PLEASE NOTE: Public comments and matters from the floor are generally limited to 3 minutes in length. If you would like to request to speak, please do so in advance of the meeting by filling out a Request To Address Commission form. All in attendance are required to remove hats and/or sunglasses (dark glasses) during meetings and to also silence all cell phones and electronic devices.

- (1) ROLL CALL
- (2) INVOCATION
- (3) PLEDGE OF ALLEGIANCE
- (4) PROCLAMATIONS AND PRESENTATIONS
- (5) REPORTS
 - (a) Aquatic Program (Recreation and Tourism)
- (6) PUBLIC HEARING
- (7) CONSENT AGENDA
 - (a) Approve City Commission Minutes for September 20, 2017 meeting. (City Secretary)
 - (b) Consider and take action on Resolution No. 17-069, approving the appointments and/or re-appointments to various Boards, Commissions and Committees. (Management Services)
 - (c) Consider and take action on Resolution No. 17-070, awarding a contract for Sewer and Water Line Locate Services Annual Contract. (Public Works)
- (8) REGULAR ITEMS
 - (a) Consider and take action on Ordinance No. 17-28, approving a request to vacate and abandon a portion of 4th Avenue S. (Planning)
- (9) PUBLIC COMMENTS
- (10) MAYOR'S COMMENTS
- (11) COMMISSIONERS' COMMENTS

ADJOURNMENT

NOTICE OF ANY SUBJECT APPEARING ON THIS AGENDA REGARDLESS OF HOW THE MATTER IS STATED MAY BE ACTED UPON BY THE CITY COMMISSION.

NOTICE: The City of Texas City will furnish free transportation to handicapped individuals via a 4-door sedan for anyone wishing to attend the City Commission meetings. Call 948-3111, City Secretary's Office before noon on Monday preceding the meeting to make arrangements.

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARDS AT CITY HALL, 1801 9TH AVENUE NORTH, TEXAS CITY, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND ON THE CITY'S WEBSITE ON SEPTEMBER 29, 2017, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

JAMES HARTSHORN
CITY SECRETARY

CITY COMMISSION REGULAR MTG

5. (a.

Meeting Date: 10/04/2017

Submitted By: Michelle Garcia, City Secretary

Department: City Secretary

Information

ACTION REQUEST (Brief Summary)

Aquatic Program (Recreation and Tourism)

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

CITY COMMISSION REGULAR MTG

7. (a.

Meeting Date: 10/04/2017

Minutes for September 20, 2017 meeting

Submitted For: James Hartshorn, City Secretary

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

Information

ACTION REQUEST (Brief Summary)

Approve City Commission Minutes for September 20, 2017 meeting. (City Secretary)

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Minutes

REGULAR CALLED CITY COMMISSION MEETING

MINUTES

WEDNESDAY, SEPTEMBER 20, 2017 – 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM – CITY HALL

A Regular Called Meeting of the City Commission was held on Wednesday, September 20, 2017, at 5:00 P.M. in the Kenneth T. Nunn Council Room in City Hall, Texas City, Texas. A quorum having been met, the meeting was called to order at 5:03 p.m. by Mayor Matthew T. Doyle.

1. ROLL CALL

Present: Matthew T. Doyle, Mayor
Phil Roberts, Mayor Pro Tem, Commissioner District 2
Bruce Clawson, Commissioner At Large
Dee Ann Haney, Commissioner At Large
Thelma Bowie, Commissioner District 1
Jami Clark, Commissioner District 4

Absent: Dorthea Jones, Commissioner District 3

2. INVOCATION

Led by Pastor Franklin of The Connection Church.

3. PLEDGE OF ALLEGIANCE

Led by Commissioner Thelma Bowie.

4. PROCLAMATIONS AND PRESENTATIONS

a. Service Awards

Jeffrey Winstead	Police	09/10/2012	05 years
Trent Morgan	Parks & Recreation	09/27/2007	10 years
Kenetron Dotson	Police	09/24/2007	10 years
Ernest Robles	Police	09/29/1997	20 years
Louis Medina	Public Works	09/16/1992	25 years
Retirement			
Jeff Pittman	Public Works		19 years

5. REPORTS

a. Fire Services. (Fire Department)

David Zacherl, Fire Chief, gave a power point presentation of their budget, goals they set and have exceeded, and what will be needed for a new fire station as the population on the west side of the city continues to grow.

6. PUBLIC HEARING

- a. Public Hearing for Tejas Patel/Mosaic Hospitality to rezone from "E" (General Business) to "S-P" (Site Plan) to construct a four story hotel with amenities. Being Lots 11, 13, Waterman's S/d. Located at 2900 I-45 North. (City Planning)

Doug Kneupper, Engineer, gave a presentation of the site plans for a La Quinta Hotel. He stated that this rezoning request was approved during a Public Hearing held before the Zoning Commission on August 15, 2017, where, after some deliberation, the members unanimously voted approval of the request to rezone to "S-P".

Commissioner District 1 Thelma Bowies asked Mr. Kneupper if there will be access through the neighborhood on 30th ave. Doug replied that the traffic will move in a circulation with an outlet that leads to I-45.

Mayor Doyle asked Mr. Kneupper if this will make hotel/ motel number 2 or 3 for the area. Doug Kneupper replied that this will be number 3.

Motion by Commissioner At Large Dee Ann Haney, Seconded by Commissioner District 4 Jami Clark to close Public Hearing.

Vote: 6 - 0 CARRIED

7. PRELIMINARY ZONING APPROVAL

- a. Approve or deny request to rezone from "E" (General Business) to "S-P" (Site Plan) for a hotel with amenities. (City Planning)

Motion by Commissioner At Large Dee Ann Haney, Seconded by Commissioner District 4 Jami Clark

Vote: 6 - 0 CARRIED

8. CONSENT AGENDA

- a. Approve City Commission Minutes for September 6, 2017 meeting. (City Secretary)
- b. Approve City Commission Minutes for September 6, 2017 Emergency Called Meeting. (City Secretary)
- c. Approve City Commission Minutes for September 11, 2017 Special Called Meeting. (City Secretary)
- d. Approve City Commission Minutes for August 16, 2017 Budget Workshop. (City Secretary)
- e. Consider and take action on Resolution No. 17-063, supporting and authorizing a board to coordinate relief and recovery funds for Galveston County, and appointing a member to such board. (Management Services)

Item pulled by Mayor Doyle.

Nick Finan, Director of Management Services, stated that the relief board will help to organize and aid local counties and their citizens in relief efforts from Hurricane Harvey. The board will seek governmental funding with the option to accept private funding. Gary Scoggin and Commissioner Phil Roberts will participate on the board.

Motion by Commissioner At Large Dee Ann Haney, Seconded by Commissioner District 1 Thelma Bowie

Vote: 6 - 0 CARRIED

- f. Consider and take action on Resolution 17-064, authorizing the Mayor to execute a one year agreement between the County of Galveston and the City of Texas City for Mutual Aid. (Fire Department)

- g. Consider and take action on Resolution 17-065, approving appointments and/or re-appointments of Municipal Court Judges. (City Secretary)

Item pulled by Mayor Doyle.

Tammy Odom, Court Administrator, swore in Judges George Cooley and Charles Dunkel for re-appointment.

Matthew T. Doyle, Mayor, thanked Judge Cooley, Judge Dunkel and Tammy Odom for their hard work and consistent excellence.

Motion by Commissioner At Large Dee Ann Haney, Seconded by Commissioner At Large Bruce Clawson

Vote: 6 - 0 CARRIED

- h. Consider and take action on Resolution No. 17-066 authorizing the sale of Property in Trust properties to the TCEDC in the 400 block of Martin Luther King. (Management Services)
- i. Consider and Take Action on Resolution No 17-068, re-appointing or appointing members to the Galveston County Health District's United Board of Health. (Management Services)

Motion by Commissioner At Large Dee Ann Haney, Seconded by Commissioner District 1 Thelma Bowie to approve Consent items a-d, f, and h-i.

