

CITY OF TEXAS CITY  
REGULAR CALLED CITY COMMISSION MEETING

AGENDA

WEDNESDAY, MAY 1, 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) Certificate of Appreciation to the Church of Jesus Christ of Latter-day Saints.
  - (b) It's Time Texas Award to the City of Texas City. (Galveston County Health District)
- (5) PUBLIC HEARING
  - (a) Request by ProEnergy to rezone from "A" (Single Family Residential) to "S-P" (Site Plan) to construct a simple cycle power generating facility. Being approximately 40 acres of land out of the John W. Little Survey. Located in the 5500 block of Attwater Drive.
- (6) PRELIMINARY ZONING APPROVAL
  - (a) Approve or deny request to rezone by ProEnergy from "A (Single Family Residential) to "S-P" (Site Plan) to construct a simple cycle power generating facility. Being approximately 40 acres of land out of the John W. Little Survey. Located in the 5500 block of Attwater Drive.
- (7) CONSENT AGENDA
  - (a) Approve City Commission Minutes for April 17, 2019 meeting. (City Secretary)

- (b) Consider and take action on Resolution No. 19-037, approving the annual contract for Bid No. 2019-068 Reinforced Concrete Pipe, Curb Inlet, Catch Basin, and Sealer Annual Contract. (Public Works)
- (c) Consider and take action on Resolution No. 19-038, appointing and/or re-appointing members to the Galveston County Health District's United Board of Health. (City Secretary)
- (8) PUBLIC COMMENTS
- (9) MAYOR'S COMMENTS
- (10) COMMISSIONERS' COMMENTS
- (11) 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 APRIL 26, 2019, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

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JAMES M. HARTSHORN  
CITY SECRETARY

**CITY COMMISSION REGULAR MTG**

**(5) (a)**

**Meeting Date:** 05/01/2019

Rezoning Request for ProEnergy

**Submitted For:** Jean Vincent, Transportation and Planning

**Submitted By:** Jean Vincent, Transportation and Planning

**Department:** Transportation and Planning

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**Information**

**ACTION REQUEST (Brief Summary)**

Request by ProEnergy to rezone from "A" (Single Family Residential) to "S-P" (Site Plan) to construct a simple cycle power generating facility. Being approximately 40 acres of land out of the John W. Little Survey. Located in the 5500 block of Attwater Drive.

**BACKGROUND**

This request came before the Planning Board on April 1, 2019 and before the Zoning Commission on April 16, 2019 for a rezoning Public Hearing. After hearing all pertinent information the request was granted approval by both boards.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Fiscal Impact**

**Attachments**

Staff memo

Aerial

Zoning Map - Aerial

Site Plan - revised


Noise Information

Planning Board minutes

Zoning Commission Minutes

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# Memo

**To:** Zoning Commission  
**From:** Doug Kneupper, City Engineer   
**CC:**  
**Date:** March 27, 2019  
**Re:** ProEnergy Natural Gas Power Generating Facility – Site Plan Zoning

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**Background:** The applicant is proposing to develop up to 10 gas turbine power generating units on approximately 14 acres of an overall site of 40 acres. The property is located on Attwater Avenue adjacent to property owned by Ashland Chemical. The property is currently zoned Single-Family Residential and the proposed project will require a zone change. Staff is suggesting a Site Plan Zoning approach to promote an innovative development concept and to provide compatibility with the adjacent area. Instead of Heavy Industrial Zoning, this approach will limit the development to the gas turbine generators which have very limited air emissions. Also, noise / sound from the operating units is comparable to the sound from cars on a thoroughfare roadway. Since gas-fired turbine generators are not the most efficient way to produce electricity, the intent is to not operate these units on a regular basis; but to be available on a relatively quick timeframe to provide power to the “grid” during times of peak power use or need.

There are two important considerations for this project; one is the ability to get the natural gas fuel to the site, and the other is being in close proximity to a power transmission grid. Both meet the applicant's criteria.

The facility will need water to operate and cool the gas turbine engines. The applicant has initiated discussions with GCWA regarding a raw water supply. There may be a need for onsite water storage and a limited supply from Texas City, depending on availability. Texas City maintains a sewer collection system in the vicinity. The applicant can utilize this system with minor improvements.

Each unit contains a fire suppression system for the engine and generator enclosure. The Fire Marshal can evaluate this fire protection system to ensure compliance with city fire and life safety codes.

The land uses and development surrounding this project are relatively open. However, there is an existing office building north of this project on Attwater Ave. There should be considerations to provide a landscape / screening buffer adjacent to the office building to help mitigate some of the noise and visual impacts from this project.

A portion of the overall 40 acre site is within the floodplain of Moses Lake. However, the part of the property being developed is not in the 100-year floodplain. The overall site is adjacent to Moses Lake. Drainage improvements can be made that direct storm runoff from the development to Moses Lake without impacting adjacent properties.

The only vehicular access to the site is from Attwater Ave. The most intense activity will be during construction of the facility. Heavy truck traffic should come from SH 146 only. After that, vehicle traffic should be limited to normal maintenance operations and a small number of personnel.

**Staff Recommendation:** This proposal for up to ten natural gas turbine power generators adjacent to land zoned Heavy Industrial and an existing chemical plant, appears to be a good, compatible use. The City's Land-Use Plan shows this area as being **Industrial Areas** which supports this proposal. There is an existing office building to the north that should receive some considerations for buffering and screening.

If there are no recognizable flaws with the site layout or general project location, the project should be able to move forward through the Zoning Commission and City Commission for rezoning approval. After zoning approval, a Detailed Site Plan will need to be submitted for Planning Board consideration. For that part of the project, additional detail and project design will be needed to insure all aspects of this proposal comply with City zoning and other development requirements.

# ProEnergy Site

Write a description for your map.



Attwater Ave

146

State Hwy 146 S



CURRENT ZONING MAP

ATTWATER DRIVE

HWY. 149

Heavy Industry

Heavy Industry

PROPOSED SITE

25TH AVE. EXT.





