

CITY OF TEXAS CITY
REGULAR CALLED CITY COMMISSION MEETING

AGENDA

WEDNESDAY, MARCH 6, 2019 - 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
 - (a) Sergeant Jose Saldivar promoted to Lieutenant (Police Department)
 - (b) Corporal Lee Stephenson promoted to Sergeant (Police Department)
- (5) REPORTS
 - (a) Road & Street Projects (Public Works)
 - (b) Library Renovation Presentation (Library)
- (6) PUBLIC HEARING
 - (a) Request by Donald Carroll to rezone from "A" (Single Family Residential) to "S-P" (Site Plan) to operate a personal care facility for a maximum of six people. Being Lot 33, Block 4, So Acre Manor S/d Section 1. Located at 7305 Mallard Drive.
- (7) PRELIMINARY ZONING APPROVAL
 - (a) Approve or deny request to rezone from "A" (Single Family Residential) to "S-P" (Site Plan) to operate a personal care facility for a maximum of 6 people.

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- (8) CONSENT AGENDA
- (a) Approve City Commission Minutes for February 20, 2019 meeting. (City Secretary)
 - (b) Consider and take action on Resolution No. 19-015, awarding Bid No. 2019-362 Water Line Replacement - Phase 16. (Public Works)
 - (c) Consider and take action on Resolution No. 19-016, awarding Bid No. 2019-361 Rehabilitation of the Orchid Drive 1,000,000 Gallon Elevated Storage Tank. (Public Works)
 - (d) Consider and take action on Resolution No. 19-017, approving the Texas City Economic Development Corporation to purchase property located at 317 6th Street North. (Management Services)
 - (e) Consider and take action on Resolution No. 19-018, approving agreement with Accurate Meter Supply, LLC for water meter replacement project, phase 1. (Utilities)
- (9) REGULAR ITEMS
- (a) Consider and take action on Ordinance No. 19-05, amending the City's fiscal year 2018-2019 budget to appropriate additional funds for waterline rehabilitation project phase 16. (Finance)
 - (b) Consider and take action on Ordinance No. 19-06, amending the City's fiscal year 2018-2019 budget to appropriate funds for water meter replacement project phase 1. (Finance)
- (10) PUBLIC COMMENTS
- (11) MAYOR'S COMMENTS
- (12) COMMISSIONERS' COMMENTS
- (13) 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 MARCH 1, 2019, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

JAMES M. HARTSHORN
CITY SECRETARY

CITY COMMISSION REGULAR MTG

(6) (a)

Meeting Date: 03/06/2019

Rezoning Public Hearing for Donald Carroll

Submitted For: Jean Vincent, Transportation and Planning

Submitted By: Jean Vincent, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST (Brief Summary)

Request by Donald Carroll to rezone from "A" (Single Family Residential) to "S-P" (Site Plan) to operate a personal care facility for a maximum of six people. Being Lot 33, Block 4, So Acre Manor S/d Section 1. Located at 7305 Mallard Drive.

BACKGROUND

This request came before the Planning Board for review and consideration on February 4, 2019 and was approved. A Public Hearing was held before the Zoning Commission on February 5, 2019 and during the Public Hearing there were property owners within the 200' notification area who voiced concerns and opposition to the proposal. There was a tie vote on the proposal so no recommendation was made either in favor of or opposition to the request. The proposal is now ready for review and disposition by the City Commission.

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Exhibits -Business Plan

Zoning Minutes

Planning Minutes

Staff memo

Site Plan Rezoning Proposal Overview

for

(DCP) D C Planning Consultants & Associates Inc.

Donald Carroll, CCR, ESP, President of D C P

7307 Mallard Drive Texas City Galveston County Texas

www.dcplanningassoc.net

Development Intent:

This SP Site Plan intent is to obtain the proper land use certification from the city to develop a Type A or B Assisted Living Facility (preferably for Senior Veterans). The total number of veterans that reside here will be six. I will continue to reside at the home; and, I am an honorably discharged U.S. Veteran as well. I am the administrator and owner for this home business operation. This SP Site Plan request will not exceed this number and it will remain at six.

Supply Chain Support:

I have third party supply chain support of reputable Nationally recognized Firms that will assist me and supply me with the staff support that will be required to assist the tenants that will reside at this ALF. They will be responsible for the vetting and screening of the employees and this segment of the business operation will be bound by contract for sustainability and proper checks and balance.

This business operation will offer a superior product through collaboration of similar businesses and institutions that specialize in offering consumer products and services especially for senior citizens. We accomplish this by research collaboration with the National Institute of Health, Department of Aging and Disabled, the Veteran Administration, AARP, state academic institutions, governmental agencies, non-profits, ALF businesses and DCP.

I am a senior veteran. I have conducted the proper researched of this industry segment for over five years. I have observed others institutions similarly situated to my proposal intent; and I am confident that we can and will provide a superior product with the proper focus on nutritional needs for seniors, quality of life and meaningful social service programs. In addition and for proper disclosure, I am a Professional Certified Community Researcher from George Mason University (specialty in economic development 2007) (Environmental Science Professional from the University of Texas @ Arlington) and, an Advisory Board Member for accreditation for Texas Southern Urban Planning Environmental School of Texas Southern University of Houston Texas, This is cited simply to affirm that I have the access to real time and meaningful business intel needed to sustain and enhance the opportunity for successful business outcomes..

Development Overview:

There are no land use and /or related development conflicts with this proposal intent, the home is an existing residential structure composed of Brick and Hardi-Plank Siding, The Garage will be converted into a bed room with bath area. This conversion is for me to reside (separate from the other five tenants).

- a) We will add a Carport to the existing home.
- b) We will include a 4 feet high wrought iron fence to extent to the front yard. 6ft solid wood fence in the rear yard
- c) We will install a Gen-Rac generator for emergency power;
- d) The Windows will be replaced with hurricane proof widows; *Windows*
- e) The Patio will be extended and enhanced for outdoor leisure time and activities may enclose
- f) Climate controlled storage building
- g) Security lighting

The remaining conversion of the structure will be vetted and coordinated with the Fire Marshal, Building Inspector and DAD's Inspector. This will commence once we complete the construction drawings and submit those plans to the City for proper review and approval coordination.

I am fortunate to have a very good licensed architect that I have worked with on several projects in the past. Mr. Randall Harris, owner of Randall Harris and Associates; Mr. Harris has done several ALF facilities in the Houston area; and he has done several commercial development and residential projects in Texas City. The quality, reliability and integrity of his work product has all ways been good. The professional expectation of Mr. Harris has already been established with me and two of the now senior Development Department heads of Texas City (more specifically the City Engineer and Fire Marshal). We look forward to the professional coordination and review process. We want to be and will be low maintenance developers with no drama. I will affirm that we want to measure it twice and cut it once metaphorically speaking and for establishing a superior brand and consumer product in this industry segment. For additional information regarding this proposal please reference the following and additional attachments

- DCP hybrid business plan research proposal
- Response to the Decision Criteria Analysis Questions" Purpose and Aims of Texas City's Zoning Ordinance"
- Brochure of Visiting Angels- Third Party Staffing Support Business

Legend
📍 7305 Mallard Dr

7305 Mallard Dr

Google Earth

© 2013 Google



100 ft







EXAMPLE OF PROPOSED CARPORT

ZONING COMMISSION MINUTES

February 5, 2019

The Zoning Commission of the City of Texas City met in a regularly scheduled meeting and Public Hearing on Tuesday, February 5, 2019 at 5:15 p.m. Commission members present were: Chairman Perry O'Brien, Aric Owens, Bert Dahl and Thelma Bowie. Staff members present were: George Schonert and Doug Kneupper. Citizens present were: Ron Hunt, Donald Carroll, Willie Carroll, Shermon Jones, Henry Gomez, Denise Harris, Jewel Newton, Annette Jenkins, Morris Jenkins, Carol Beacham, and Wanda Lartique.

Chairman O'Brien addressed those present and explained the procedures for the Public Hearing. He indicated a quorum was present and called the meeting to order.