Vote: 6 - 0 CARRIED

9. REGULAR ITEMS

- a. Consider and take action on Ordinance No. 17-24, amending the City of Texas City's Fiscal Year 2016-17 Budget to revise the tax levy for tax year 2016. (Finance)

Laura Boyd, Finance Director, advised that this revision is to reflect the revised levy in the General Fund and Debt Service Fund. For tax year 2016 (fiscal year 2016/2017) the original tax levy was \$22,310,356. The most recent revision shows the tax levy for tax year 2016 to be \$24,098,095, an increase of \$1,787,739.

Motion by Commissioner District 1 Thelma Bowie, Seconded by Commissioner District 4 Jami Clark

Vote: 6 - 0 CARRIED

- b. Consider approval of Ordinance No. 17-25, amending the City of Texas City's fiscal year 2016/2017 budget to establish a Special Revenue Fund to account for revenues and expenditures related to Hurricane Harvey. (Finance)

Laura Boyd, Finance Director, stated that a budget amendment is needed to establish a Special Revenue Fund to account for revenues and expenditures related to Hurricane Harvey. This will allow City staff to better monitor, control and account for expenditures and reimbursements for amounts due from insurance and FEMA which are related to Hurricane Harvey.

Motion by Commissioner At Large Bruce Clawson, Seconded by Mayor Pro Tem, Commissioner District 2 Phil Roberts

Vote: 6 - 0 CARRIED

- c. Consider and take action, by record vote, on Ordinance No. 17-26, to adopt the City of Texas City's 2017-2018 Fiscal Year Budget. (Finance)

Laura Boyd, Finance Director, went through the proposed budget and all major line items.

A record vote was taken:

Matthew T. Doyle, Mayor---Yes
Phil Roberts, Mayor Pro Tem---Yes
Bruce Clawson, Commissioner At Large---Yes
Dee Ann Haney, Commissioner At Large---Yes
Thelma Bowie, Commissioner District 1---Yes
Jami Clark, Commissioner District 4---Yes

Vote: 6 - 0 CARRIED

- d. Consider and take action on Ordinance No. 17-27, levying an ad valorem tax for the year 2017 for the City of Texas City. (Finance)

Laura Boyd, Finance Director, requested approval of the new property tax rate of \$0.577179 per \$100 valuation, \$0.480044 per \$100 valuation for the current Maintenance and Operations (M&O) expenses and \$0.097135 per \$100 valuation for Interest and Sinking (I&S) expenses for the City of Texas City.

Motion by Commissioner District 4 Jami Clark, Seconded by Commissioner At Large Dee Ann Haney

Vote: 6 - 0 CARRIED

- e. Consider and take action on Resolution No. 17-067, accepting and approving the 2017 Certified Tax Roll. (Finance)

Laura Boyd, Finance Director, requested the accepting and approving of the 2017 Certified Appraisal Tax Roll. The tax value for the City of Texas City is \$4,228,406,746.00.

Motion by Commissioner District 1 Thelma Bowie, Seconded by Commissioner At Large Dee Ann Haney

Vote: 6 - 0 CARRIED

10. PUBLIC COMMENTS

Corbin Ballast, Public Works, commented that the Gulf Coast Water Authority will be shutting down on Monday Sept. 25th and Thursday Sept. 28th, 2017. During this time the City of Texas City will be running groundwater wells to supply water to the potable water distribution system.

Tom Munoz, Emergency Management, gave an update on FEMA progressions. He stated that FEMA has been going door-to-door and helping residents apply for assistance. As of September 20th, 2017, 1,100 homes had been registered and some had already been paid. He asks that anyone that is still waiting to please have patience as they will be here for as long as it takes.

Mike Stump, Solid Waste Manager, stated that debris is still being picked up. Mayor Doyle thanked him and his team for doing their best and working as fast as possible.

Dennis Harris, Recreation and Tourism Director, gave notice that the bikes for the Bike Program are having their locks replaced. The bikes will be returned no later than Friday. He also reminded everyone of the Heart and Sole Breast Cancer Walk/ 5k Run on October 7, 2017.

Mike Skiba, spoke of the upcoming Chamber Tournament.

Chris Delesandri, United Way Director, stated that they are trying to get case management taken care of so that funds can start to be dispersed properly.

11. MAYOR'S COMMENTS

Mayor Doyle stated that in the last 17 years the residents of Texas City have had to carry the burden of the City. He explained that it is time for our industrial base to step up because there is a clear problem when only residential values are going up.

12. COMMISSIONERS' COMMENTS

Commissioner At Large Dee Ann Haney congratulated Chief Burby on hosting a Cyber Security Training.

Commissioner At Large Bruce Clawson spoke to Mike Stump and reiterated that he and his team are doing a good job.

Commissioner District 4 Jamie Clark stated that she is very proud of everyone and thanked them all collectively for their service.

13. ADJOURNMENT

Having no further business, Mayor Matthew T. Doyle made a MOTION to ADJOURN at 6:07 P.M.; the motion was SECONDED by Commissioner Phil Roberts. All present voted AYE. MOTION CARRIED.

MATTHEW T. DOYLE, MAYOR

ATTEST:

James Hartshorn, City Secretary
Date Approved:

CITY COMMISSION REGULAR MTG

7. (b.

Meeting Date: 10/04/2017

Appointments for Boards, Commissions, and Committees

Submitted For: Nick Finan, Management Services

Submitted By: Nick Finan, Management Services

Department: Management Services

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 17-069, appointments and/or re-appointments to various Boards, Commissions and Committees.

BACKGROUND

Annually, the City Commission approves all appointments for the City of Texas City. As you will see on the attached list, the appointments include all corporations, boards and committees and other agencies boards or committees where the City is required to have an appointment. On the attached spreadsheet, you will see who is on each committee and whose term is up and if an extension (re-appointment) the date that appointment is extended to. The Mayor is finalizing the appointments and list of appointments/re-appointments. You will have a more complete list on Monday before the meeting.

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Spreadsheet

BOARDS, COMMISSIONS, COMMITTEES, AND CORPORATION APPOINTEE

Boards	Appointee Name	Reappointed	Date Reappointed
Animal Service Advisory Committee- Mayor Only apt. made by Aug. 1st of each term. Committee consists of a minimum of 11 and not members to represent each city who is party to the Animal Service Interlocal Agreement. Two (2) year term.			
Animal Services Advisory Committee	Dee Ann Haney		
Animal Services Advisory Committee	Nick Finan (Alt)		
Audit Committee- Three (3) members-- City Commissioners. Two year term. Meets on as needed basis, at least once a year			
Audit Committee	Jami Clark		
Audit Committee	Paul Roberts		
Audit Committee	Thelma Bowie		
Bayou Golf Course Advisory Board- Seven (7) members. Two year term. Meetings are held on the 2nd Wednesday of each month at th			
Bayou Golf Course Advisory Board	Raymond Walker		
Bayou Golf Course Advisory Board	Abel Garza Jr.		
Bayou Golf Course Advisory Board	Daryl Stewart		
Bayou Golf Course Advisory Board	Amos Foreman		
Bayou Golf Course Advisory Board	Don Van Alstyne		
Bayou Golf Course Advisory Board	Robin Rossman		
Bayou Golf Course Advisory Board	Paul Gonzalez		
Board of Adjustments Building & Structure- Five (5) members, One (1) member may be a member of the City Planning Board or Zoning provided that the appointment of any member of the City Planning Board or Zoning Commission shall be for his term of offices as such years. Second (2nd) and Fourth (4th) Tuesdays at 5:15pm			
Board of Adjustments B & S	Dee Ann Haney		
Board of Adjustments B & S	Yotarsha Barker		
Board of Adjustments B & S	George W. Faust		
Board of Adjustments B & S	Patrick Tarpey		
Board of Adjustments B & S	Harvey Cappel		
Civil Service- Three (3) members appointed by Mayor and confirmed by City Commission. Members must have resided in City for a per three years and not held and public office within the preceding three years. Three (3) years terms. (Members shall serves staggered th terms with the term of one (1) member expiring each year. A memeber may be re-appointed for a new three year term. Meetings are January and as required.			
Civil Service	Rachel Wyatt		
Civil Service	Harold Fattig		
Civil Service	Kyle Dickson		
Civil Service	Jennifer Price- Director		
Civil Service	Anete Schmidt- ALT Director		
Civil Service	Ron Plackemeier- City Attorney		
Danforth Health Facilities Corporation- Five (5) Directors will serve three (3) year- staggered terms. No limit on number of terms. Each hold office for the term for which he is appointed and until his successor shall have been appointed and qualified unless sooner remov are held as required.			
Danforth Health Facilities Corporation	Beverly D. Mitchell		
Danforth Health Facilities Corporation	Randy Dietel		
Danforth Health Facilities Corporation	William T. Etheredge		
Danforth Health Facilities Corporation	John Hackbarth		
Danforth Health Facilities Corporation	Beverly G. Lewis, M.D.		
Houston- Galveston Area Council- General Assembly and Board of Directors- 1 year term			
Houston- Galveston Area Council	Dee Ann Haney, Representative		
Houston- Galveston Area Council	Phil Roberts, Alternate		
Housing Authority- Five (5) members. Staggerd terms; Reappointments are for terms of 2 years. Meetings are held on the 2nd Tuesday at 6:59 pm. (The meeting date change from 3rd Thursday of each month to the 2nd Thursday was made because of change in by-laws			
Housing Authority	Joyce Dunn		