A couple of minor changes to the documents and noise levels that walks you from 3<sup>rd</sup> party analysis to anticipated noise levels at 771'

- Existing noise analysis for a 6 unit facility, suggests noise levels of 69.4 dbA at a distance of 450' from the nearest equipment. We estimate based on this same noise analysis, that the noise level at 750' is 60 dbA.
- As we go from 6 units to 10 units, we conservatively assume a noise level of 70 dbA at a distance of 771' from the nearest unit to the parole office
  - Noise equivalent to a vacuum cleaner (on the high side) to a dishwasher (on the low side)
- Standard wall construction indicates a dbA reduction of 20 to 30 across a broad frequency range of 200 to 2000 hz
- This puts the noise level inside the parole office, assuming standard wall construction, in the range of 40 dbA to 50 dbA which is well within normal conversation, to whisper levels according to the noise diagram in the attached material
  - Noise equivalent to rainfall (on the high side) to a whispered conversation (on the low side)

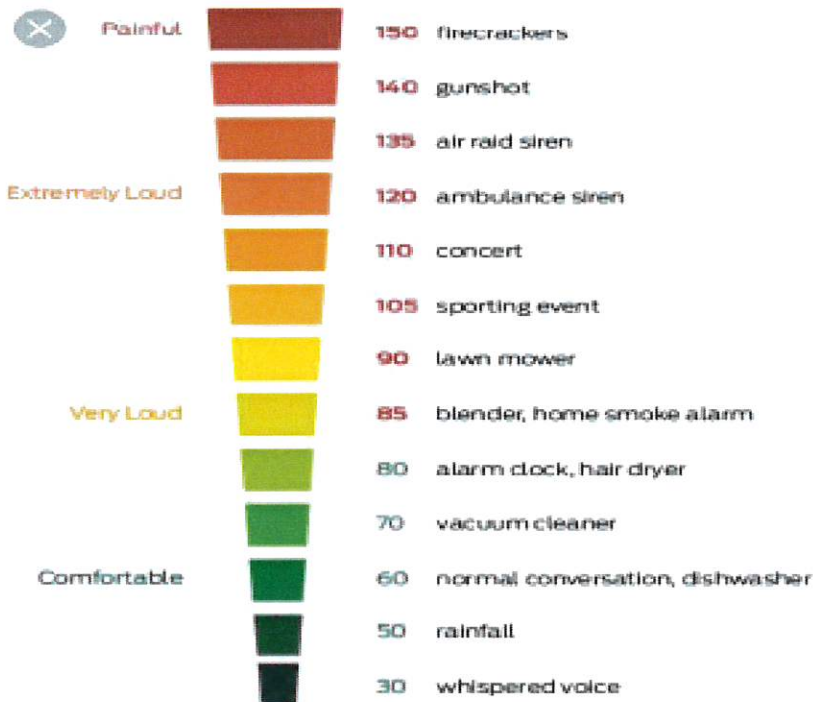
Cliff

**Cliff Oliver**

*VP Asset Management*

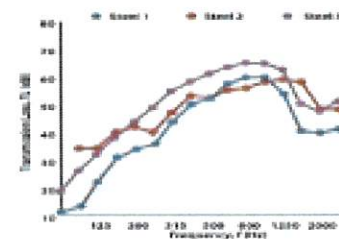
**ProEnergy**

2001 ProEnergy Blvd.  
Sedalia, Missouri 65301  
660-829-5100 office  
404-314-5220 cell



## CONTROLLING SOUND THROUGH BUILDING ASSEMBLIES

### Steel Studs

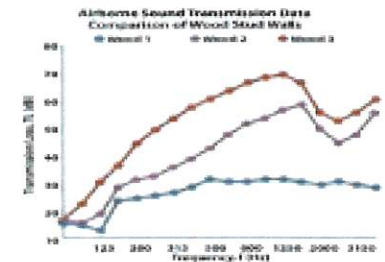


Steel 1 - STC 38  
Standard construction

Steel 2 - STC 50  
Double layer of drywall, no cavity insulation, air sealed

Steel 3 - STC 50  
Single layer of drywall, fiberglass insulation in cavity, air sealed (Most cost-effective system)

### Wood Studs

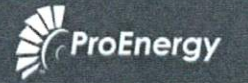


Wood 1 - STC 29  
Standard construction

Wood 2 - STC 39  
Standard construction adding cavity insulation and air seal

Wood 3 - STC 48  
Standard construction adding cavity insulation, mounting drywall to resilient channel and air seal

CHAMON - 2XLM6000 - EAST HOUSTON



## PLANNING BOARD MINUTES

April 1, 2019

The Planning Board of the City of Texas City met in a regularly scheduled meeting on Monday, April 1, 2019 at 5:00 p.m. Planning Board members present: Chairman Dickey Campbell, Mayor-Pro-tem Phil Roberts, Bruce Clawson, Kyle Dickson and Summer Chapman. Staff members present: Doug Kneupper, George Schonert and Jean Vincent. Citizens present were: Steve Garrett; U.T. Alexander; Stephanie Tabor; Cliff Oliver; Scott Halleran; Jerry LeBlanc; Chris Weld; Norman Reed, Kenneth Frohne and Roy James.