APPROVAL OF MINUTES: The minutes from January 15, 2019 were approved on a motion by Thelma Bowie/Aric Owens. All members present voted aye.

ITEM NO. 1 Donald Carroll requests to rezone from "A" (Single Family Residential) to "S-P" (Site Plan) to operate a personal care facility for a maximum number of six people. Being Lot 33, Blk. 4, So. Acre Manor Sec. 1. Located at 7305 Mallard Drive. Mr. Schonert, Building Official provided the background information for this request. He stated Mr. Carroll has applied for permission to operate a Personal Care Facility at his home located at 7305 Mallard. Operating a personal care facility is allowed in Single Family Residential zoning; however the City requires a notification process that follows the Site Plan Zoning process. Mr. Schonert indicated that Mr. Carroll had received approval from the Planning Board on Monday, February 4, 2019. Once the rezoning is approved, Mr. Carroll will apply for the permit to operate a Personal Care Facility. He continued stating that he and the Fire Marshal will conduct an inspection on the residence and once the building and other code requirements are met, a permit can be issued for the Personal Care Facility. This permit will require an annual renewal. The Zoning Ordinance contains specific provisions that will be applied to this proposal including: minimum square footage for each bedroom; separate bedroom for the care provider; on-site parking requirements; building and life-safety codes; compliance with the Federal American with Disabilities Act and separation from other group living arrangements. Mr. Schonert also stated the licensing would be through the Texas Department of Aging and Disability. City Staff has no objection to a Personal Care Facility at this location. Mr. Schonert indicated the property owner, Mr. Carroll was present to address any questions the members might have. Chairman O'Brien stated the applicant was present and asked if Mr. Carroll had anything to add to what Mr. Schonert had said. Mr. Carroll stated he could give an overview; however, the development intent was presented to the members in their packets. He stated he would be remodeling the home for ADA compliance and improve the energy efficiency. He continued by stating this type of facility is protected by Federal statutes and that he will be doing geriatrics, nutrition and quality of life research in collaboration with other partners in the Houston area along with the operation of the facility. Thelma Bowie asked about the remodel of the garage and if Mr. Carroll would be living there and if he was absent would a third party employee be there. Mr. Carroll indicated that when he was not present at the home he would have a third party that would provide 24 hour supervision of the facility. He stated an administrator will be present at all times. **A motion was then made by Bert Dahl/Thelma Bowie to open the Public Hearing. All members present voted aye.** Chairman O'Brien then asked for those in favor of

the request to speak. Mr. Carroll then summarized the rationale and nexus of the development proposal. He stated the structure would remain a residential structure that was protected by Federal statutes. He continued by explaining the proposed remodeling to be done on the home and scope of services to be provided by the facility. There was no one else to speak in favor and Chairman O'Brien asked the members if they had any questions for Mr. Carroll. Thelma Bowie asked about the age of clients that would reside at the facility and if there was a limit or was it based on the need for assisted living. Mr. Carroll stated this facility would focus on senior citizens and explained there were two types of facilities, Type A and Type B. Type A is where people can do for themselves and Type B where they need more assistance and medical care. He stated at this time he was looking at a Type A facility. Mr. Dahl asked if there was a schedule as to when they would start. Mr. Carroll indicated that once approval is given for the zoning, construction on the remodel would begin. Aric Owens asked if the requirements for the facilities include a bathroom for each bedroom. He stated he was not familiar with these type of establishments. Mr. Carroll indicated there would be three bathrooms scheduled now but they would be looking at additional ones if needed. He also stated they would have an activity room on the southeast side of the home. This space would be climate controlled. He provided a presentation on the type of room this would be. Mr. Dahl asked if there would be a formal dining area and Mr. Carroll indicated there would be. Thelma Bowie asked about the vetting process for the clients. Mr. Carroll responded that he was partnering with the ADA and VA to screen the clients. He also stated he would be vetting the potential clients and they would have certain criteria they will have to meet. Ms. Bowie asked the question due to concerns of the surrounding property owners about potential criminal activity. Mr. Carroll stated that no clients with criminal backgrounds would be allowed at this facility and with him living on the premises he would ensure there were no problems. Also speaking in favor of the request was Mr. Ron Hunt. Chairman O'Brien then asked for those in opposition to speak. Speaking in opposition were: Dr. Annette Jenkins who stated she had presented a letter of opposition to the rezoning. She then read the letter to the commission members. She cited increased traffic concerns, increased noise, devaluation of property, increased trash and decreased safety of the neighborhood. She asked how this would increase the property values in their neighborhood. Chairman O'Brien stated that when property is remodeled and improved it helps boost the property values in the neighborhood. She asked about the property being rezoned and if it could become a different type of business later on. Chairman O'Brien and Mr. Kneupper explained that Site Plan zoning is restrictive to the specific use and the use cannot change. Mr. Carroll also replied to the question and stated the home was going to stay a home not become a commercial development. He will live in the home and the Federal statutes will have to be adhered to. Mr. Carroll also stated there would not be an increase in traffic as he would be providing transportation for the clients. Also speaking in opposition were Carol Beacham who asked if the residents would have their own transportation. Mr. Carroll stated he would be providing the transportation for the clients. Mr. Carroll presented a paper to the Zoning members about the rights of Group Homes and Nursing Facility Residents. Chairman O'Brien asked for clarification on whether the Zoning Commission could deny the rezoning request since there are Federal guidelines in place. Mr. Kneupper indicated that the City cannot discriminate against the residents of the home due to physical or mental handicaps. Mr. Kneupper indicated that he had consulted the City Attorney about the Fair Housing Act and the Zoning Ordinance. He continued by stating that as long as the home meets the criteria established under those documents the Zoning Commission could not deny the request. Chairman O'Brien stated that even if they could not deny the request, they

would still hear all the comments from those present. Chairman O'Brien stated the next step would be for the request to go to the City Commission for action. He then asked if there was anyone else to speak in opposition. Also speaking in opposition was Wanda Lartigue. Ms. Lartigue was not aware of the type of facility that would be there so she was not sure if she was in favor of the request. Also speaking against the request were Jewel Newton and Denise Harris who stated they wanted to keep this area as residential use only. There was no one else to speak in opposition and **a motion was made by Bert Dahl/Aric Owens to close the Public Hearing. All members present voted aye.** Chairman O'Brien then asked if there was a motion to approve the request. Mr. Kneupper explained the change in the Zoning Ordinance for the notification procedure. Chairman O'Brien asked if the property would revert back to a single family residential use and if they needed to make a recommendation for the City Commission. Mr. Kneupper indicated the property was not being rezoned so there would be no change in the zoning; however, it would allow use as a Personal Care Facility. **Chairman O'Brien stated the Planning Board has given this proposal approval and he recommended to accept the request as presented. Aric Owens seconded the motion. Mr. Owens and Chairman O'Brien voted in favor and Thelma Bowie and Bert Dahl voted against the request.** Chairman O'Brien asked Mr. Kneupper when the request would be going before the City Commission and he indicated it would be going on March 6, 2019.

There was no further business to discuss at this time and **a motion was made by Bert Dahl/ Thelma Bowie to adjourn. All members present voted aye.**

Perry O'Brien, Chairman

Doug Kneupper, Secretary

PLANNING BOARD MINUTES
February 4, 2019

The Planning Board of the City of Texas City met in a regularly scheduled meeting on Monday, February 4, 2019 at 5:00 p.m. Planning Board members present: Dickey Campbell, Mayor Pro-Tem Phil Roberts, Bruce Clawson and Summer Chapman. Staff members present: Doug Kneupper, George Schonert and Jean Vincent. Citizens present: Donald Carroll, Willie Carroll, Jelani Johnson and Ron Hunt

Chairman Dickey Campbell presided over the meeting. He indicated a quorum was present and called the meeting to order.

APPROVAL OF MINUTES. A motion to approve the minutes of December 17, 2018 was made by Bruce Clawson/Phil Roberts. All members present voted aye.