Housing Authority	Elida Matthews		
Housing Authority	Robert "Bob" Greely		
Housing Authority	Felix Herrea		
Housing Authority	Russell Plackemeier		

Library Board- Nine (9) members appointed by Mayor and confirmed by City commission. Three (3) years, to be staggered; 3 members for 1 year: 3 members to be appointed 2 years and 3 to be appointed 3 years. After the 1st year appointments will be for 3 years. Meetings held bi-monthly, (Feb., April, June, Aug., Oct., and Dec.). The meetings are held the 4th Monday.

Library Board	Bill Johnson		
Library Board	Joanne Hackbarth		
Library Board	Shirley Mapps		
Library Board	Deana Rack		
Library Board	Sara Moreno		
Library Board	Elizabeth Blackburn		
Library Board	Karen Ivory		
Library Board	Clara Irby		
Library Board	Bridgett Buffa		

Planning Board- Five (5) members. One of the members of the planning board shall be the Mayor, another shall be a member of the Commission designated by the Commission upon recommendation of the Mayor. Each member appointed shall be appointed for a term of four (4) years and 4th Mondays at 5:00pm

Planning Board	Bruce Clawson		
Planning Board	Kyle Dickson		
Planning Board	Jose Boix, Vice Chair		
Planning Board	R.D. "Dickey" Campbell		
Planning Board	Phil Roberts, Commissioner		

Public Facilities Development Corporation- Five (5) directors will serve three (3) year staggered terms. No limit on number of terms. Each director shall hold office for the term for which he is appointed and until his successor shall have been appointed and qualified unless sooner removed. Meetings as required.

Public Facilities Development Corp.	Beverly D. Mitchell		
Public Facilities Development Corp.	Randy Dietel		
Public Facilities Development Corp.	William T. Etheredge		
Public Facilities Development Corp.	John Hackbarth		
Public Facilities Development Corp.	Beverly G. Lewis, M.D.		

Recreation & Tourism Board- Nine (9) members; three shall be appointed for a term of one year, three for a term of two years, and three for a term of three years. Each member appointed after the first year shall be appointed for a term of three years. Three (3) years, staggered terms.

Recreation & Tourism Board	J. B Fitch		
Recreation & Tourism Board	Vacant- Need Appt.		
Recreation & Tourism Board	Mary Margaret Smith, Ed. D.		
Recreation & Tourism Board	Paul Bland		
Recreation & Tourism Board	Stacey Clark		
Recreation & Tourism Board	Nelson Juarez, OD		
Recreation & Tourism Board	Stephen Eggleston		
Recreation & Tourism Board	Winifred Gilmore		
Recreation & Tourism Board	Hortensia "Tish" Hart		

Texas City Cultural Arts Foundation- The number of directors constituting the initial Board of Directors is five (5), and the terms of office shall be three (3) years. Term limits: no more than 12 consecutive years.

Texas City Cultural Arts Foundation	Mary Dickson		
Texas City Cultural Arts Foundation	Joseph Figarelli		
Texas City Cultural Arts Foundation	Leslie Henderson		
Texas City Cultural Arts Foundation	Joann Hackbarth		
Texas City Cultural Arts Foundation	Dayna Perren		

Texas City Economic Development- Meetings are held as needed; at a minimum, there will be an annual meeting (with no specific more than one meeting per year). Each member of the Board of Directors shall serve for all 3-year staggered terms. That there are no limits to the number of terms Board members may serve. Allow for Mayor and the City Commission to appoint non-voting advisors to serve on the board.

Texas City Economic Development	Matthew T. Doyle		
Texas City Economic Development	Mark Ciavaglia		

Texas City Economic Development	Randy Dietel		
Texas City Economic Development	Mitchell Chuoke		
Texas City Economic Development	Harold Fattig		
Texas City Economic Development	Jenny Senter (Advisory)		
Texas City Economic Development	Pat Doyle (Advisory)		
Texas City Economic Development	Stephen Holmes (Advisory)		
Texas City Economic Development	Rodney Cavness (Advisory)		
Texas City Harbour Authority (TCHA)- The number of directors constituting the initial Board of Directors is five (5), and the terms of office shall be three (3) years staggered. There are no limits to the number of consecutive Board members may serve.			
Texas City Harbour Authority	Randy Dietel		
Texas City Harbour Authority	Rev. Jerry Lee		
Texas City Harbour Authority	Jason Haley		
Texas City Harbour Authority	Dwight Spurlock- Need Appt.		
Texas City Harbour Authority	Genie Jennings		
Texas City Harbour Foreign Trade Zone Corporations- The number of directors constituting the initial Board of Directors is five (5), and office shall be three (3) years staggered. There are no limits to the number of consecutive Board members may serve.			
Texas City Harbour Foreign Trade Zone (TCHFTZ)	Randy Dietel		
Texas City Harbour Foreign Trade Zone (TCHFTZ)	Rev. Jerry Lee		
Texas City Harbour Foreign Trade Zone (TCHFTZ)	Jason Haley		
Texas City Harbour Foreign Trade Zone (TCHFTZ)	Vacant- Need Appt.		
Texas City Harbour Foreign Trade Zone (TCHFTZ)	Genie Jennings		
Texas City Historical Preservation Corporation- The number of directors constituting the initial Board of Directors is seven (7) and the terms of office shall be three (3) years staggered.			
Texas City Historical Preservation Corp.	Margaret Tuma		
Texas City Historical Preservation Corp.	Irma Moreno		
Texas City Historical Preservation Corp.	Teri O'Brien		
Texas City Historical Preservation Corp.	Jose Boix		
Texas City Historical Preservation Corp.	Marinel Parks		
Texas City Historical Preservation Corp.	JoAnn Hackbarth		
Texas City Historical Preservation Corp.	Lacey Fleshman		
Texas City Housing Finance Corporation- Five (5) directors shall serve for a term of three (3) years staggered.			
Texas City Housing Finance Corp.	Genie Jennings		
Texas City Housing Finance Corp.	Kyle Dickson		
Texas City Housing Finance Corp.	William T. Etheredge		
Texas City Housing Finance Corp.	Beverly D. Mitchell		
Texas City Housing Finance Corp.	Ernastine Moreno		
Texas City Housing Corporation- Five (5) directors shall serve for a term of three (3) years staggered.			
Texas City Housing Corp.	Genie Jennings		
Texas City Housing Corp.	Kyle Dickson		
Texas City Housing Corp.	William T. Etheredge		
Texas City Housing Corp.	Beverly D. Mitchell		
Texas City Housing Corp.	Ernastine Moreno		
Texas City Industrial Development- Five (5) members; three (3) year terms, or until a successor appointed. That there are no limits to the consecutive terms Board members may serve.			
Texas City Industrial Development	Randy Dietel		
Texas City Industrial Development	Rev. Jerry Lee		
Texas City Industrial Development	Jason Haley		
Texas City Industrial Development	Vacant- Need Appt.		
Texas City Industrial Development	Genie Jennings		
TIRZ Number One Board- Seven (7) member panel			