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

**APPROVAL OF MINUTES. A motion to approve the minutes of March 18 2019 was made by Mayor Pro-tem Roberts/Bruce Clawson. All members present voted aye.**

**ITEM NO. 1 Review and approval of final plat for Lone Trail Village Section 4. Being 11.241 acres out of the W.K. Wilson survey and consisting of 49 lots. Located east of Century Boulevard and north of Moses Bayou. (Tabled from last meeting.) (Action)** Mr. Kneupper stated this request had come before the Planning Board during their March 18, 2019 meeting. There was considerable dialogue and homeowner testimony regarding the park facilities and improvements being considered by the developer. The homeowners insisted the neighborhood would be better served by walking trails and additional landscaping in place of the proposed parks. The request was tabled during this meeting to allow the developer time to submit a revised amenities plan showing the walking trails and landscaping. The developer has submitted the revised plan along with a letter from the HOA management company indicating their approval of the proposed new plan for the trails and landscaping. He continued stating Staff recommends approval of the final plat along with the acceptance of the conceptual plan for the landscape and trail improvements. Mayor Pro-tem Roberts asked if the HOA will maintain the trails and additional landscaping. Chairman Campbell asked if there was a representative of the HOA present. Mr. Kenneth Frohne, member of the HOA was present and stated the HOA had reviewed the proposal and he affirmed they will maintain the walking trails and landscaping; however, the HOA did not have the funds to maintain a park as previously stated during the last meeting. After brief discussion, **a motion was made by Mayor Pro-tem Roberts/Bruce Clawson to approve the final plat and conceptual plan for the trails and landscaping. All members present voted aye.**

**ITEM NO. 2 Roy James requests review and approval of detailed site plan for a new car detail business (Roy's Car Salon). Being Lot 14, Blk. 151, Kohfeldt's 2<sup>nd</sup> Addition. Located at 3102 1<sup>st</sup> Ave. So. (Action)** Mr. George Schonert, Building Official provided the background information for this request. He stated this location is located in the "IBD" zoning district which is typically reserved for industrial uses; however, it is also in the Gateway Overlay District. The City has considered commercial and other business uses in these locations depending on the surrounding businesses. He further stated this location is closed to FM 1765, a residential neighborhood and was also close to several automotive related businesses. The Staff feels this will be a good fit with the existing businesses in the area. Mr. Schonert continued by stating all the building setbacks,

landscaping requirements and masonry requirements are being met with the proposed building. He further stated there will be a solid masonry barrier on the north and west side of the property to create a buffer between the business and the residential homes. The city staff has no objections to the proposed development. There was a brief discussion and **a motion was then made by Bruce Clawson/Summer Chapman to approve the detailed site plan. All members present voted aye.**

**ITEM NO. 3 Nick Alviri requests detailed site plan review and approval of a new commercial warehouse for an existing business. Located at 111 Hwy. 146 S. (Action)** Chairman Campbell asked if there was anyone present to represent this request and there was no one. **A motion was then made by Bruce Clawson/Mayor Pro-tem Roberts to table the request. All members present voted aye.**

**ITEM NO. 4 Cliff Oliver/Proenergy Services requests review and recommendation for Site Plan zoning for a new natural gas simple cycle power generating facility. Being approximately 40 acres of land out of the John W. Little Survey. Located in the 5500 block of Attwater Drive. (Action)** Mr. Kneupper addressed this request and provided the background information. He started by stating he and Nick Finan had visited a similar facility in the Houston area to see what the proposed development would look like and how it operates. He then stated the applicant is proposing to develop up to 10 gas turbine power generating units on approximately 14 acres of an overall site of 40 acres. He continued by stating the property is located on Attwater Drive and is currently zoned residential; therefore, the development requires a change in zoning. This property is located adjacent to property owned by Ashland Chemical. Staff is suggesting Site Plan Zoning to promote an innovative development concept and to provide compatibility with the adjacent area instead of Heavy Industry zoning. This will limit the development of the gas turbine generators which have limited air emissions and will also address noise/sound from the operating units which the applicant has stated amounts to the noise of traffic on a thoroughfare roadway. The proposed development will use natural gas to operate the turbine generators and will not be run on a regular basis; however, the units will be able to provide additional electricity to the power grid during peak demand times. The development needs two main components for the project; one is the ability to obtain natural gas fuel to the site and the other is being in close proximity to a power transmission grid. These are both available to the development due to a major natural gas pipeline in close proximity and being relatively close to the power grid. The facility will need water to operate and cool the gas turbine engines and the City Utility Director is checking the capacity of water to ensure there is enough for the development. Gulf Coast Water Authority has also met with the developer to see if they can aid in the distribution of raw water to the development. Each unit contains a fire suppression system for the engine and generator enclosure; however the Fire Marshal will review and evaluate the fire protection system to ensure compliance with City and Life Safety/Fire codes. The area around the proposed development is relatively open but there is a parole office located on the front of the property and this may require additional screening/buffering from the proposed development to mitigate noise and the visual impact of the development. The only access to the development is Attwater and the most intense activity will be during construction of the facility. Heavy truck traffic should come from SH 146 only. Once the construction is complete, there will be limited personnel and traffic to the site. The Staff has reviewed the proposed development and the Planning Board needs to provide a recommendation for the Site Plan rezoning Public Hearing which will be held tomorrow

night. After zoning approval, a Detailed Site Plan will need to be submitted for the Planning Board to consider. Additional details and project design will be needed to insure all aspects of this proposal comply with the City zoning and other development requirements. Mr. Kneupper indicated that Cliff Oliver, representative for ProEnergy was present to answer any questions. Board member Kyle Dickson asked Mr. Oliver if the power being supplied would go to the power grid only or to a specific customer. Mr. Oliver indicated it would only go the power grid to help with the demand for power during peak times. Mr. Oliver continued by stating this will be the first facility that ProEnergy will be developing and running themselves. He also stated they have applied for an air permit from TCEQ and have discussed the proposal with representatives from Texas New Mexico Power. He continued and stated the plant provides immediate response to a peak demand within three minutes. Mr. Oliver continued stating there is an inter-state gas pipeline in close proximity with enough capacity to meet their needs. A period of discussion followed in which board members asked about the noise levels and if they had a written report or some information that would allow them to see if the noise will negatively impact the surrounding areas. Mr. Oliver responded the units can have silencers placed on them that will help to reduce the noise and make it comparable to highway noise of traffic. He also stated the facility will not run year round but would typically run from June through September and maybe some in the winter if there was a really cold winter where there was a high demand on the power grid. Also addressing the concerns of the members was Scott Halleron, engineer for the project. He further explained the design of the equipment, support equipment and the noise levels during operation. Commissioner Clawson stated his main concern was the noise and it disturbing the people working in the parole office on the front of the property. Member Kyle Dickson asked if the City had a noise ordinance that would address the level of noise allowed for such operations. Mr. Kneupper replied that we do not at this time and that would need to be worked out with the developer. Chairman Campbell asked Mr. Oliver if the silencer will be installed on the equipment as he indicated they could be. Mr. Oliver responded that there was no plan to install them at this time; however, this will be included when the construction plan phase begins. Commissioner Clawson asked if this goes to the Zoning Commission and then the City Commission for dispensation and Mr. Kneupper responded that it will. Commissioner Clawson stated the noise needs to be addressed between now and final dispensation. There was further discussion about the manner in which the waster would be handled and Mr. Halleron stated they would have on-site containment and would slowly discharge it back into the water system and could be dispersed over a 24 hour period if necessary. After much discussion, **a motion was made by Bruce Clawson/Kyle Dickson to approve.** Chairman Campbell asked who would be responsible for ensuring the silencers are installed on the equipment if they are deemed necessary and Mr. Kneupper stated the staff will work with the developer and bring this item back for Detailed Site Plan review. **All members then voted aye to approve the request.**