ITEM NO. 1 Donald Carroll requests review and approval of detailed site plan for proposed personal care facility for a maximum of six people. Being Lot 33, Blk. 4, So Acre Manor Sec. 1. Located at 7305 Mallard Drive. Mr. Schonert, Building Official provided the background information for this request. He stated Mr. Carroll has applied for a zoning change to operate a Personal Care Facility at his home located at 7305 Mallard. Operating a personal care facility is allowed in Single Family Residential zoning; however the City requires a notification process that follows the Site Plan Zoning process. The Zoning Ordinance contains specific provisions that will be applied to this proposal including: minimum square footage for each bedroom; separate bedroom for the care provider; on-site parking requirements; building and life-safety codes, compliance with the Federal American with Disabilities Act and separation from other group living arrangements. He continued stating that he and the Fire Marshal will conduct an inspection on the residence and once the building and code requirements are met, a permit can be issued for the Personal Care Facility. This permit will require an annual renewal. City Staff has no objection to a Personal Care Facility at this location. Mr. Schonert indicated Mr. Carroll was present to address any questions the members might have. Mr. Carroll then addressed the members and provided his development intent was to establish a Type A or Type B establishment for senior citizens or veterans. He stated he will be the administrator and will continue to live on site in the home. Mr. Carroll continued by stating he will use an intense vetting system to screen employees and stated he has support services already in place to make this a sustainable business. He continued by stating the existing garage will be converted into a bedroom and living quarters for himself and the interior of the home would be remodeled to include installation of an emergency generator, extending the patio cover in the rear which would create a climate controlled area for leisure. Mr. Carroll continued by stating there is a legitimate need for these types of services and his operation of a Personal Care Facility will not negatively impact the neighbors as it does not create any nuisances. He then reviewed his Zoning Criteria response form as submitted. Commissioner Clawson then asked if he had talked to his neighbors and what they thought of the proposal. Mr. Carroll stated he had spoken to some of the neighbors to the right of him and across the street; however, it was a couple of years

ago. They did not express any opposition to the proposal at that time. Chairman Campbell asked how the six tenants would be split up and if each tenant would have their own room. Mr. Carroll responded that each tenant would have their own room and the architect he had working on the project would help configure the interior for the remodel once he determines if it will be a Type A or Type B facility. Chairman Campbell asked if the residents would be able to come and go from the facility. Mr. Carroll indicated they could and that he would also be providing transportation for the clients. Summer Chapman then asked how many staff members he would have and Mr. Carroll responded he may have 1 or 2 depending on the needs of the clients. Mr. Carroll stated he will be using this facility to do research on geriatrics. Summer Chapman asked if he would employ a nutritionist and Mr. Carroll stated he would be working with a nutritionist to provide the best possible care and nutrition for the clients. Mayor Pro-tem Roberts then asked Mr. Carroll if he had already begun the licensing process. Mr. Carroll stated he has already consulted with individuals to get information but the formal application process has not begun. He wanted to obtain City approval before applying for the license. After discussion, a motion was made by Bruce Clawson/Phil Roberts to approve the site plan for the Personal Care Facility. All members present voted aye.

There was no further business to discuss at this time and **a motion was made by Phil Roberts/Summer Chapman to adjourn. All members present voted aye.**

Doug Kneupper, Secretary

Memo

To: Planning Board
From: Doug Kneupper, City Engineer 
Date: January 30, 2019
Re: Personal Care Facility at 7305 Mallard Drive

Background: The homeowner, Donald Carroll, owns and has lived in the house at 7305 Mallard Drive for some time. Mr. Carroll has made application to utilize the home as a Personal Care Facility for up to 6 individuals with certain physical or mental impairments. While operating a Personal Care Facility in a Single-Family Residential area is allowed in the zoning ordinance, to be able to utilize the property in that fashion, the City requires a notification process that follows the Site Plan Zoning process.

Analysis / Recommendation: the zoning ordinance contains specific provisions that will be applied to this situation including:

- Minimum square footage for each bedroom
- Separate bedroom for the care provider
- On-site parking requirements
- Adherence to certain building and life-safety codes with inspections by the Building Official and Fire Marshal
- Compliance with the Federal American with Disabilities Act
- Separation from other group living arrangements

Once the building and code requirements are met, a permit can be issued for the Personal Care Facility. The permit will require an annual renewal. Based on the homeowner's statements and knowledge of the building and code requirements, city staff has no objection to a Personal Care Facility at this location.

CITY COMMISSION REGULAR MTG

(7) (a)

Meeting Date: 03/06/2019

Rezoning of Property for Donald Carroll

Submitted For: Jean Vincent, Transportation and Planning

Submitted By: Jean Vincent, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST (Brief Summary)

Approve or deny request to rezone from "A" (Single Family Residential) to "S-P" (Site Plan) to operate a personal care facility for a maximum of 6 people.

BACKGROUND

Has been before the Planning Board and granted approval. The rezoning Public Hearing was held before the Zoning Commission on February 5, 2019. It is now ready for final dispensation by the City Commission.

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

CITY COMMISSION REGULAR MTG

(8) (a)

Meeting Date: 03/06/2019

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

Information

ACTION REQUEST (Brief Summary)

Approve City Commission Minutes for February 20, 2019 meeting. (City Secretary)

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Minutes

REGULAR CALLED CITY COMMISSION MEETING

MINUTES

WEDNESDAY, FEBRUARY 20, 2019 – 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM – CITY HALL

A Regular Called Meeting of the City Commission was held on Wednesday, FEBRUARY 20, 2019, 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 5:01 p.m. by Mayor Matthew T. Doyle.

1. ROLL CALL

Present: Matthew T. Doyle, Mayor
Phil Roberts, Mayor Pro Tem, Commissioner At-Large
Bruce Clawson, Commissioner At-Large
Earl Alexander, Commissioner District 1
Abel Garza, Jr., Commissioner District 2
Dorthea Jones, Commissioner District 3
Jami Clark, Commissioner District 4

2. INVOCATION

Led by Reverend Jerry B. Lee, Jr. of Greater Bell Zion Missionary Baptist Church.

3. PLEDGE OF ALLEGIANCE

Led by Commissioner District 2 Abel Garza, Jr.

4. PROCLAMATIONS AND PRESENTATIONS

a. Declaring February 22nd President George Washington Day.

Members of the Bernando del Galvez Chapter of the Sons of the American Revolution accepted the proclamation.

b. Service Awards

Cara Simon	Water	02/16/2009	10 years
Brenda Norwood	Administration	02/16/2009	10 years
Michael Houston	Water Administration	02/16/2009	10 years
Leif Marquez	Waste Water Treatment Plant	02/09/2009	10 years
Donnell Garcia	Sanitation	02/02/2009	10 years
Felix Flores	Police	02/01/1999	20 years
David Reeves	Public Work	02/01/1999	20 years

Retirement

Kenneth Brown	Police	17 years
Joe Collins	Police	17 years

- c. Present Texas Court Clerks Association Distinguished Service Award to NaStacia Rhodes.

Tammy Odom, Municipal Court Supervisor, presented NaStacia Rhodes with a plaque in honor of her being awarded the TCCA Distinguished Service Award.

5. REPORTS

- a. Annual Golf Report (Golf Course)

Mike Skiba, Golf Course Manager, gave a PowerPoint presentation outlining the revenue and rounds compared to rainfall from 2017 to date. Mr. Skiba also gave an update on how successful the First Tee Program has become.

- b. Racial Profiling Report (Marshal's Office)

Tammy Odom, Municipal Court Supervisor, gave a PowerPoint presentation on racial profiling and the fiscal goals of the Marshal's office. Mrs. Odom stated that in 2018 her department closed 1,164 warrant cases.

Commissioner District 1 Earl Alexander asked if there are any plans on hiring an additional Marshal? Mayor Doyle stated that there will be another Marshal to be hired on full-time and approval for it will be coming before the Commission soon.

6. PUBLIC HEARING

- a. Request by Karim Dadelahi to rezone from "A" (Single Family Residential) and "F" (Light Industry) to "E" (General Business) to construct a convenience store/gas station. Being a 1-acre tract out of Blocks 2,3, Subdivision "W", Kohfeldt's Re-subdivision. Located at 615 Hwy. 3.