TIRZ Number One Board- Lago Mar Dev. Auth.	Rick Wilkenfeld, Pos. 1	GC Designee	
TIRZ Number One Board- Lago Mar Dev. Auth.	Kyle Dickson, Pos. 2	COM Designee	
TIRZ Number One Board- Lago Mar Dev. Auth.	James Torres	TC Designee	
TIRZ Number One Board- Lago Mar Dev. Auth.	Carlos Garza, Pos. 4	TC Designee	
TIRZ Number One Board- Lago Mar Dev. Auth.	Chris Doyle, Chairman	TC Designee	
TIRZ Number One Board- Lago Mar Dev. Auth.	Genie Jennings, Pos. 6	TC Designee	
TIRZ Number One Board- Lago Mar Dev. Auth.	Stephen Holmes, Vice Chair Pos. 7	GC Designee	
Lago Mar Dev. Authority- Seven (7) member panel. Automatic to match TIRZ #1 Board			
Lago Mar Dev. Authority	Rick Wilkenfeld	GC Designee	
Lago Mar Dev. Authority	Kyle Dickson	COM Designee	
Lago Mar Dev. Authority	James Torres	TC Designee	
Lago Mar Dev. Authority	Carlos Garza	TC Designee	
Lago Mar Dev. Authority	Chris Doyle, Chairman	TC Designee	
Lago Mar Dev. Authority	Genie Jennings	TC Designee	
Lago Mar Dev. Authority	Stephen Holmes, Vice Chair	GC Designee	
Zoning Commission- Five (5) members. Initially two (2) members shall be appointed for a term of one (1) year and three (3) members for (2) years. Thereafter, all appointments shall be for a term of two (2) years. (Meets 1st and 3rd Tuesday) (City Hall Annex)			
Zoning Commission	Perry O'Brien		
Zoning Commission	Dee Ann Haney		
Zoning Commission	Bert Dahl		
Zoning Commission	Gilbert Torres		
Zoning Commission	Gary Potter		

IS

Term Expires	Extend to
more than 18	
9/30/2018	
9/30/2018	
10/1/2018	
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10/1/2018	
the Golf Course.	
9/30/2017	2019
9/30/2017	2019
9/30/2017	2019
9/30/2018	
9/30/2017	1 yr. reappointment
9/30/2018	
9/30/2017	1 yr. reappointment
Commission, only. Two (2)	
9/30/2018	
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9/30/2018	
9/30/2018	
9/30/2018	
held in excess of three (3) year held every	
9/30/2019	
9/30/2017	2019
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director shall held. Meetings	
9/30/2018	In 2018 appoint for 1 yr to 2019
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9/30/2017	reappoint for 1yr term
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9/30/2018	
9/30/2018	
9/30/2018	
9/30/2018	
for a term of two	
9/30/2017	2019
9/30/2017	2019
9/30/2017	2019
9/30/2018	
10/1/2018	

CITY COMMISSION REGULAR MTG

7. (c.

Meeting Date: 10/04/2017

RFP # 2017-033 Sewer and Water Line Locate Service

Submitted For: Mike McKinley, Public Works

Submitted By: Mike McKinley, Public Works

Department: Public Works

Information

ACTION REQUEST (Brief Summary)

Consider and take action awarding a contract for Sewer and Water Line Locate Services Annual Contract.

BACKGROUND

Proposal packets were mailed out to area vendors on September 1, 2017. The proposals were due September 19, 2017 at 2 p.m..

A copy of the proposal received from USIC Locating Services, LLC is attached for your review.

ANALYSIS

It is the recommendation of the Public Works Department to award the contract for RFP # 2017-033 Sewer and Water Line Locate Service to USIC Locating Services, LLC for the amounts listed and that the Mayor is authorized to execute a contract on behalf of the City Commission.

Thank you.

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Exhibit A



PROTECTING INFRASTRUCTURE

September 19, 2017

The City of Texas City
301 – 6th Street North
Texas City, TX 77590

Re: RFP # 2017-033 Water and Sewer Line Locating Service

We are very pleased to have the opportunity to provide a proposal of services to the City of Texas City. We have prepared and attached a very aggressive proposal for your review.

In making your decision, we request that you consider the following success factors when outsourcing with USIC:

- ♦ As America's leading provider of locating services since 1979, USIC has earned the reputation for superior quality and performance;
- ♦ "Safety first" is one of USIC's most important fundamentals, with a focus on new and better ways to be both safe and productive; and
- ♦ We offer the leading edge locating technology tools in the industry.
- ♦ We complete more than 1,500 locates annually within in the City of Texas City.
- ♦ There is not another vendor that has the staffing, experience, or familiarity with your city or infrastructure.

We would like to thank you for the opportunity to submit a request for qualifications. We are confident that your Selection Team will look closely at the value USIC offers while significantly reducing the risk to your plant throughout Texas City.

Should you have any questions regarding our proposal submittal, please do not hesitate to contact me directly at (817) 944-8739, or via email at NeilPunt@usicllc.com

Sincerely,

A handwritten signature in black ink, appearing to read 'Neil P. Punt', written in a cursive style.

Neil P. Punt
Business Development Sales Manager
C: 817-944-8739
www.usicllc.com



Texas City
T E X A S

Request for Proposal

Water and Sewer Line Locating Service

2017 - 033

Due Date: Tuesday, September 19, 2017
2:00 pm CST

Prepared By

USIC Locating Services, LLC

COPY



PROTECTING INFRASTRUCTURE

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Title Page	Section 2
Table of Contents	Section 3
Understanding of Approach	Section 4
Relevant Experience	Section 5
Staff / Organizational Chart	Section 6
Availability	Section 7
Cost	Section 8



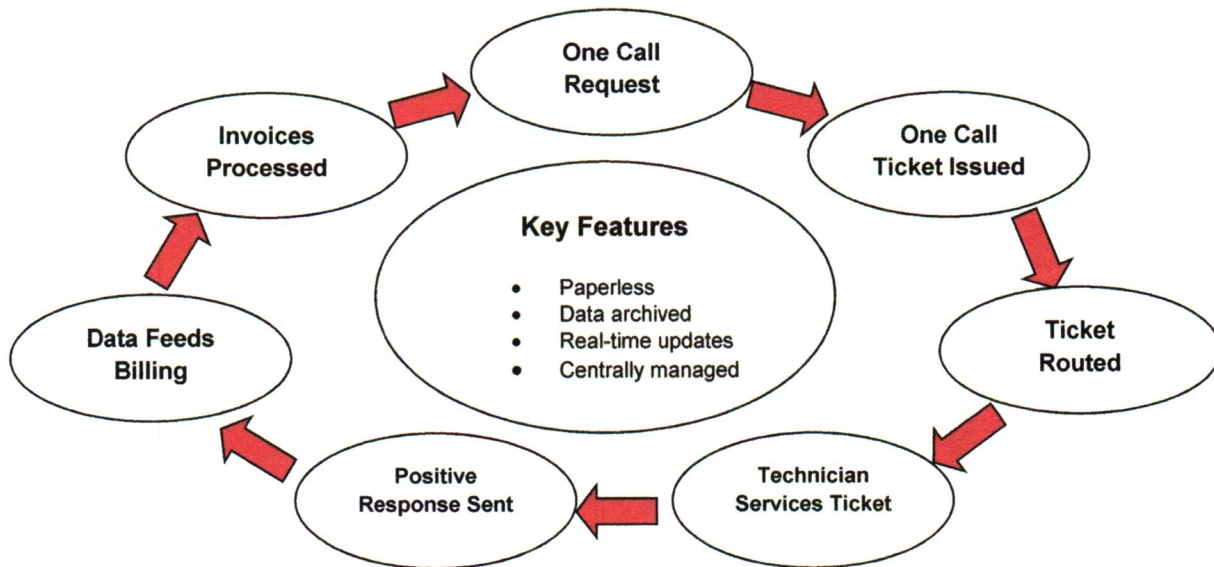


Understanding and Approach

USIC will be available 24x7x365 to receive and respond to 100% of the City’s locate tickets from the Texas 811 one call center.