**ITEM NO. 5 Review and approval of Master Plan for Central Park East Subdivision. Being 89.75 acres out of the W.K. Wilson Survey and consisting of 35 lots. Located east of Century Boulevard and north of Lone Trail Village Subdivision. (Action).**

Mr. Kneupper addressed the board and provided background information for this request. He stated the Staff has met several times with Mr. LeBlanc, Binnacle Texas City Ninety LLC to discuss the proposed development. This project will be on approximately 90 acres of undeveloped land that is generally east of Century Boulevard, south of the GCWA canal and adjacent to Lone Trail Village subdivision. The entire tract of land is currently

## ZONING COMMISSION MINUTES

April 16, 2019

The Zoning Commission of the City of Texas City met in a regularly scheduled meeting and Public Hearing on Tuesday, April 16, 2019 at 5:15 p.m. Commission members present were: Acting Chairman Gary Potter, Aric Owens, Thelma Bowie and alternate Commissioner Bruce Clawson. Staff members present were: George Schonert and Doug Kneupper. Citizens present were: Mike Alvarado and Scott Halleran.

Vice Chairman Potter 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 February 5, 2019 were approved on a motion by Thelma Bowie/Aric Owens. All members present voted aye.

**ITEM NO. 1 Cliff Oliver for ProEnergy requests to rezone from "A" (Single Family Residential) to "S-P" (Site Plan) to construct a natural gas simple cycle power generating facility. Being approximately 40 acres of land out of the John W. Little Survey. Located in the 5500 block of Attwater Drive.** Mr. Kneupper provided the background information for this request. He indicated the location of the proposed project on the overhead and explained the surrounding uses. Mr. Kneupper indicated the property on the left and right of this piece of land is currently zoned Heavy Industry. He explained the staff is recommending Site Plan zoning for this project to accommodate this innovative development concept. He further explained the location needed to be near the power grid and the need for a supply of natural gas to supply the development. He continued by explaining these generators do not run continuously but will run during peak demand periods for electricity. He provided further details about the need for water to operate and cool the gas turbine engines. The applicant has initiated discussion with GCWA regarding additional raw water supply. Texas City maintains a sewer collection system in the vicinity which could be utilized with minor improvements. Each unit contains a fire suppression system for the engine and generator enclosure. The Fire Marshal can evaluate this fire protection system to ensure compliance with city fire and life safety codes. The Land Use Plan indicates this as an industrial use area. Vehicular access is off of Attwater and during the construction phase there may be an increase in traffic with equipment coming into the site; however, once completed the traffic should slow down with minimal staff coming in and maintenance workers. After reviewing the data submitted the Staff does not have any objection to the rezoning; however, there should be considerations to provide a landscaping/screening buffer adjacent to the office building to help mitigate some of the noise and visual impacts from this project. Mr. Kneupper continued stating that additional information has been sent in to show the analysis of noise levels at a different location. He indicated there was about a 70 decibel level at the location of these units (450'). Mr. Kneupper indicated there were two people present to represent this request and they could answer any questions the members may have. Ms. Thelma Bowie then asked about the water discharge and where the water would ultimately go. Would it be discharged into the system or carried off site. Mike Alvarado stated they will discharge into the

local collection system. Commissioner Clawson asked about the noise levels and stated this had already gone before the Planning Board. He stated the existing building appeared to only be 40' from one of the units. Mike Alvarado addressed this concern and stated the layout wasn't accurate. He indicated all of the units would be located adjacent to the existing pond and the unit closest to the existing building would be 450' away. He further explained the noise level at the parole office building would be 70 dba and the other units would be further away and would probably be about 60 dba. Mr. Alvarado indicated the peak times of operation would be June through September and the units would not run all day but would come on during the peak demand periods and run for less than 8 hours. Commissioner Clawson asked if the noise level at 450' was all units running or only the one closest to the parole building. Mr. Alvarado indicated it was a cumulative effect of all units. Commissioner Clawson asked if all 10 units were running if it would be 70 dba and Mr. Alvarado indicated that it would be the low 70's to mid 60's range. Commissioner Clawson then asked about the discharge into the City's sanitary sewer and what requirements this would need to meet. Mr. Alvarado indicated it would have to meet all TCEQ effluent requirements. Commissioner Clawson asked if the City had the volume there to handle this discharge and Mr. Kneupper stated that yes there was; however, some minor improvements may be needed to the lift station. Vice-Chairman Potter asked if a fence would be installed as a buffer and Mr. Alvarado stated the noise comes from 65' in the air and the fence would not help with that. After discussion about the noise levels, a motion was made by **Bruce Clawson/Aric Owens to open the Public Hearing. All members voted aye.** Vice Chairman Potter asked if there was anyone in favor of the request to speak. Mr. Alvarado stated this was the ideal location for this development due to the availability of water, proximity to the power grid and natural gas supply in the area. Mr. Kneupper stated this development was a relatively clean use of the property and would provide increased value to the citizens of the city. Mr. Alvarado then showed photos of the type of facility that would be located on the property. He indicated it was an enclosed facility with 65' stacks. He also stated there would be no plume or smoke coming from the stack. No visible emissions during operation. Vice-chairman Potter asked if there would be damage to the road from the units being brought to the site. Mr. Alvarado stated there should not be but if they did damage it they would repair it and make it better. Mr. Alvarado further explained how the units operate and how they muffle the noise in the process. Mr. Scott Haleron also addressed comments and stated this is a relatively clean process with little emissions that would be way lower than the State's minimum requirements for emissions. Vice Chairman Potter asked about the number of employees that would be at the location and Mr. Alvarado indicated there would only be one or two. He further stated the units could be remotely started when the need arose. These units would be monitored 24 hours a day every day. Vice Chairman Potter then asked if there was anyone else to speak and there was no one. After discussion, **a motion was made by Thelma Bowie/Aric Owens to close the Public Hearing. All members present voted aye.** Commissioner Clawson asked if this was the same proposal that was trying to go in Santa Fe and Mr. Alvarado indicated that it was. The main objection was the noise level and the project being in an area with a lot of residential homes in the area. After discussion, **a motion was made by Thelma Bowie/Aric Owens to approve the rezoning request to "S-P"**