Doug Kneupper, City Engineer, stated that the Zoning Commission unanimously approved to rezone this tract for general business. Mr. Kneupper stated that property owners who live near the tract presented a petition in opposition to the Zoning Commission on January 15, 2019.

Clementine Carter, resident, stated her opposition to this rezoning request before the City Commission.

Motion by Commissioner At-Large Bruce Clawson, Seconded by Commissioner District 2 Abel Garza, Jr. to close the public hearing.

Vote: 7 - 0 CARRIED

7. PRELIMINARY ZONING APPROVAL

- a. Approve or deny rezoning request from "A" (Single Family Residential) and "F" (Light Industry) to "E" (General Business) to construct a convenience store/gas station at 615 Hwy. 3

Motion by Commissioner At-Large Bruce Clawson, Seconded by Commissioner District 2 Abel Garza, Jr. to deny the rezoning request.

Vote: 6 - 1 CARRIED

8. CONSENT AGENDA

Motioned by Commissioner At-Large Bruce Clawson, seconded by Commissioner District 3 Dortha Jones to approve Consent Agenda items a, c,d, and e.

- a. Approve City Commission Minutes for February 6, 2019 meeting. (City Secretary)

Vote: 7 - 0 CARRIED

- b. Consider and take action on Resolution No. 19-011, approving and awarding of the execution of an engineering agreement with ARKK Engineers, LLC, for the Moses Lake Pump Station Project. (Public Works)

Item pulled by Mayor Doyle.

Representatives from ARKK Engineers, LLC gave a presentation showcasing the areas of the Pump Station in Moses Lake they plan to provide engineering services for.

Motion by Commissioner At-Large Bruce Clawson, Seconded by Commissioner District 4 Jami Clark

Vote: 7 - 0 CARRIED

- c. Consider and take action on Resolution No. 19-012, approving a contract for Bid # 2019-065 Rental and Service of Portable Toilets. (Public Works)

Vote: 7 - 0 CARRIED

- d. Consider and take action on Resolution No. 19-013, approving the purchase of nine (9) police vehicles through Buyboard - Local Government Purchasing Cooperative. (Police Department)

Vote: 7 - 0 CARRIED

- e. Consider and take action on Resolution No. 19-014, approving the sale of tax foreclosed properties and authorizing the Mayor to execute Trustee's Deeds on the following properties:

1. To 'Celtex Partners' for the aggregate sum of \$18,298.00 –

A. Property in cause number 13-TX-0062, under tax account 213642, legal description: LOTS THIRTY-THREE (33) & THIRTY-FOUR (33-1), BLOCK THREE (3), INDEPENDENCE PARK, GALVESTON COUNTY, TEXAS, SAID PROPERTY DESCRIBED MORE PARTICULARLY IN THE INSTRUMENT RECORDED AT VOLUME 631, PAGE 546, IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS; no physical address, this is unimproved property;

B. Property in cause number 12-TX-0360, under tax account 213647, legal description: LOTS ONE & TWO (1-1), BLOCK FOUR (4), INDEPENDENCE PARK, GALVESTON COUNTY, TEXAS, SAID PROPERTY DESCRIBED MORE PARTICULARLY IN THE INSTRUMENT RECORDED IN VOLUME 473, PAGE 111, IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS; no physical address, this is unimproved property;

C. Property in cause number 10-TX-1049, under tax account 213648, legal description: LOTS THREE & FOUR (3-1), BLOCK FOUR (4), INDEPENDENCE PARK, GALVESTON COUNTY, TEXAS, SAID PROPERTY DESCRIBED MORE PARTICULARLY IN THE INSTRUMENT RECORDED IN VOLUME 473, PAGE 110, IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS; no physical address, this is unimproved property;

- D. Property in cause number 12-TX-0053, under tax account 213649, legal description: LOTS FIVE & SIX (5-1), BLOCK FOUR (4), INDEPENDENCE PARK, GALVESTON COUNTY, TEXAS, SAID PROPERTY DESCRIBED MORE PARTICULARLY IN THE INSTRUMENT RECORDED IN VOLUME 423, PAGE 547, IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS; no physical address, this is unimproved property;
- E. Property in cause number 10-TX-1021, under tax account 213651, legal description: LOT EIGHT (8), BLOCK FOUR (4), INDEPENDENCE PARK, GALVESTON COUNTY, TEXAS, SAID PROPERTY DESCRIBED MORE PARTICULARLY IN THE INSTRUMENT RECORDED IN VOLUME 407, PAGE 447, IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS; no physical address, this is unimproved property;
- F. Property in cause number 10-TX-0885, under tax account 213655, legal description: LOTS FIFTEEN & SIXTEEN (15-1), BLOCK FOUR (4), INDEPENDENCE PARK, GALVESTON COUNTY, TEXAS, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE INSTRUMENT RECORDED AT CLERKS FILE NUMBER 2003069002 IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS; no physical address, this is unimproved property;
- G. Property in cause number 10-TX-0900, under tax accounts 213656 and 213657, legal description: LOT SEVENTEEN (17), BLOCK FOUR (4), INDEPENDENCE PARK, GALVESTON COUNTY, TEXAS, SAID PROPERTY DESCRIBED MORE PARTICULARLY IN THE INSTRUMENT RECORDED IN VOLUME 2947, PAGE 29, IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS and LOT EIGHTEEN (18), BLOCK FOUR (4), INDEPENDENCE PARK, GALVESTON COUNTY, TEXAS, SAID PROPERTY DESCRIBED MORE PARTICULARLY IN THE INSTRUMENT RECORDED IN VOLUME 2947, PAGE 29, IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS; no physical address, this is unimproved property;
- H. Property in cause number 10-TX-1055, under tax account 213658, legal description: LOT NINETEEN (19), BLOCK FOUR (4), INDEPENDENCE PARK, GALVESTON COUNTY, TEXAS, SAID PROPERTY DESCRIBED MORE PARTICULARLY IN THE INSTRUMENT RECORDED IN VOLUME 411, PAGE 89, IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS; no physical address, this is unimproved property;
- I. Property in cause number 10-TX-0883, under tax account 213661, legal description: LOTS TWENTY-THREE THRU TWENTY-FIVE (23-1), BLOCK FOUR (4), INDEPENDENCE PARK, GALVESTON COUNTY, TEXAS, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE INSTRUMENT RECORDED AT FILM CODE #011-29-2606 IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS; no physical address, this is unimproved property;
- J. Property in cause number 10-TX-1000, under tax account 213662, legal description: LOT TWENTY-SIX (26), BLOCK FOUR (4), INDEPENDENCE PARK, GALVESTON COUNTY, TEXAS, SAID PROPERTY DESCRIBED MORE PARTICULARLY IN THE INSTRUMENT RECORDED IN VOLUME 419, PAGE 475, IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS; no physical address, this is unimproved property;
- K. Property in cause number 10-TX-0856, under tax account 213663, legal description: LOTS TWENTY-SEVEN & TWENTY-EIGHT (27-1), BLOCK FOUR (4), INDEPENDENCE PARK, SAID PROPERTY DESCRIBED MORE PARTICULARLY IN THE INSTRUMENT RECORDED AT VOLUME 471, PAGE 614 IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS; no physical address, this is unimproved property;
- L. Property in cause number 10-TX-1001, under tax account 213664, legal description: LOTS TWENTY-NINE THRU THIRTY-TWO (29-1), BLOCK FOUR (4), INDEPENDENCE PARK, GALVESTON COUNTY, TEXAS, SAID PROPERTY DESCRIBED MORE PARTICULARLY IN THE INSTRUMENT RECORDED IN VOLUME 419, PAGE 254, IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS; no physical address, this is unimproved property;
- M. Property in cause number 10-TX-0882, under tax account 213665, legal description: LOTS THIRTY-THREE & THIRTY-FOUR (33-1), BLOCK FOUR (4), INDEPENDENCE PARK, GALVESTON COUNTY, TEXAS, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE INSTRUMENT RECORDED AT FILM CODE #008-30-2204 IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS; no physical address, this is unimproved property;
- N. Property in cause number 10-TX-0884, under tax account 213668, legal description: LOTS THIRTY-NINE & FORTY (39-1), BLOCK FOUR (4), INDEPENDENCE PARK, GALVESTON