The management and servicing of a locate request is a fully automated process that provides immediate access to field personnel. This results in timely and accurate locating by designated Technicians. The request is initiated by the Texas One Call (TX811) service. Once a locate request is generated our wireless ticket management system accepts the request and records it for archival purposes. Within seconds of receipt, the locate request is routed automatically to the appropriate field Technician based on the geographic location for the excavation request. Upon receipt, the Technician sees a new request in their ticket list that is set-up with a status of new. The field Technician completes the ticket and updates the tickets status. When all work has been completed, including the uploading of digital photographs, the ticket status is changed to “closed” and any positive response requirements are sent to the One Call web based database.

This real-time visibility allows for load balancing and staff augmentation to ensure all requests are handled in a timely manner.



Because of the efficient routing and workflow within our wireless ticket management system, time is not lost for the printing and/or distribution of locate requests. Once the work is completed, the back office billing system is automatically updated and accurate billing is generated from the work completed.



The purpose of the USIC Locate Process is to standardize the way each technician performs their work in certain areas determined to impact quality, while providing a measure of flexibility. The USIC Locate Process acts as an instruction guide to our employees in the proper routine to perform a locate. The USIC Locate Process Stages cover every aspect of a locate and if practiced consistently, will prevent damage to our customer's facilities due to our error. This process has been validated and fully integrated into the training all new technicians receive. The stages are listed below:

USIC Locate Process

•*Stage 1: Evaluate the Job*

- This stage ensures the technician is at the proper address, understands the ticket scope, refers to proper prints and records and does a thorough visual scan of the job site.

•*Stage 2: Identify High-Profile Facilities*

- Stage 2 specifically addresses the identification of high profile facilities and directs the technician to use appropriate extra measures.

•*Stage 3: Prepare for the Locate*

- The tasks in stage 3 deal with properly setting up safety equipment, selecting correct tools to eliminate extra steps, and identification of the best access points.

•*Stage 4: Perform the Locate*

- Steps include direct connecting unless that method is not available, grounding and un-bonding properly, use of lowest power and frequency to produce a detectable signal, proper troubleshooting and applying paint and flags properly.

•*Stage 5: Verify and Document the Locate*

- Stage 5 covers review of prints and ticket scope to verify all facilities in conflict were located, proper billing and notations entered into the USIC ticket management system, attaching post locate photographs and restoring the job site to its original condition.

Managing the Fundamentals of Locating Better Than Anyone Else

One way to think about the basics of our business is to imagine a stool with four legs. This is how we look at the four fundamentals of locating. Each 'leg' is as important as the other. If one is missing, then the entire system simply doesn't perform like it should.



Every day, with every locate, we concentrate on making the four fundamentals work together flawlessly. As a result, we're more efficient—and you're better assured of both cost effectiveness *and* superior service. The four fundamentals are:

1. Safety Management:

'Safety First' is one of the most critical fundamentals. Our Locators are continuously trained on new and better ways to be both safe *and* productive. The result: a strong record of safe performance, day in and day out.

2. Quality Assurance and Damage Protection:

What does it take to be a leader in the locating industry? At the center is a commitment to quality and damage protection that is, quite simply, unprecedented. That's why we lead our industry in infrastructure protection, with as few as one damage per 10,000 locates.

3. On-time Performance:

Our goal is to be 100% on-time all day, every day. It is what you would expect from a professional locating company; and it is what we strive for on every locate.

4. Productivity:

Through our density model (multiple customers at one job site mean the lowest total cost of infrastructure protection for you) we spend less time driving and more time locating. That makes everything we do on your behalf more efficient and cost effective.

1. Quality Assurance/Quality Control Plan

- **TicketPro (Ticket Management System):** After our 2011 acquisition of Consolidated Utility Services (CUS), USIC owned and operated two proprietary ticket management systems that were designed for receiving and managing locating and marking tickets. Based on ease of use for field Technicians that deliver damage prevention services, USIC opted to utilize CUS's Ticket Rx ticket management system as our uniform system going forward. All USIC districts migrated to an enhanced version of Ticket Rx in early 2012. Now named TicketPro, USIC continues to develop our ticket management system and integrate it with other USIC technologies. Our proprietary ticket management system manages more underground utility locates than any other ticket management system in the United States.

- **Universal Photo Management (UPM):** UPM is a proprietary USIC technology that automatically uploads and catalogs digital photographs after every ticket is serviced. This system makes time-date stamped photos available near real-time after field services are completed. UPM also monitors



technician laptops to ensure that all software is up-to-date while monitoring for unauthorized software.

This keeps USIC field technicians working in an efficient manner while streamlining the potentially confusing work of organizing hundreds of digital photographs taken daily to document a technician's work.

- **Customer Portal:** USIC's web-based customer portal provides access to ticket data, damage investigation data, and various reports and documents. Customer portal pulls data from TicketPro and makes it available to customers through user friendly ticket search engines. Customer portal also pulls data from USIC's claims management system to provide data on damage investigations completed by USIC. Our "generate report" feature provides selectable portions of damage investigations and the applicable locate ticket that preceded the damage. This report, that directly compares post-locate photos to post-damage photos, is proving to be invaluable to customers in resolving underground utility damage responsibility.
- **GPS Logistics Tool:** USIC monitors all field vehicles via GPS technology. This enables us to know the current location of every technician for safety and dispatching logistics. USIC also developed technology that compares GPS travel points to TicketPro data to validate that technicians operated in an efficient manner. Exception reporting enables USIC management to quickly identify rare cases of logistical and fleet abuse keeping our operations efficient and cost effective. USIC also monitors idling via our GPS technology. In 2010, USIC was able to reduce fuel consumption by 16%, a level that we have since maintained, through GPS monitoring and management. This was a significant environment and cost benefit. The next phase of USIC's GPS system is dynamic ticket routing, which is in final developmental phases.
- **Print Update Management Process (PUMP):** PUMP is USIC's unique technology used to send customer print, record, or mapping information to multiple technicians seamlessly via air card access. We have the ability to accept one digital update record at our central office and then identify the applicable technicians in the appropriate service area that required the customer's information. PUMP compares the customer files stored on every applicable laptop to the new record. Every file that is new or change is updated and every change is tracked and auditable. We have the ability to push out updates quickly, which is a clear damage prevention benefit. The automated distribution avoids time spent manually updating laptops which is a significant operational efficiency.
- **Future Technology:** Beyond the base technologies noted that are fully deployed, USIC is testing and developing a variety of future damage prevention technologies. More information is available if additional interest remains.



PROTECTING INFRASTRUCTURE

Relevant Experience

City of Denton, TX
901 C Texas St.
Denton, TX 76209

Darrell C. Washington
Communications Manager
940-349-7311 (office)
940-300-3082 (mobile)
darrell.washington@cityofdenton.com

Brownsville Public Utilities Board
1425 Robinhood Drive
Brownsville, TX 78521

James McCann
Director
956-983-6100 (Main)
JMcCann@brownsville-pub.com

City of New Braunfels, TX
263 East Main Plaza
New Braunfels, TX 78130

Justin Green
Electric Operations Manager
830-629-4628 (main)
jugreen@nbutexas.com

City of El Paso, TX
100 North Stanton
El Paso, TX 79901

Julie Banelos
Contract Negotiator
915-543-2209 (office)
julie.banelos@epelectric.com

Austin Energy
721 Barton Springs Road
Austin, TX 78704

Joe Barrios
Contract Compliance Specialist
512-974-1718 (main)
JoeG.Barrios@austintexas.gov

City of Grapevine, TX
402 South Barton Street
Grapevine, TX 76051

Loan Phan-Franco
Assistant I.T. Manager
817-410-3211
Lphan-franco@grapevintexas.gov

For each of the above customers we are responsible for receiving locates directly from the Texas one-call center. On average, we have partnered with each in excess of five years and each year our contract has been renewed voluntarily by the customer as a result of our on-time performance, locating expertise, and daily partnership value.



Staff

Joseph Scarbrough

Employment

12/2015-Current

Director of Operations

USIC

- Responsible for designing and implementing quality control programs across Texas, Oklahoma, and New Mexico
- Oversee Austin/Houston market to ensure standards are being met and followed to ensure customer satisfaction.
- Responsible for inventory of all field equipment and vehicle maintenance.
- Observe activities to ensure compliance with government regulations are met
- Responsible for all aspects of Operation within market I oversee.