**(Site Plan). All members present voted aye.**

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



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Zoning Commission Secretary

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Zoning Commission Vice-Chairman

ZONING COMMISSION MEETING  
SIGN IN SHEET

April 16, 2019 5:15 P.M.

PLEASE PRINT NAME

	NAME	ADDRESS	PHONE #
1.	Mike Alvarado	8303 McHard Road Houston, Tx	713517 0256
2.	Scott Halleraw	"	" 937-694-2070
3.			
4.			
5.			
6.			
7.			
8.			
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13.			
14.			

**CITY COMMISSION REGULAR MTG**

**(6) (a)**

**Meeting Date:** 05/01/2019

Rezoning for ProEnergy

**Submitted For:** Jean Vincent, Transportation and Planning

**Submitted By:** Jean Vincent, Transportation and Planning

**Department:** Transportation and Planning

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**Information**

**ACTION REQUEST (Brief Summary)**

Approve or deny request to rezone by ProEnergy from "A (Single Family Residential) to "S-P" (Site Plan) to construct a simple cycle power generating facility. Being approximately 40 acres of land out of the John W. Little Survey. Located in the 5500 block of Attwater Drive.

**BACKGROUND**

This rezoning request has been approved by both the Planning Board and Zoning Commission and is now ready for final dispensation by the City Commission.

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Fiscal Impact**

**CITY COMMISSION REGULAR MTG**

**(7) (a)**

**Meeting Date:** 05/01/2019

**Submitted By:** Rhomari Jackson-Glover, City Secretary

**Department:** City Secretary

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**Information**

**ACTION REQUEST (Brief Summary)**

Approve City Commission Minutes for April 17, 2019 meeting. (City Secretary)

**BACKGROUND**

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Fiscal Impact**

**Attachments**

Minutes

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REGULAR CALLED CITY COMMISSION MEETING

MINUTES

WEDNESDAY, APRIL 17, 2019 – 5:00 P.M.  
KENNETH T. NUNN COUNCIL ROOM – CITY HALL

A Regular Called Meeting of the City Commission was held on Wednesday, APRIL 17, 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 5:03 p.m. by Mayor Matthew T. Doyle.

1. ROLL CALL

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

Absent: Earl Alexander, Commissioner District 1

2. INVOCATION was lead by Reverend Jerry B. Lee with the Greater Bell Zion Missionary Baptist Church.

3. PLEDGE OF ALLEGIANCE was led by Commissioner Garza.

4. PROCLAMATIONS AND PRESENTATIONS

a. Texas City Charter Review Committee Presentation.

Bob Senter, Chairman of the committee, briefly reviewed the 23 changes the committee recommended for charter. He commended the committee and city staff for their dedication to the project. He thanked Mr. Edmonds for his guidance throughout the process. He also thanked Nick Finan and Russell Plackemeier for their input and hard work. Additionally, he thanked Rhomari Leigh for all of the support she supplied the committee.

b. Certificates of Appreciation to the members of the Texas City Charter Review Committee.

Mayor Doyle presented the members of the Charter Review Committee a certificate of appreciation for their dedication and hard work. Mayor Doyle called Jose Boix, Jenny Senter, Bob Senter, Tracy Tarpey, Thelma Bowie, Mark Ciavaglia, Phil Roberts, Lupe Cantu, Dedrick Johnson, Aric Owens, Frank Mistretta and Brian Clark to the Dais to thank them individually for their hard work.

c. Proclaim April 2019 as Fair Housing Month in Texas City.

Mayor Doyle presented Shelia Bowden, Community Development, with a proclamation for 2019 Fair Housing Month.

5. REPORTS

a. Fire Inspection Prevention Report (Fire Marshal)

Fire Marshall Dennis Harris went over the activity for his office for the last quarter. He reviewed the activity in planning and development, fire investigations, public education and inspections.

b. Financial Quarterly Report (Finance)

Laura Boyd, Finance Director, went over the financial data as mandated for the last quarter.

c. Community Development Quarterly Report (Code Enforcement)

Marilyn Logan, Inspections, reviewed the activity of her department. She noted they have 40 new cases this quarter and had completed 84 inspections.

6. CONSENT AGENDA

Mayor Doyle pulled item N.

Motion by Commissioner At-Large Bruce Clawson, Seconded by Commissioner District 3 Dorthea Jones to approve items a,b,c,d,e,f,g,h,i,j,k,l,m.