COUNTY, TEXAS, SAID PROPERTY DESCRIBED MORE PARTICULARLY IN THE INSTRUMENT RECORDED IN VOLUME 3179, PAGE 234, IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS; no physical address, this is unimproved property;

2. To 'Texas City Economic Development Corporation' for the aggregate sum of \$1,500.00 –

- A. Property in cause number 12-TX-0601, under tax account 232588, legal description: LOT SEVENTY-FIVE (75), B A & P SUBDIVISION, GALVESTON COUNTY, TEXAS, SAID PROPERTY DESCRIBED MORE PARTICULARLY IN THE INSTRUMENT RECORDED IN VOLUME 1323, PAGE 436, IN THE OFFICIAL DEED RECORDS OF GALVESTON COUNTY, TEXAS, said property known commonly as 307 Hemphill Street
- B. Property in cause number 12-TX-0605, under tax account 225196, legal description: Lot Six (6), in Block One Hundred Ninety-five (195), in TEXAS CITY SECOND DIVISION, said property described more particularly in the instrument recorded at Clerk's File Number 8901623 in the Official Deed Records in the Office of the County Clerk of Galveston County, Texas; known commonly as 721 6th Avenue North;
- C. Property in cause number 06-TX-0014, under tax account 225789, legal description: Lots Eight (8) and Nine (9), in Block Two Hundred Ninety-Four (294), Texas City Third Division, Galveston County, Texas, said property known commonly as 516 10th Avenue North;

3. To 'Texas City Economic Development Corporation' for the sum of \$6,537.24, the property in cause number 02-TX-0392, under tax account 224841, legal description: South 50 feet of Lots Seven and Eight (7-1), Block One Hundred Forty-three (143), Texas City Second Division, Texas City, Galveston County, Texas, known commonly as 415 53th Street North.

Vote: 7 - 0 CARRIED

9. REGULAR ITEMS

- a. Consider and take action on Ordinance No. 19-04, amending the City's fiscal year 2018-2019 budget to appropriate funds for preliminary engineering phase services for Moses Lake Pump Station Project. (Finance)

Laura Boyd, Finance Director, stated that this budget amendment is needed to appropriate funds for ARKK Engineers, LLC to provide preliminary engineering phase services for the Moses Lake Pump Station Project.

Motion by Commissioner District 3 Dorthea Jones, Seconded by Commissioner District 2 Abel Garza, Jr.

Vote: 7 - 0 CARRIED

10. STAFF COMMENTS

Dennis Harris, Director of Recreation and Tourism, stated that the TAAF Tournaments will be starting soon at the Lowry Center.

Luke Alvey, Library Director, stated how much he and his daughters enjoyed the Father-Daughter Dance.

Mike Stump, Solid Waste Manager, stated that the volume of calls he's received about the new trash cans has lowered. Mayor Doyle stated that having uniformed trash receptacles has made the City look better.

11. COMMISSIONERS' COMMENTS

Commissioner At-Large Phil Roberts stated that March 6th is Galveston County Day in Austin, Texas.

Commissioner At-Large Bruce Clawson thanked Mayor Doyle for undertaking the task of updating the pump station.

Commissioner District 3 Dortha Jones thanked Mayor Doyle for his presentation at the State of the County & Cities Business Luncheon on February 20, 2019.

12. ADJOURNMENT

Having no further business, Commissioner At-Large Phil Roberts made a MOTION to ADJOURN at 6:03 p.m.; the motion was SECONDED by Commissioner District 2 Abel Garza, Jr. All present voted AYE. MOTION CARRIED.

MATTHEW T. DOYLE, MAYOR

ATTEST:

James M. Hartshorn, City Secretary

CITY COMMISSION REGULAR MTG

(8) (b)

Meeting Date: 03/06/2019

2019-362 Water Line Replacement Project - Phase 16

Submitted For: Mike McKinley, Public Works **Submitted By:** Mike McKinley, Public Works

Department: Public Works

Information

ACTION REQUEST (Brief Summary)

Approve and award Bid # 2019-362 Water Line Replacement - Phase 16.

BACKGROUND

A notice to bidders was advertised on January 30 and February 06, 2019. The low responsible bid meeting all specifications was received by McKinney Construction Inc., for the total amount of \$1,169,105.00.

A letter of recommendation is attached for your review.

ANALYSIS

It is the recommendation of the Utilities Department to award Bid # 2019-362 Water Line Replacement Project - Phase 16 to McKinney Construction, Inc. for the total bid amount of \$1,169,105.00 and that the Mayor is authorized to execute a contract on behalf of the City Commission. It is further recommended that the Mayor be authorized to approve change orders, not to exceed 25% of the total contract price without taking the matter before the City Commission.

Thank you.

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Resolution No. 19-015

Exhibit A

RESOLUTION NO. 19-015

A RESOLUTION AWARDDING BID NO. 2019-362 AND AUTHORIZING THE MAYOR TO ENTER INTO AN ANNUAL CONTRACT WITH MCKINNEY CONSTRUCTION, INC., FOR WATER LINE REPLACEMENT – PHASE 16; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, on January 30, 2019, bid packets were made available to local area vendors for Bid No. 2019-362 Water Line Replacement – Phase 16; and

WHEREAS, it is the recommendation of the Utilities Department that the bid be awarded to McKinny Construction, Inc. Houston, Texas, in the amount of \$1,169,105.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission awards Bid No. 2019-362 Water Line Replacement – Phase 16 to McKinny Construction, Inc. Houston, Texas, in the amount of \$1,169,105.00.

SECTION 2: That the Mayor is hereby authorized to enter into a contract with McKinny Construction Inc., for the unit prices bid attached hereto as **Exhibit “A”** and to approve change orders not to exceed 25.0% of the total contract without taking the matter before the City Commission.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 6th day of March 2019.

Matthew T. Doyle, Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

James M. Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney



February 25, 2019

Mr. Corbin Ballast
Director of Utilities
City of Texas City
911 Highway 146 North
Texas City, Texas 77590

Re: **Letter of Recommendation for Water Line Replacement Project – Phase 16
BID #2019-362**
City of Texas City
ARKK Job No. 17-007

Dear Mr. Ballast:

On February 13, 2019, seven (7) bids were received for the above referenced project. This project involves the replacement of existing water lines at locations throughout the City. Following is a summary of our bid evaluation:

1. Bid Tabulation Sheet – Seven (7) construction firms participated in the bidding process. The bids were checked for mathematical errors and/or bid irregularities. The project was bid with a base bid and two (2) add alternates. The add alternates include the replacement of additional water lines in the City.
2. As discussed with the City of Texas City, the Total Bid (Base Bid + Add Alternates 1 & 2) were utilized as a basis for award of the contract. The bids for the project are as follows:

BIDDER	TOTAL BID
McKinney Construction, Inc.	\$ 1,169,105.00
Barclay Premier Utility Services	\$ 1,231,685.00
Texas Pride Utilities, LLC	\$ 1,343,745.00
D.L. Elliott Enterprises, Inc.	\$ 1,348,775.00
JTM Construction, LLC	\$ 1,358,472.00
Sohil Construction Services, LLC	\$ 1,392,727.00
Persons Service Company, LLC	\$ 1,632,805.00

Qualifications and References – McKinney Construction, Inc. submitted a List of Qualifications, Subcontractors and Major Suppliers for this project. McKinney Construction, Inc. has worked on projects of similar nature and has successfully completed the work. McKinney Construction had worked previously on Waterline Replacement Project – Phase 10 and the project was completed successfully. ARKK Engineers met with McKinney Construction, Inc. management and their project team to discuss the project and City’s expectations. McKinney Construction, Inc. have indicated that they have the personnel and experience to complete the work and are planning to complete the work successfully.