03/2006-12/2015

UtiliQuest

Central and Northern California 03/12 to present

Director of Operations

- Responsible for 200 to 250 employees throughout Central and Northern California, and West Nevada. Area covers all of California from north L.A. to the Oregon border and Reno and surrounding cities in Nevada.
- Oversee multi-million dollar bi-yearly revenue and budget.
- Organize the supervision of all field and office employees along with hiring and training.
- Direct three office managers in planning and directing employees to meet and exceed budget and expectations.
- Responsible for inventory of all field equipment and vehicle maintenance.
- Exceed the customer expectations, and maintain a healthy relationship to continue current contracts and work to gather new clients and customers.
- Comply with all safety rules and procedures and make sure these are followed throughout all personnel.
- Follow all other directions and duties as assigned to me by VP of operations.
- Ensure employee turnover is at a minimum by increasing moral and encouraging team effort.

Hayward, CA 04/10 to 03/12

Center Manager-relocated to California

- Responsible for preparation and operating to budget along with reducing unnecessary expenses, damages and workers compensation or auto accidents
- Observe activities to ensure compliance with government regulations are met.



- Resolve employee issues and concerns, conduct daily and weekly planning meeting to ensure quality control is in place.
- Manage and motivate personnel through supervisors to ensure that workloads are completed daily.
- Create and maintain good working relationships with clients, excavator, and employees.

Supervisor-TX

- Responsibilities included interviewing, hiring, and training employees; planning, assigning, and directing work; appraising performance; rewarding and disciplining employees; addressing complaints and resolving problems.
- Responsible for building and maintaining contractor, client and inter-company relationships.

Fleet Manager-TX

- Maintained over 200 vehicles along with running reports and ensuring all maintenance is maintained and done cost effectively
- Kept records of equipment / fleet / supplies in stock and those items issued to technicians which included over 1,500 pieces of equipment
- Coordinates the registration/tags and titling of all company owned vehicles.

Safety Coordinator-TX

- Viewed and maintained vehicle safety inspections and monitored Drive Cam behaviors and risks
- Tracked Job Safety Observation for all employees

Auditor/Damage Investigator-TX

- Perform safety audits of locaters
- Audit and report damages to ensure damage rates stay low and locates are accurate
- Assisted center managers, quality coaches and trainers in identifying strengths and weaknesses of technicians.
- Discussed damages with UtiliQuest staff and provided feedback and training to Damage Prevention Technicians.
- Represented UtiliQuest during client damage investigations.

Damage Prevention Specialist-TX

- Located underground utilities to include: Gas/Power/Phone/Fiber
- Maintained customer and client satisfaction in all areas of work

Education

2009 Dallas Baptist University Dallas, TX

- Graduated with Bachelors in Business Studies with focus in Business Management

2000-2004 Navarro Junior College Corsicana, TX

Associates in Music

- Graduated Cum Laude, 2 year Texas All State Musician



Derrick A. Dibble

Experience

2015 – Current USIC Houston, TX

Field Operations Manager

Direct and coordinate daily activities of supervisors and locators engaging in detection and marking of underground utilities by performing the following duties:

- Manage three supervisory teams. 50+ employees
- Conduct daily conference calls with teams on safety and productivity.
- Conduct audits on field personnel to assure quality standards are being met.
- Build and maintain contractor and client relationships
- Assist Center Manager in identifying strengths and weaknesses of Damage Prevention Technicians
- Proficient with MS Word, Excel, Outlook and have experience with MS Access

2011 – 2015 USIC Houston, TX

Field Supervisor

Direct and coordinate daily activities of workers engaging in detection and marking of underground utilities by performing the following duties:

- Supervised Damage Prevention Technicians
- Conduct audits on field personnel to assure quality standards are being met
- Build and maintain contractor and client relationships
- Assist Center Manager in identifying strengths and weaknesses of Damage Prevention Technicians
- Assist technicians with difficult utility locates

2000 – 2011 Utiliquet LLC Houston, TX

Field Supervisor

Direct and coordinate daily activities of workers engaging in detection and marking of underground utilities by performing the following duties:

- Supervised Damage Prevention Technicians
- Conduct audits on field personnel to assure quality standards are being met
- Build and maintain contractor and client relationships



PROTECTING INFRASTRUCTURE

David K. Fulkerson, Jr.

WORK EXPERIENCE

U.S.I.C.

2408 Timberloch Place Suite #B11 The Woodlands, TX 77380
(281) 875-2140

Utility Locate Technician Supervisor

- Located underground infrastructure utilizing various radio detection techniques, managing and supervising a crew of 12 to 34 technicians, at one time.

February 2013 - Present

ULS

2704 Brooks St, Suite D Missoula, MT 59804
(406)541-9571

Utility Locate Technician

- Located underground infrastructure utilizing various types of locating equipment.

June of 2011 – February 2013

USIC

2408 Timberloch Place Suite B11 The Woodlands, TX 77380
(281)8752140

Utility Locate Technician Supervisor

- Located underground infrastructure utilizing various radio detection techniques, managing and supervising a crew of 12 to 34 technicians, at one time.

April 2004 – November 2010

EDUCATION

Flatonia High School

400 E 4th St, Flatonia, TX 78941
(361)865-2941



PROTECTING INFRASTRUCTURE

JACOB GUERRA

Experienced utility locate technician seeking employment in the field of underground infrastructure location/protection

WORK EXPERIENCE

U.S.I.C.

219 W Airtex Blvd, Houston, TX 77090

(281) 875-2140

Utility Locate Technician

January 2016 - Present

- Located underground infrastructure utilizing various radio detection techniques

Family Owned Ranch

Rio Grande, TX 78582

(832) 661-0511

Ranch Hand

December 2012 - December 2015

- Worked as a ranch hand on a small family owned cattle ranch in South Texas

Continental Carbonic Products Inc.