**Vote: 6 - 0 CARRIED**

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

b. Consider and take action on Resolution No. 19-023, authorizing the Mayor to execute a memorandum agreement between the Galveston County Health District and the City of Texas City for storage of a spare air monitor. (Fire Department)

c. Consider and take action on Resolution No. 19-024, approving the purchase of a 2019 Ford E-450 Chassis, 25' Allstar 20 passenger bus with 2 wheelchairs for the Nessler Senior Program-through HGAC- Houston Galveston Area Council- Buying Cooperative Agreement, Contract No. BT01-19. (Recreation and Tourism)

d. Consider and take action on Resolution No. 19-025, approving the change in status of the part-time unpaid Deputy Marshal position to a full-time paid Deputy Marshal position. (Marshal's Office)

e. Consider and take action on Resolution No. 19-026, approving the Court Administrator to administratively close all cases older than December 31, 2006. (Municipal Court)

f. Consider and take action on Resolution No. 19-27, authorizing the aerial spraying for mosquitoes funded by the County's Mosquito Control Program. (Public Works)

g. Consider and take action on Resolution No. 19-028, suspending the May 27, 2019, effective date of the proposal by CenterPoint Energy Resources Corp. to implement interim grip rate adjustments for gas utility investment. (Management Services)

- h. Consider and take action on Resolution No. 19-029, awarding Bid No. 2019-365 Roof Replacement and Exterior Wall Repair for Fire Station #3 to Pyramid Waterproofing. (Public Works)
- i. Consider and take action on Resolution No. 19-030, approving a residential demolition renewal contract with Grant MacKay Company, Inc., through the Interlocal Agreement with the City of Baytown. (Community Development, Housing Authority)
- j. Consider and take action on Resolution No. 19-031, approving the conveyance of property located at 910 14th Avenue North, Texas City, Texas, Galveston County, to the Texas City Economic Development Corporation. (Management Services)
- k. Consider and take action on Resolution No. 19-032, suspending the May 10, 2019, effective date of CenterPoint Energy Houston Electric, LLC's requested rate change to permit the City of Texas City time to study the request and to establish reasonable rates (Management Services)
- l. Consider and take action on Resolution No. 19-033, appointing Commissioner At-Large Bruce Clawson to the Zoning Commission. (Management Services)
- m. Consider and take action on Resolution No. 19-034, rejecting all bids received for Bid No. 2019-067 Personnel Protective Equipment, Fire Hose, Nozzles and Related Equipment. (Purchasing)
- n. Consider and take action on Resolution No. 19-035, accepting the Charter amendment recommendations presented by the Texas City Charter Review Committee. (Management Services)

Mayor Doyle asked the commissioners if they wanted to make any changes to the committee's recommendations. There were no corrections from the commissioners.

Motion by Commissioner District 3 Dortha Jones, Seconded by Commissioner District 4 Jami Clark

**Vote: 6 - 0 CARRIED**

## 7. REGULAR ITEMS

- a. Consider and take action on Ordinance No. 19-08, amending the fiscal year 2018/2019 budget by the creation of a Deputy Marshal position and appropriate funding for the position. (Finance)

Laura Boyd, Finance Director, stated this would fund half a year of salary and benefits for a Deputy Marshal position.

Motion by Commissioner At-Large Bruce Clawson, Seconded by Commissioner District 4 Jami Clark to approve the item.

**Vote: 6 - 0 CARRIED**

Motion by Mayor Pro Tem Phil Roberts, Seconded by Commissioner District 4 Jami Clark

**Vote: 6 - 0 CARRIED**

- b. Consider and take action on Ordinance No. 19-09, approving the amendments to the Purchase Policy and Procedure Manual. (Purchasing)

Laura Boyd, Finance Director, stated that Debbie Gurka, Purchasing has been working hard on updating the Purchasing Policy. She had coordinated with the City Attorney in bringing the policy up to date and in compliance with state law.

Motion by Commissioner District 4 Jami Clark, Seconded by Mayor Pro Tem Phil Roberts to approve the item.

**Vote:** 6 - 0 CARRIED

8. PUBLIC COMMENTS

Eric Currie discussed a bid that was in process. He was advised that the bid had been closed and would be rebid.

Homer Garcia spoke about potholes and bad visibility in areas of the City.

Henry Gomez expressed his concerns about the charter review process.

STAFF COMMENTS

Luke Alvey, Library Director, spoke about the new emergency alert system and encouraged everyone to sign up for it.

Doug Knuepper, City Engineer, spoke about a new water line that was run under Dickinson Bayou which will provide water to the northeast side of town.

Dennis Harris, Director of Recreation and Tourism, stated the arts festival will end today and the art walk will be tomorrow, April 18, 2019, from 5pm to 8pm. On May 4, 2019, there will be a Cinco De Mayo parade.

Michael Skiba, Golf Course Manager, stated the Marathon Gold Tournament had 296 players today and 186 are scheduled for tomorrow.

James Hartshorn, Management Services, stated that information from the old emergency notification system will be carried over to the new system, but encouraged everyone to create their new profile to ensure their contact information is up to date.

9. MAYOR'S COMMENTS

Mayor Doyle wished everyone a happy Easter.

10. COMMISSIONERS' COMMENTS

Commissioner Roberts wished everyone a Happy Passover.

Commissioner Clawson thanked the Charter Committee for their hard work. He also stated that things are settling down in regards to our new garbage system. He commended Mike Stump, Solid Waste Manager, for dealing with the public during the transition to the new garbage system.

Commissioner Clark reflected about a comment that Mr. Edmond made in reference to how well the city works and how efficient the City is managed. She said she hears that a lot and it is always appreciated.

11. ADJOURNMENT

Having no further business, Mayor Doyle made a MOTION to ADJOURN at 6:02 p.m.; the motion was SECONDED by Commissioner Clark. All present voted AYE. MOTION CARRIED.

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MATTHEW T. DOYLE, MAYOR

ATTEST:

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James M. Hartshorn, City Secretary  
Date Approved:

**CITY COMMISSION REGULAR MTG**

**(7) (b)**

**Meeting Date:** 05/01/2019

Bid # 2019-068 Reinforced Concrete Pipe, Curb Inlet, Catch Basin, and Joint Sealer Annual Contract

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

**Department:** Public Works

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**Information**

**ACTION REQUEST (Brief Summary)**

Approval and award of the annual contract for Bid # 2019-068 Reinforced Concrete Pipe, Curb Inlet, Catch Basin, and Sealer Annual Contract.