McKinney Construction, Inc. appears to be a responsible firm that is capable of performing the specified work in a satisfactory manner. For these reasons, we recommend that the City of Texas City award the **Water Line Replacement Project – Phase 16 to McKinney Construction, Inc. for a total amount of \$1,169,105.00.**

If you have any questions, please contact me.

Sincerely,

ARKK ENGINEERS, LLC



Mr. Madhu Kilambi, P.E.
Senior Project Manager

Cc: Mr. Tom Kessler, P.E. – City of Texas City

CITY COMMISSION REGULAR MTG

(8) (c)

Meeting Date: 03/06/2019

Bid # 2019-361 Rehabilitation of the Orchid Drive 1,000,000 Gallon Elevated Storage Tank

Submitted For: Mike McKinley, Public Works **Submitted By:** Mike McKinley, Public Works

Department: Public Works

Information

ACTION REQUEST (Brief Summary)

Approve and award a contract for Bid # 2019-361 Rehabilitation of the Orchid Drive 1,000,000 Gallon Elevated Storage Tank.

BACKGROUND

Bid packets were made available to local area vendors on January 30, 2019.

Bids were open February 13, 2019.

A letter of recommendation is attached for your review.

ANALYSIS

The low responsible bid, meeting all specifications, was received from Gulf States Protective Coatings, Inc., for the total bid amount of \$805,445.00.

It is the recommendation of ARKK Engineers, LLC., and the Utilities Department to award Bid # 2019-361 Rehabilitation of the Orchid Drive 1,000,000 Gallon Elevated Storage Tank, to Gulf State Protective Coatings, Inc., for the total bid amount of \$805,445.00 and that the Mayor is authorized to execute a contract on behalf of the City Commission. it is further recommended that the Mayor be authorized to approve any change orders not to exceed 25% without bringing the matter before the City Commission.

Thank you.

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Resolution No. 19-016

Exhibit A

RESOLUTION NO. 19-016

A RESOLUTION AWARDED BID NO. 2019-361 AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH GULF STATES PROTECTIVE COATINGS, INC., FOR REHABILITATION OF THE ORCHID DRIVE 1,000,000 GALLON ELEVATED STORAGE TANK; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, on January 30, 2019, bid packets were made available to local area vendors for Bid No. 2019-361 Rehabilitation of the Orchid Drive 1,000,000 Gallon Elevated Storage Tank; and

WHEREAS, bids were opened on February 13, 2019, and it is the recommendation of the Public Works Department and ARKK Engineers, LLC to award Bid No. 2019-361 to Gulf States Protective Coatings, Inc., La Porte, Texas, for \$805,445.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission awards Bid No. 2019-361 Rehabilitation of the Orchid Drive 1,000,000 Gallon Elevated Storage Tank to Gulf States Protective Coatings, Inc.

SECTION 2: That the Mayor is hereby authorized to enter into a contract with Gulf States Protective Coatings, Inc. for the unit prices bid attached hereto as **Exhibit "A"** and to approve change orders not to exceed 25.0% of the total contract without taking the matter before the City Commission.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 6th day of March 2019.

Matthew T. Doyle, Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

James M. Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney



February 25, 2019

Mr. Corbin Ballast
Director of Utilities
City of Texas City
911 Highway 146 North
Texas City, Texas 77590

Re: **Letter of Recommendation for Rehabilitation of the Orchid Drive 1,000,000 Gallon Elevated Storage Tank - BID #2019-361**
City of Texas City
ARKK Job No. 18-050

Dear Mr. Ballast:

On February 13, 2019, eleven (11) bids were received for the above referenced project. This project includes the rehabilitation of the interior and exterior of an existing 1,000,000 gallon steel potable water storage tank and associated work. Following is a summary of our bid evaluation:

1. Bid Tabulation Sheet – Eleven (11) construction firms participated in the bidding process. The bids were checked for mathematical errors and/or bid irregularities.
2. The bids for the project are as follows:

<u>Bidder</u>	<u>BASE BID</u>
Gulf State Protective Coatings, Inc.	\$805,445.00
Nova Painting, LLC.	\$857,000.00
Tankez Coatings, Inc.	\$858,000.00
CFG Industries, LLC.	\$875,000.00
Principal Industrial Services	\$950,000.00
D&M Tank, LLC	\$980,949.00
N.G. Painting, LP	\$1,053,000.00
Tank Pro, Inc.	\$1,064,691.00
E.J. Chris Contracting, Inc.	\$1,162,000.00
Classic Protective Coatings, Inc.	\$1,323,800.00
M.K. Painting, Inc.	\$1,373,000.00

Qualifications – Gulf States Protective Coatings, Inc. provided a list of qualifications and references with their bid. Gulf States Protective Coatings, Inc. have worked on projects of similar nature for several municipalities around the Houston/Galveston area and have successfully completed the work. City staff and ARKK Engineers contacted Gulf States Protective Coatings, Inc. management to discuss the project and City's expectations. Gulf States Protective Coatings, Inc. have indicated that they have the personnel and experience to complete the work and are planning to complete the work successfully.

Gulf States Protective Coatings, Inc. appears to be a qualified firm and should be able to complete the specified work in a satisfactory manner. For these reasons, we recommend that the City of Texas City award the **Rehabilitation of the Orchid Drive 1,000,000 Gallon Elevated Storage Tank to Gulf States Protective Coatings, Inc. for a total amount of \$805,445.**

If you have any questions, please contact me.

Sincerely,

ARKK ENGINEERS, LLC



Mr. Madhu Kilambi, P.E.
Senior Project Manager

Cc: Mr. Tom Kessler, P.E. – City of Texas City

CITY COMMISSION REGULAR MTG

(8) (d)

Meeting Date: 03/06/2019

Submitted By: Rhomari Jackson-Glover, City Secretary

Department: City Secretary

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-017, approving the Texas City Economic Development Corporation to purchase property located at 317 6th Street North. (Management Services)

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Resolution No. 19-017

Aerial View

Street View

RESOLUTION NO. 19-017

A RESOLUTION APPROVING THE TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION (TCEDC) TO PURCHASE PROPERTY LOCATED AT 317 6TH STREET NORTH; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, it is the charge of Texas City Economic Development Corporation (TCEDC) to economically develop the City of Texas City; and

WHEREAS, the TCEDC has the opportunity to purchase property located at 317 6th Street North, and more specifically described as Abstract 205 Page 6 Lots 15 & 16 Blk 160 Texas City in Galveston County for \$165,000.00 plus closing cost; and

WHEREAS, the property is located within the 6th Street Revitalization district and will be used to attract one or more businesses into this 5,500 sq. ft. building.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission approves the Texas City Economic Development Corporation to purchase property located at 317 6th Street North, and more specifically described as Abstract 205 Page 6 Lots 15 & 16 Blk 160 Texas City in Galveston County for \$165,000.00 plus closing cost.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 6th day of March 2019.