3605 Willowbend Blvd, Houston, TX 77054

(713) 218-8838

Warehouse worker/ Ice cutter

February 2012 - October 2012

- Cut and packaged dry ice

EDUCATION

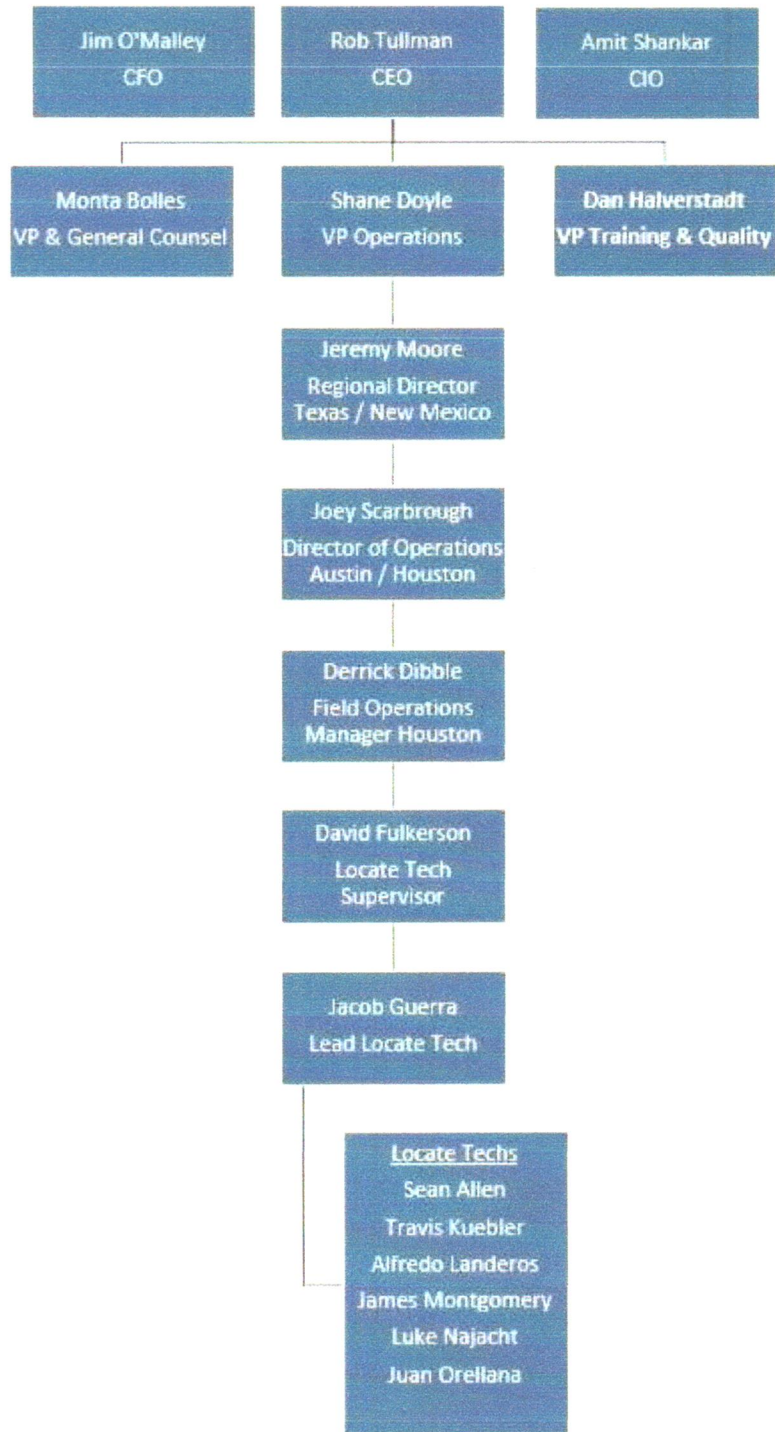
South Houston High School

3820 S. Shaver St, South Houston, TX 77587

(713) 740-0350



PROTECTING INFRASTRUCTURE





PROTECTING INFRASTRUCTURE

Availability

USIC has the staffing in place now, in Texas City to absorb your locates. We would not need to hire or train any additional staff and can begin handling the City's locates immediately.

We have hundreds of employees (locators) located and officed here in Texas. Those locators are equipped with individual vehicles (Chevrolet Colorado, Ford Ranger, or similar). During times of high volume or special projects we have the ability to access our vast resource of employees in Texas. These individuals can be made available as needed as well as our locators from surrounding territories and states.

The typical technician is equipped with the following equipment:

- Cellular Phones
- Pin Finders / Metal Detector
- Ground Rod
- Measuring wheel
- Stop Box Wrench
- Hard Hat
- ANSI II fluorescent reflective safety vest
- Traffic cones
- Digital camera
- Manhole aeration, gas testers, and confined space entry equipment
- Damage investigation kit (employees certified to investigate only)

On average, throughout the United States we complete more than 25,000 locates an hour of which 99.97% of locates result in no locate-related damage. USIC has a national presence with an 80% market share in the outsourced locating services market.

Throughout our 46-state service territory USIC has 1,132 agencies under maintenance and support.



Cost

Standard Water and Sewer Ticket	\$14.50
Project	\$13.00 Per ¼ Hour
After Hour Emergency Water and Sewer Ticket	\$29.50 Flat Fee
Emergency Water and Sewer Ticket	\$24.50 Flat Fee

Pricing Definitions

Per One Call Ticket – All tickets received from State One Call. Each ticket granted 30 minutes of locating time.

Project Rate – If locating the utility exceeds thirty minutes, the ticket will then be billed the proposed per ¼ hour Project Rate starting after the first thirty minutes of locating time.

Watch Dog – If the City of Texas City requests that a USIC technician to be onsite to ensure the protection if the utility during excavation.

After Hour Emergencies – This service will be for After Hour Emergency Tickets that are called in between the hours 5:00 P.M - 7:00 A.M, Monday - Friday and all day Saturday & Sunday including Holidays. The fee is a flat fee and total billed for this type of ticket will only be After Hour Emergencies fee identified above. NOTE: We **do not** charge for travel time.

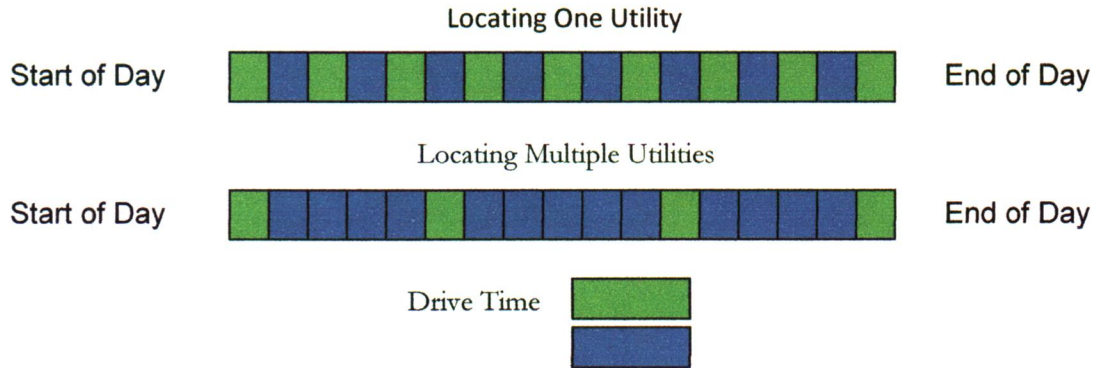
In addition to saving money on locating expense, the City of Texas City will experience the added value of using our Professional Damage Prevention Services.

OUR VALUE PROPOSITION INCLUDES:

- Basic Economic Value Summary
- Risk Management Summary
- Advanced Technology Summary
- Professional Services Summary

BASIC ECONOMIC VALUE

USIC currently visits every job site already for other utility clients creating *economies of scale that cannot be matched* internally or by any other vendor.



RISK MANAGEMENT

USIC *investigates every damage occurrence. Reports Upon Request*

USIC uses a CDI (Certified Damage Investigator) to investigate and prepare reports. Each report includes pre and post dig photos and all pertinent documentation.

All reports are prepared electronically and uploaded through wireless technology.

All damage reports made available for use in claims recovery efforts

Damage reports enables you to recover all damage expense from either the locate vendor or from the excavator.

ADVANCED TECHNOLOGY

USIC utilizes an in-house proprietary ‘real time’ ticket management system (TicketPro) that reflects 30 plus years of locating experience. The depth of TicketPro cannot be matched by any ‘off the shelf’ ticket management system.

USIC technicians work their ticket load in a real time, paperless environment (creating even more labor related efficiencies).

The City of Texas City District will have direct, real time access to our ticket management system (**Customer Portal**). Texas City will have ability to:

- View tickets as they come in from the State One Call service “Real-Time”
- Quickly identify when ticket is due and if completed, time it was completed and what was located.
- Query any ticket by ticket number
- View all post locate photo’s attributed to that located
- Additional information package available upon request.

PROFESSIONAL SERVICES

Texas City increases labor support.

Texas City increases labor management in terms of Supervisors, District Managers, Senior Directors and VP of Operations.



PROTECTING INFRASTRUCTURE

Technician support also includes a Claims Manager, a Quality Manager, a HR Specialist and a Key Accounts Manager

Accurate and timely locates to include pre-dig photographs to assist in damage recovery.

USIC uses the latest technology and works 'real time' in a paperless environment to ensure data integrity.

USIC encourages regular performance meetings with the City of Texas City, TX.

USIC is engaged nationally in the prominent industry association and legislation (to include the Common Ground Alliance (CGA) and National

Utility Locating Contractors Association (NULCA). We also track and invest in the latest locating technology.

USIC provides all labor and materials to include all after hours emergencies, weekends and holidays.

USIC provides the City of Texas City all data and tools necessary to professionally manage their damage prevention program.

City of Texas City

In partnership with

USIC Locating Services, LLC

CITY COMMISSION REGULAR MTG

8. (a.

Meeting Date: 10/04/2017

22 Lone Star Properties Request to Abandon Unopened Public R-O-W

Submitted For: Doug Kneupper, Transportation and Planning

Submitted By: Doug Kneupper, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Ordinance No. 17-28, approval of the 22 Lone Star Properties' (Deano Merrigan) request to vacate and abandon a portion of 4th Avenue S.

BACKGROUND

The applicant owns property in the 3200 block of 5th Avenue S that has direct street access. The applicant also has property that is adjacent to 4th Avenue S, but lack of roadway improvements makes this tract land-locked. Abandoning this portion of 4th Avenue S will cure the land-locked condition and provide access through the entire property from 5th Avenue S.