**BACKGROUND**

On April 3, 2019, the request for bidders was published in the local paper and bid packets were mailed out. The only responsible bidder was South Houston Concrete Pipe Company.

A bid tabulation is attached for your review.

**ANALYSIS**

It is the recommendation of the Public Works Department to award the annual contract for Bid # 2019-068 Reinforced Concrete Pipe, Curb Inlet, Catch Basin, and Sealer Annual Contract to South Houston Concrete Pipe Company for the unit prices bid, and that the Mayor is authorized to execute this contract on behalf of the City Commission.

Thank you.

**ALTERNATIVES CONSIDERED**

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**Fiscal Impact**

**Attachments**

Resolution  
Exhibit A

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**RESOLUTION NO. 19-037**

**A RESOLUTION AWARDING BID NO. 2019-068 TO SOUTH HOUSTON CONCRETE PIPE COMPANY FOR REINFORCED CONCRETE PIPE, CURB INLET, CABIN BASIN AND SEALER ANNUAL CONTRACT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, on April 3, 2019, a request for bidders was published in the local paper for Bid No. 2019-068 Reinforced Concrete Pipe, Curb Inlet, Cabin Basin, and Sealer Annual Contract.

**WHEREAS**, it is the recommendation of the Public Works Department to award Bid No. 2019-068 Reinforced Concrete Pipe, Curb Inlet, Cabin Basin, and Sealer Annual Contract to South Houston Concrete Pipe Company.

**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. 2019-068 Reinforced Concrete Pipe, Curb Inlet, Cabin Basin, and Sealer Annual Contract to South Houston Concrete Pipe Company.

**SECTION 2:** That the Mayor is hereby authorized to enter into a contract with South Houston Concrete Pipe Company for the unit prices bid in **Exhibit "A,"** attached hereto and made a part hereof for all intents and purposes.

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

**PASSED AND ADOPTED this 1st day of May 2019.**

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

ATTEST:

APPROVED AS TO FORM:

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James M. Hartshorn  
City Secretary

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Russell F. Plackemeier  
City Attorney

# City of Texas City

## BID TABULATION

### 2019-068 Reinforced Concrete Pipe, Curb Inlet, Catch Basin, and Sealer Annual Contract

Bid Opening: Wednesday, April 17, 2019 at 2 p.m.

<u>BIDDER</u> <u>ITEM</u>	Hanson Pipe and Precast	South Houston Concrete Pipe	Concrete ASAP
1" Joint Sealer	NO BID	\$40.00	NO BID
1 ½" Joint Sealer	NO BID	\$55.00	NO BID
12" R.C.P.	NO BID	\$13.95	NO BID
15" R.C.P.	NO BID	\$15.50	NO BID
18" R.C.P.	NO BID	\$19.00	NO BID
24" R.C.P.	NO BID	\$23.50	NO BID
30" R.C.P.	NO BID	\$34.00	NO BID
36" R.C.P.	NO BID	\$51.00	NO BID
12" Catch Basin	NO BID	\$100.00	NO BID
18" Catch Basin	NO BID	\$325.00	NO BID
24" Catch Basin	NO BID	\$425.00	NO BID
Type "B" Inlet	NO BID	\$1150.00	NO BID
Type "B-B" Inlet	NO BID	\$1450.00	NO BID
Type "C" Inlet	NO BID	\$1100.00	NO BID
Type "H-2" Inlet	NO BID	\$1300.00	NO BID

\* Did not bid all items requested

**CITY COMMISSION REGULAR MTG**

(7) (c)

**Meeting Date:** 05/01/2019

**Submitted By:** Rhomari Jackson-Glover, City Secretary

**Department:** City Secretary

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**Information**

**ACTION REQUEST (Brief Summary)**

Consider and take action on Resolution No. 19-038, appointing and/or re-appointing members to the Galveston County Health District's United Board of Health. (City Secretary)

**BACKGROUND**

**ANALYSIS**

**ALTERNATIVES CONSIDERED**

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**Fiscal Impact**

**Attachments**

Resolution

Attachment

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**RESOLUTION NO. 19-038**

**A RESOLUTION ENDORSING THE APPOINTMENTS OF MUNICIPALITY REPRESENTATIVES TO COMPLETE THE TERM ON THE GALVESTON COUNTY UNITED BOARD OF HEALTH; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

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**WHEREAS**, members of the Galveston County United Board of Health are nominated by the Galveston County Commissioners Court and confirmed by the Member Governments of the Health District; and

**WHEREAS**, the appointment of members is under consideration; and

**WHEREAS**, the Galveston County Commissioners' Court has made its nominations.

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

**SECTION 1:** That the City Commission of the City of Texas City, Texas, hereby endorses the following re-appointments and appointments to the Galveston County United Board of Health.

*Term will be May 1, 2019 – April 30, 2021*

<b><u>Name</u></b>	<b><u>Represents</u></b>
Holly Lilley	Food Service (re-appointment)
Della Grusendorf Brown	Registered Nurse (re-appointment)
Eric Froeschner	Citizen at Large (re-appointment)
John Hackbarth	Dentist (re-appointment)
Dr. Annette Jenkins	Citizen at Large (new appointment)

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

**PASSED AND ADOPTED this 1st day of May 2019.**

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

ATTEST:

APPROVED AS TO FORM:

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James M. Hartshorn  
City Secretary

Russell F. Plackemeier  
City Attorney

# GALVESTON COUNTY HEALTH DISTRICT

*Protecting and Promoting the Optimal Health and Well-Being of Galveston County*


**Ben G. Raimer, MD**  
Chair, United Board of Health



**Kathy Barroso, CPA**  
Chief Executive Officer

**Philip Keiser, MD**  
Local Health Authority

**TO:** Mayors and City Council Members of Member Cities

**FROM:** Kathy Barroso, CPA   
Chief Executive Officer

**DATE:** April 26, 2019

**SUBJECT:** United Board of Health Appointments & Re-Appointments

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In accordance with the Health District Interlocal Agreement executed December 2002, the Commissioners' Court of Galveston County will submit member governments nominees for United Board of Health positions. Approval by a majority of the member governments is required to confirm appointment of each board member.