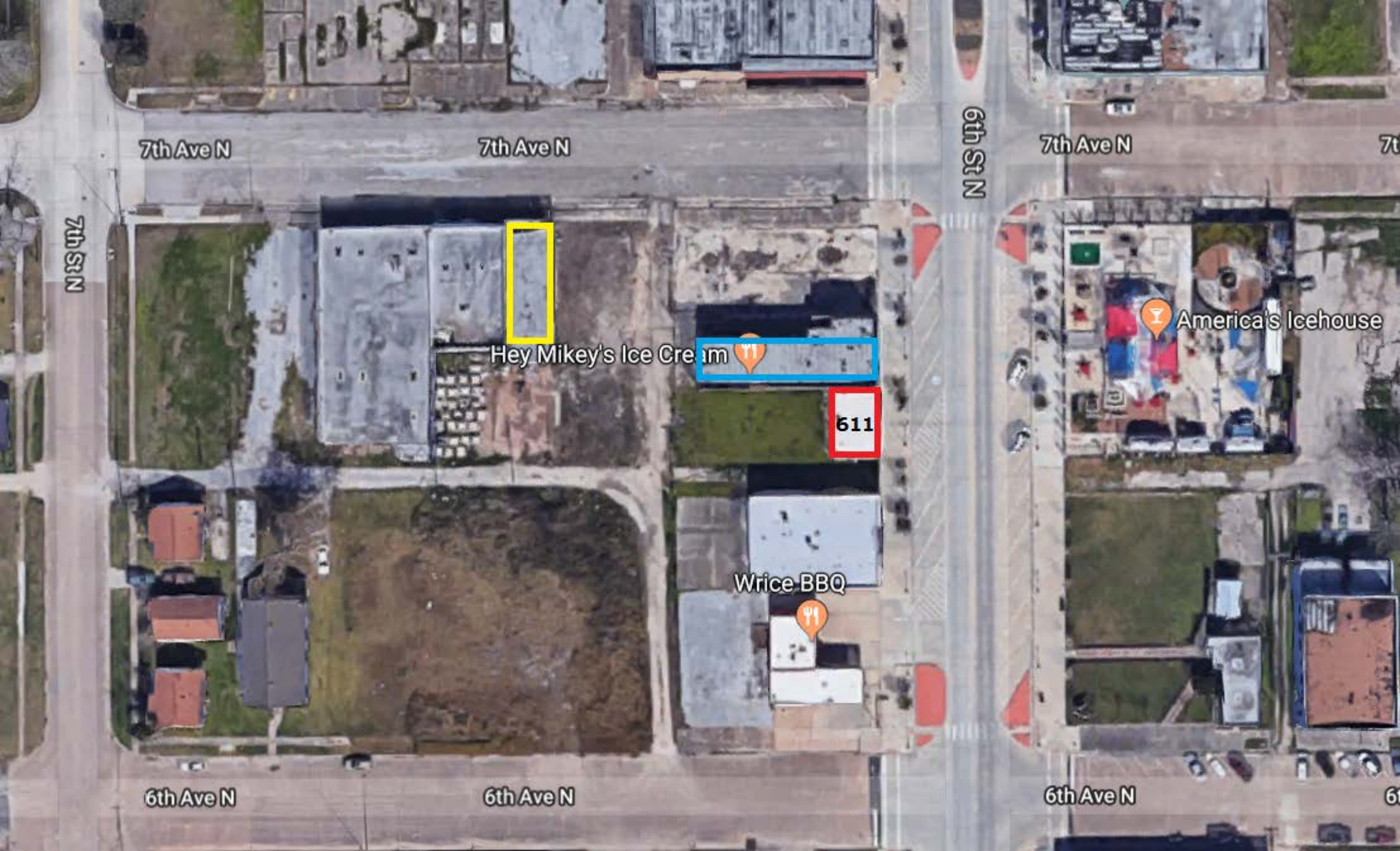
Matthew T. Doyle, Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

James M. Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney



7th Ave N

7th Ave N

6th St N

7th Ave N

7th Ave N

7th St N

Hey Mikey's Ice Cream

America's Icehouse

611

Wrice BBQ

6th Ave N

6th Ave N

6th Ave N

6th Ave N





6th Street Bakery

611

CITY COMMISSION REGULAR MTG

(8) (e)

Meeting Date: 03/06/2019

Water meter replacement project Phase 1

Submitted For: Laura Boyd, Finance

Submitted By: Laura Boyd, Finance

Department: Finance

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Resolution No. 19-018, approving agreement with Accurate Meter Supply, LLC for water meter replacement project, phase 1. (Utilities)

BACKGROUND

Accurate Meter Supply, LLC, the sole distributor of Badger Meters, Inc. meters, has submitted quotes for the cost of replacing water meters in the city with Badger's Beacon AMA meters, also known as "smart meters". Management is recommending replacement of meters in phases. Phase 1 will be replacement of meters 3 inches and larger and meters accessed via alleys.

This phase will cost approximately \$1,732,235.00.

Information is attached for your review.

ANALYSIS

This phase will cost approximately \$1,732,235.00, funded from the utility fund's balance restricted for capital assets.

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

- Reso
 - Badger letter
 - All Meters Quote
 - Extra items
 - Large Meters
 - Phase 1
-

RESOLUTION NO. 19-018

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH ACCURATE METER SUPPLY, INC., TO REMOVE OLD WATER METERS AND TO REPLACE SAID WATER METERS WITH AUTOMATED WATER METERS FOR THE CITY; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, Accurate Meter Supply, Inc., the sole distributor of Badger Meters, has submitted quotes to remove old water meters and to replace said water meters with automated water meters for the City; and

WHEREAS, a pilot program of said water meters conducted by the City was successful.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission hereby accepts the agreement from Accurate Meter Supply, Inc. to remove old water meters and to replace said water meters with automated water meters for the City attached hereto as **Exhibit “A”** and made a part hereof.

SECTION 2: That the Mayor is hereby authorized to enter into an Agreement for the removal of old water meters and replacement of said water meters with automated water meters

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 6th day of March 2018.

Matthew Doyle,
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

James Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney



4545 W Brown Deer Road
PO Box 245036
Milwaukee, Wisconsin 53224-0536
414-355-0400 | 800-876-3837
www.badgermeter.com

17 December 2015

VIA EMAIL

City of Texas City
Irene Fattig – Customer Service Supervisor
1801 9th Avenue North
Texas City, TX 77590

Re: Sole Source Letter

Dear Ms. Fattig:

This letter will confirm that Accurate Utility Supply, LLC of Katy, TX is the sole authorized distributor of Badger Meter, Inc. utility products for the City of Texas City, TX.

Sincerely,
BADGER METER, INC.

A handwritten signature in blue ink that reads 'Rebecca L. Loomans'.

Rebecca L. Loomans
Assistant Secretary

RLL/kao

cc: Toby Sledge, Account Manager, Badger Meter Inc.

**METER CHANGE OUT QUOTE
2018**

SIZE METER	AMOUNT	COST	TOTAL	LABOR	TOTAL	GRAND TOTAL
5/8 COMMERCIAL	6	\$ 260.00	\$ 1,560.00	\$ 65.00	\$ 390.00	\$ 1,950.00
3/4 COMMERCIAL	671	\$ 260.00	\$ 174,460.00	\$ 65.00	\$ 43,615.00	\$ 218,075.00
1 INCH COMMERCIAL	184	\$ 375.00	\$ 69,000.00	\$ 65.00	\$ 11,960.00	\$ 80,960.00
1.5 INCH COMMERCIAL	132	\$ 750.00	\$ 99,000.00	\$ 300.00	\$ 39,600.00	\$ 138,600.00
2 INCH COMMERCIAL	294	\$ 900.00	\$ 264,600.00	\$ 350.00	\$ 102,900.00	\$ 367,500.00
TOTAL COMMERCIAL	1287					\$ 807,085.00

SIZE METER	AMOUNT	COST	TOTAL	LABOR	TOTAL	GRAND TOTAL
5/8 INCH RESIDENTIAL	34	\$ 260.00	\$ 8,840.00	\$ 65.00	\$ 2,210.00	\$ 11,050.00
3/4 INCH RES/INACTIVE	588	\$ 260.00	\$ 152,880.00	\$ 65.00	\$ 38,220.00	\$ 191,100.00
3/4 INCH RES/ACTIVE	12215	\$ 260.00	\$ 3,175,900.00	\$ 65.00	\$ 793,975.00	\$ 3,969,875.00
1 INCH RESIDENTIAL	679	\$ 375.00	\$ 254,625.00	\$ 65.00	\$ 44,135.00	\$ 298,760.00
1.5 INCH RESIDENTIAL	12	\$ 750.00	\$ 9,000.00	\$ 300.00	\$ 3,600.00	\$ 12,600.00
2 INCH RESIDENTIAL	12	\$ 900.00	\$ 10,800.00	\$ 350.00	\$ 4,200.00	\$ 15,000.00
TOTAL RESIDENTIAL	13540					\$ 4,498,385.00

TOTAL QUOTE 12/2018	\$ 5,305,470.00
----------------------------	------------------------



Accurate Utility Supply, LLC
5445 Stockdick School road
Katy, TX 77449
281-391-8100
www.accuratemeter.com