There are existing utilities in this portion of street right-of-way that will need to be accommodated:

1. TNMP will need an easement from the landowner for existing electrical facilities
2. Texas City will need to retain utility easements for existing drainage and sanitary sewer facilities.
3. Texas City will need to retain rights to permit existing and future private pipeline installations and repairs.

The Planning Board reviewed this request at their Sept 18th meeting and is recommending approval.

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact


Attachments

Memo

Aerial Image

Survey

Memo

To: Planning Board
From: Doug Kneupper, City Engineer 
CC:
Date: 9/13/2017
Re: 60' Right-of-Way Abandonment, 4th Avenue S. at 32nd Street S.

Background: Large portions of Texas City have been subdivided into a grid or network of public streets and alleys. Most of the streets are improved and paved with either concrete or asphalt. Most of the alleys are utilized for solid waste pick-up and numerous utility services including water, sewer, electric, gas, telephone. However, there are public streets and alleys that have never been utilized or the utility service is limited and can be relocated out of a particular alley. These streets and alleys that are no longer needed can be systematically abandoned and used by the adjacent property. Allowing the abandonment of specific streets and alleys creates the ability to consolidate tracts of land and leads to more favorable development opportunities. This request is to abandon a portion of 4th Avenue S., west of 32nd Street being approximately 16,640 sq. ft. of right-of-way that is 60' feet wide.

The city's policy for abandonment of streets and alleys requires review and recommendation from the Planning Board with final approval from the City Commission.

Review and Recommendation: The applicant, 22 Lone Star Properties, LLC, owns lots 19-24 in Block 167, and lots 1-5 in Block 170 of Kohfeldt's Second Addition, which are all adjacent to the right-of-way abandonment request. The applicant's request to abandon this portion of the street will allow the consolidation of individual tracts and lead to better economic development opportunities.


No individual property owners are affected by this request since the right-of-way is adjacent to property owned entirely by the applicant. Staff's review initially determined that multiple utility companies have facilities in the portion of the right-of-way being considered for abandonment; including City drainage, and sanitary sewer facilities, and Texas-New Mexico Power. Also, pipelines are present in the 4th Avenue S. right-of-way. The applicant will need to provide access gates and an easement suitable to TNMP. In addition, the City will retain drainage and utility easement rights through the area being abandoned and rights for City approval of pipelines to be placed in the right-of-way. All other utility companies have provided letters of "No Objection".

Staff recommends approval of this street abandonment request. If approved, the landowner should prepare and file a plat showing the consolidation of the individual lots with the abandoned 60' wide right-of-way.

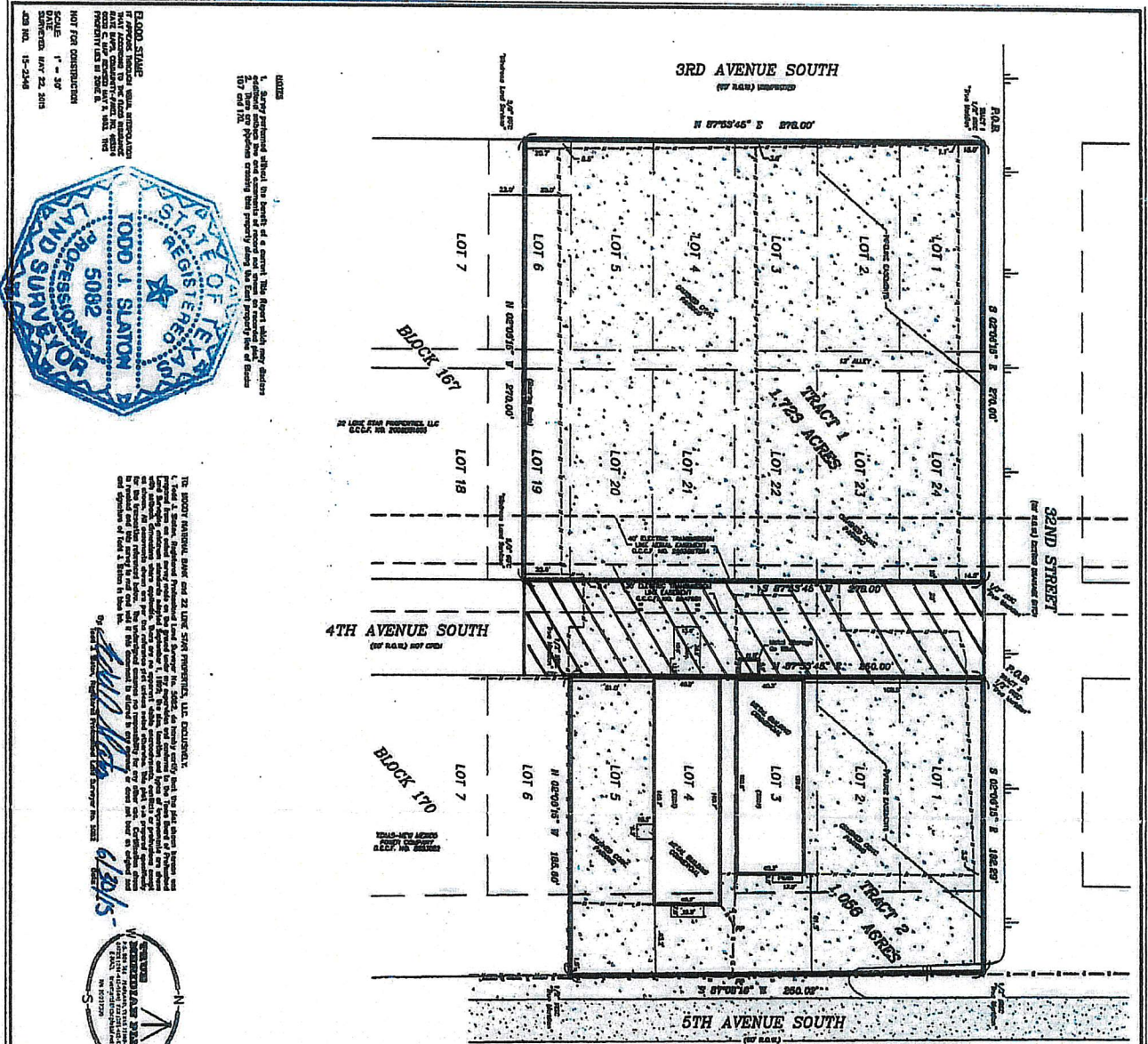
4th Ave S.

Write a description for your map.

Legend

 Merrigan 4th Ave





PLAT STATUS
 THIS PLAT STATUS IS SUBJECT TO THE REVISIONS AND AMENDMENTS THAT MAY BE MADE BY THE SURVEYOR AT ANY TIME.
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1. Survey performed without the benefit of a survey. This report shall only be used for the purpose of showing the location of the property being surveyed and shall not be used for any other purpose.
 2. This survey was made from a survey of record and is not a new survey.
 3. The survey was made from a survey of record and is not a new survey.

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STANDARD LAND SURVEY
 OF
TRACT 1, (1.723 ACRES)
 BEING
THE EAST 28 FEET OF LOTS 6 & 19,
ALL OF LOTS 1 THROUGH 5,
LOTS 20 THROUGH 24, IN BLOCK 167
AND
TRACT 2 (1.056 ACRES),
 BEING
LOTS 1 THROUGH 5, IN BLOCK 170,
TOGETHER WITH A 50 FOOT STRIP OF LAND ADJOINING
SAID LOTS 1 THROUGH 5, BLOCK 170
 OF
KOHNENBUTZ'S SECOND ADDITION TO TEXAS CITY
GALVESTON COUNTY, TEXAS

1. Survey performed without the benefit of a survey. This report shall only be used for the purpose of showing the location of the property being surveyed and shall not be used for any other purpose.
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1. Survey performed without the benefit of a survey. This report shall only be used for the purpose of showing the location of the property being surveyed and shall not be used for any other purpose.
 2. This survey was made from a survey of record and is not a new survey.
 3. The survey was made from a survey of record and is not a new survey.