On Monday, April 8, the Commissioners' Court nominated the following:

**Term will be May 1, 2019 – April 30, 2021**

<u>Name</u>	<u>Represents</u>
Holly Lilley	Food Service (re-appointment)
Della Grusendorf Brown	Registered Nurse (re-appointment)
Eric Froeschner	Citizen at Large (re-appointment)
John Hackbarth, DDS	Dentist (re-appointment)
Dr. Annette Jenkins	Citizen at Large (new appointment)

*Please consider this request at your next City Council meeting and return a copy of the signed resolution by mail, fax or email to Amanda Wolff, Executive Office Coordinator/Assistant to CEO, P.O. Box 939, La Marque, TX 77568 (409)-938-2273 or [awolff@gchd.org](mailto:awolff@gchd.org). For your convenience a draft resolution and information on members are attached. If you have any questions, please feel free to contact Amanda Wolff or myself at (409) 938-2273.*

Attachments

**Public Health Services · Coastal Health & Wellness · Emergency Medical Services · Animal Resource Center**

*The Galveston County Health District (GCHD) is the local public health agency for Galveston County, Texas. GCHD provides services and programs that protect the everyday health and well-being of Galveston County.*

P.O. Box 939 La Marque, Texas 77568 • (409) 938-7221

[www.gchd.org](http://www.gchd.org)



RESOLUTION

STATE OF TEXAS

COUNTY OF GALVESTON

WHEREAS, members of the Galveston County United Board of Health are nominated by the Galveston County Commissioners' Court and confirmed by the Member Governments of the Health District, and

WHEREAS, the appointment of members are under consideration, and

WHEREAS, the Galveston Commissioners' Court has made its nominations,

NOW BE IT THEREFORE RESOLVED that this body endorses the following appointments:

**Term will be May 1, 2019 – April 30, 2021**

<b><u>Name</u></b>	<b><u>Represents</u></b>
Holly Lilley	Food Service (re-appointment)
Della Grusendorf Brown	Registered Nurse (re-appointment)
Eric Froeschner	Citizen at Large (re-appointment)
John Hackbarth, DDS	Dentist (re-appointment)
Dr. Annette Jenkins	Citizen at Large (new appointment)

ATTEST:

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
Mayor

# DR. ANNETTE JENKINS

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7318 Mallard Drive  
Texas City, Texas 77591  
(409) 938-0645  
mjenkins2443@comcast.net

## CAREER PROFILE

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Licensed pharmacist in Texas with a PharmD degree and forty five years of experience providing excellent pharmacy services in a hospital setting. Outstanding interpersonal skills with a track record of establishing positive relationships with customers, pharmaceutical representatives/manufacturers, healthcare organizations, medical professionals, Texas State Board of Pharmacy, and Schools of Pharmacy in Texas. Respected leader and Pharmacy Director of two major hospitals who has trained and manage diverse teams to deliver peak performance. Dedicated to providing quality patient care to meet national accreditation standards.

## CAREER EXPERIENCE

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- |                    |   |
|--------------------|---|
| 05. 1996 - 01.2014 | <b>Mainland Medical Center-Texas City, Texas</b><br>Pharmacy Director |
| 08. 1993 - 05.1996 | Assistant Pharmacy Director   |
| 08. 1982 - 08.1993 | <b>Danforth Hospital-Texas City, Texas</b><br>Pharmacy Director       |
| 10. 1980 - 05.1982 | Assistant Director  |
- Manage ancillary staff of thirty employees 24 hours/7 days a week. Consult with physicians and patients with regard to medication dosage, drug interactions, patient education, disease management and potential side effects of prescriptions and OTC medications.
  - Responsible for the day to day operation of the pharmacy department, scheduling staff, contract compliance, training staff, maintain adequate drug supply according to approved drug formulary, and ensuring patient safety at all times. Dispense and compound prescriptions, and maintain accurate patient records, dosing information and directions for use. Keep abreast of new developments within the pharmaceutical industry.

## KEY STRENGTHS

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- Robotic automation of Central Pharmacy
- Process improvement/automation for nursing floor by implementation of the Pyxis system.
- Recognized as Director of the Year for Mainland Medical Center 2005
- Recognized as recipient of the HCA Frist Humanitarian award for 2005
- Implemented Clinical programs such as ICU/CCU Clinical rounding, Medication safety, antibiotic monitoring, and stroke program.
- Drug contracts and Budget management skills
- Staff training (Nursing and Pharmacy staff)
- Member and patient advocate for patient rounding team
- Member of team to implement Pharmacy technician programs at College of Mainland and San Jacinto College
- Chairman of the COM Pharmacy technician Committee for several years
- Preceptor for Pharmacy students at TSU, UH, UT campuses
- Maintained JCAHO accreditation standards for Pharmacy department

- Maintained Texas State Board of Pharmacy Rules and Regulations

## **EDUCATION**

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**08.2002**                      **University of Florida**  
Pharm D. Degree in Pharmacy

**08.1971**                      **University of Texas at Austin**  
B.S. Degree in Pharmacy

Licensed to practice Pharmacy in the State of Texas #19537

## **AREAS OF EXPERTISE**

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- Pharmaceutical Operations
- Prescription Dispensing/Compounding
- Customer Relationship Management
- Inventory Control
- Vendor Relations/Negotiations
- Formularies
- Clinical Applications
- Product Safety/Quality Assurance
- Health promotion and public speaking on Medication Safety
- Patient Counseling
- Staff training and policy development
- Chairman of Pharmacy and Therapeutics Committee