Quote For:
City of Texas City
Additional Work Items

Description	Total
Replace Meter Expander	\$45.00
Replace Meter Box (Labor Only)	\$40.00
Replace Curb Stop	\$125.00
Replace U-Branch	\$175.00
Hourly Rate for Additional Work Approved by City	\$75.00



Accurate Utility Supply, LLC
 5445 Stockdick School road
 Katy, TX 77449
 281-391-8100
www accuratemeter.com

January 3, 2019

Quote For:
City of Texas City
Large Meters 3" to 8"
Beacon AMA Disc Meter Proposal Installed

Description	Quantity	Price	Total
Section 1: Meters, Registers, and Meter Transmitter Unit			
Retrofit Existing Meter to an Encoder Register with Orion Cellular Endpoint. Includes Encoder, Endpoint, and Installation. (Note: Must be Current Model Meter with Available Electronic Output Encoder)	7	\$495.00	\$ 3,465.00
Retrofit Existing Compound Meter to an Encoder Register with Orion Cellular Endpoint. Includes Encoder, Endpoint, and Installation. (Note: Must be Current Model Meter with Available Electronic Output Encoder)	33	\$950.00	\$ 31,350.00
Badger Recordall Compound 3", No Lead Bronze Meter, HRE Encoder, Orion Cellular Subscription Model, Installed	17	\$5,300.00	\$ 90,100.00
Badger Recordall Turbine 3", No Lead Bronze Meter, HRE Encoder, Orion Cellular Subscription Model, Installed	2	\$3,175.00	\$ 6,350.00
Badger Recordall Compound 4", No Lead Bronze Meter, HRE Encoder, Orion Cellular Subscription Model, Installed	16	\$5,800.00	\$ 92,800.00
Badger Recordall Turbine 6", No Lead Bronze Meter, HRE Encoder, Orion Cellular Subscription Model, Installed	1	\$5,975.00	\$ 5,975.00
Badger Recordall Compound 6", No Lead Bronze Meter, HRE Encoder, Orion Cellular Subscription Model, Installed	6	\$7,075.00	\$ 42,450.00
Badger Recordall Compound 8", No Lead Bronze Meter, HRE Encoder, Orion Cellular Subscription Model, Installed	6	\$13,000.00	\$ 78,000.00
Badger Recordall Turbine 6", No Lead Bronze Meter, HRE Encoder, Orion Cellular Subscription Model, New Concrete Meter Vault including excavation and installation.	1	\$26,500.00	\$ 26,500.00
Total Section 1			\$350,490.00

CITY COMMISSION REGULAR MTG

(9) (a)

Meeting Date: 03/06/2019

Amend fiscal year 2018-2019 budget

Submitted For: Laura Boyd, Finance

Submitted By: Laura Boyd, Finance

Department: Finance

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Ordinance No. 19-05, amending the City's fiscal year 2018-2019 budget to appropriate additional funds for waterline rehabilitation project phase 16.

BACKGROUND

Waterline Rehabilitation Project Phase 16, as referenced in Resolution 19-015, includes additional waterline replacement not originally budgeted for when City Commission approved the 2018/2019 fiscal year budget.

A budget amendment is needed to appropriate funds to pay for the additional work, i.e. engineering and construction.

ANALYSIS

Budget Amendment:

Utility Fund (Fund 501) Water Distribution Dept. (Dept. 705):

Waterline Improvements \$225,000.00

Unassigned Fund Balance (\$225,000.00)

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Ordinance No. 19-05

ORDINANCE NO. 19-05

AN ORDINANCE AMENDING ORDINANCE NO. 18-26, ADOPTING THE CITY OF TEXAS CITY'S 2018-2019 FISCAL YEAR BUDGET TO APPROPRIATE FUNDS FOR THE WATER LINE REHABILITATION PROJECT – PHASE 16; DIRECTING THE CHIEF EXECUTIVE OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE BUDGET AMENDMENT IN THE OFFICE OF THE GALVESTON COUNTY CLERK; DISPENSING WITH THE REQUIREMENT FOR READING THIS ORDINANCE ON THREE (3) SEPARATE DAYS; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, by Ordinance No. 18-26, the City Commission of the City of Texas City, Texas, adopted its budget for Fiscal Year 2018-2019; and

WHEREAS, the Water Line Rehabilitation Project – Phase 16, as referenced in Resolution No. 19-015, includes additional waterline replacement that were not originally budgeted when the City Commission approved the 2018-2019 budget; and

WHEREAS, a budget amendment is needed to appropriate funds to pay for the additional engineering and construction work in the amount of \$225,000.00.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2: That the budget for Fiscal Year 2018-2019 of the City of Texas City, Texas, is hereby amended as follows:

Budget Amendment:

Utility Fund (Fund 501) Water Distribution Dept. (Dept. 705):

Waterline improvements	\$225,000.00
Unassigned Fund Balance	(\$225,000.00)

SECTION 3: That the chief executive officer shall file or cause to be filed a copy of this budget amendment in the office of the Galveston County Clerk.

SECTION 4: That the Charter requirement for reading this Ordinance on three (3) separate days has been dispensed by a majority vote of all members of the City Commission.

SECTION 5: That this Ordinance shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED AND ADOPTED this 6th day of March 2019.

Matthew T. Doyle, Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

James M. Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney

CITY COMMISSION REGULAR MTG

(9) (b)

Meeting Date: 03/06/2019

Amend fiscal year 2018-2019 budget

Submitted For: Laura Boyd, Finance

Submitted By: Laura Boyd, Finance

Department: Finance

Information

ACTION REQUEST (Brief Summary)

Consider and take action on Ordinance No. 19-06, amending the City's fiscal year 2018-2019 budget to appropriate funds for water meter replacement project phase 1. (Finance)

BACKGROUND

Accurate Meter Supply, LLC has submitted a quote for replacing meters 3 inches and larger and meters accessed via alleys. The current meters will be replaced with Badger Meter, Inc.'s Beacon AMA meters, also known as "smart meters". The cost will be approximately \$1,732,235.00.

Specific services to be provided are referenced in Resolution 19-018. A budget amendment to the Utilities Fund, Water Distribution Department is required.

ANALYSIS

Budget Amendment:

Utilities Fund (Fund 501) Water Distribution Dept. (Dept. 705):

Water Distribution Improvements	\$1,732,235.00
Restricted for capital asset investment	(\$1,732,235.00)

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Ord

ORDINANCE NO. 19-06

AN ORDINANCE AMENDING ORDINANCE NO. 18-26, ADOPTING THE CITY OF TEXAS CITY'S 2018-2019 FISCAL YEAR BUDGET TO APPROPRIATE FUNDS FOR THE REPLACEMENT OF OLD WATER METERS WITH AUTOMATED WATER METERS; DIRECTING THE CHIEF EXECUTIVE OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE BUDGET AMENDMENT IN THE OFFICE OF THE GALVESTON COUNTY CLERK; DISPENSING WITH THE REQUIREMENT FOR READING THIS ORDINANCE ON THREE (3) SEPARATE DAYS; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, by Ordinance No. 18-26, the City Commission of the City of Texas City, Texas, adopted its budget for Fiscal Year 2018-2019; and

WHEREAS, a budget amendment is needed to appropriate funds to pay for the replacement of old water meters with automated water meters.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2: That the budget for Fiscal Year 2018-2019 of the City of Texas City, Texas, is hereby amended as follows:

Budget Amendment:

Utility Fund (Fund 501) Water Distribution Dept. (Dept. 705):

Water Distribution Improvements	\$1,732,235.00
Restricted for Capital Asset Investment	(\$1,732,235.00)

SECTION 3: That the chief executive officer shall file or cause to be filed a copy of this budget amendment in the office of the Galveston County Clerk.

SECTION 4: That the Charter requirement for reading this Ordinance on three (3) separate days has been dispensed by a majority vote of all members of the City Commission.

SECTION 5: That this Ordinance shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED AND ADOPTED this 6th day of March 2019.

Matthew T. Doyle, Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

James M. Hartshorn
City Secretary

Russell F. Plackemeier
City Attorney