

CITY OF TEXAS CITY
REGULAR CALLED CITY COMMISSION MEETING

AGENDA

WEDNESDAY, APRIL 1, 2020 - 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM - CITY HALL
1801 9th Ave. N.
Texas City, TX 77590

PLEASE NOTE:

Due to the COVID 19 Disaster and the CDC's recommendation regarding social distancing measures the City Commission will meet telephonically and electronically, and the public will not be allowed to be physically present at this meeting. Texas Governor Greg Abbott waived on a temporary basis certain sections of the Texas Open Meetings Act. The meeting will be audible to members of the public and allow for two-way communications for those desiring to participate.

Any person interested in speaking on any item on the Agenda must call in the number below and sign in to the conference then wait for the Mayor to request any public comments. Public comments may not apply to all items on the agenda.

To join the telephone audio conference and to give public comment please use the following instructions.
Dial 1-(888) 585-9008

When prompted, enter conference room number (424-163-805) and wait to be joined to the conference.

You will automatically be muted when joining the conference. To raise your hand or notify the call manager for attention, please dial *9 on your phone during the call. When appropriate the call manger will unmute your line and the system will notify you that you can now speak. Public comments may not apply to all items on the agenda.

To view the web presentation or listen to audio without participating, please visit <http://commission.texascitytx.gov>

You will then be redirected to the conference and given instructions to enable viewing. We ask that if you will be joining the telephone conference to speak, please mute your computer audio. When using telephone audio with computer audio on, a feedback loop can be created causing disruptive echoing or a loud static. Disruptive audio will cause your line to be muted by the call manager.

After the meeting, a recording of this meeting's audio will be made available to the public.

- (1) ROLL CALL
- (2) INVOCATION
- (3) PUBLIC HEARING
 - (a) Saiyad Ali requests to rezone from "A" (Single Family Residential) to "E" (General Business) to construct a gas station and convenience store. Being 1.16 acres out of Lot 13 Waterman S/d. Located on FM 2004 just north of the Jack-in-the-Box restaurant.
- (4) PRELIMINARY ZONING APPROVAL

- (a) Approve or Deny the request by Saiyad Ali to rezone from "A" (Single Family Residential) to "E" (General Business"). Being 1.16 acres out of Lot 13 Waterman S/d. Located on FM 2004 just north of the Jack-in-the-Box restaurant.

- (5) PUBLIC COMMENTS

- (6) CONSENT AGENDA
 - (a) Approve City Commission Minutes for March 18, 2020 meeting. (City Secretary)

 - (b) Consider and take action on Resolution No. 20-023, approving and awarding Bid No. 2020-078 for the Pest Control Services Annual Contract. (Purchasing)

 - (c) Consider and take action on Resolution No. 20-024, authorizing the Mayor to enter into an agreement for professional services Ross/Gannaway, PLLC Attorneys at Law to provide general legal advice and counsel on employment and civil service matters to the Fire Department and Police Department.

 - (d) Consider and take action on Resolution No. 20-025, approving a sole source contract renewal with In-Pipe Technology, LLC. (Public Works)

- (7) MAYOR AND COMMISSIONERS' COMMENTS

- (8) ADJOURNMENT

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

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 27, 2020, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

NICHOLAS J. FINAN
CITY SECRETARY

CITY COMMISSION REGULAR MTG

(3) (a)

Meeting Date: 04/01/2020

Saiyad Ali Rezoning Request

Submitted For: Doug Kneupper, Transportation and Planning

Submitted By: Veronica Carreon, Inspections

Department: Transportation and Planning

Information

ACTION REQUEST (Brief Summary)

Saiyad Ali requests to rezone from "A" (Single Family Residential) to "E" (General Business) to construct a gas station and convenience store. Being 1.16 acres out of Lot 13 Waterman S/d. Located on FM 2004 just north of the Jack-in-the-Box restaurant.

BACKGROUND

This rezoning request came before the Zoning Commission on March 3, 2020 during a Public Hearing. After hearing all information and staff recommendations, the Zoning Commission unanimously granted approval of the request to rezone to "E" (General Business).

ANALYSIS

ALTERNATIVES CONSIDERED

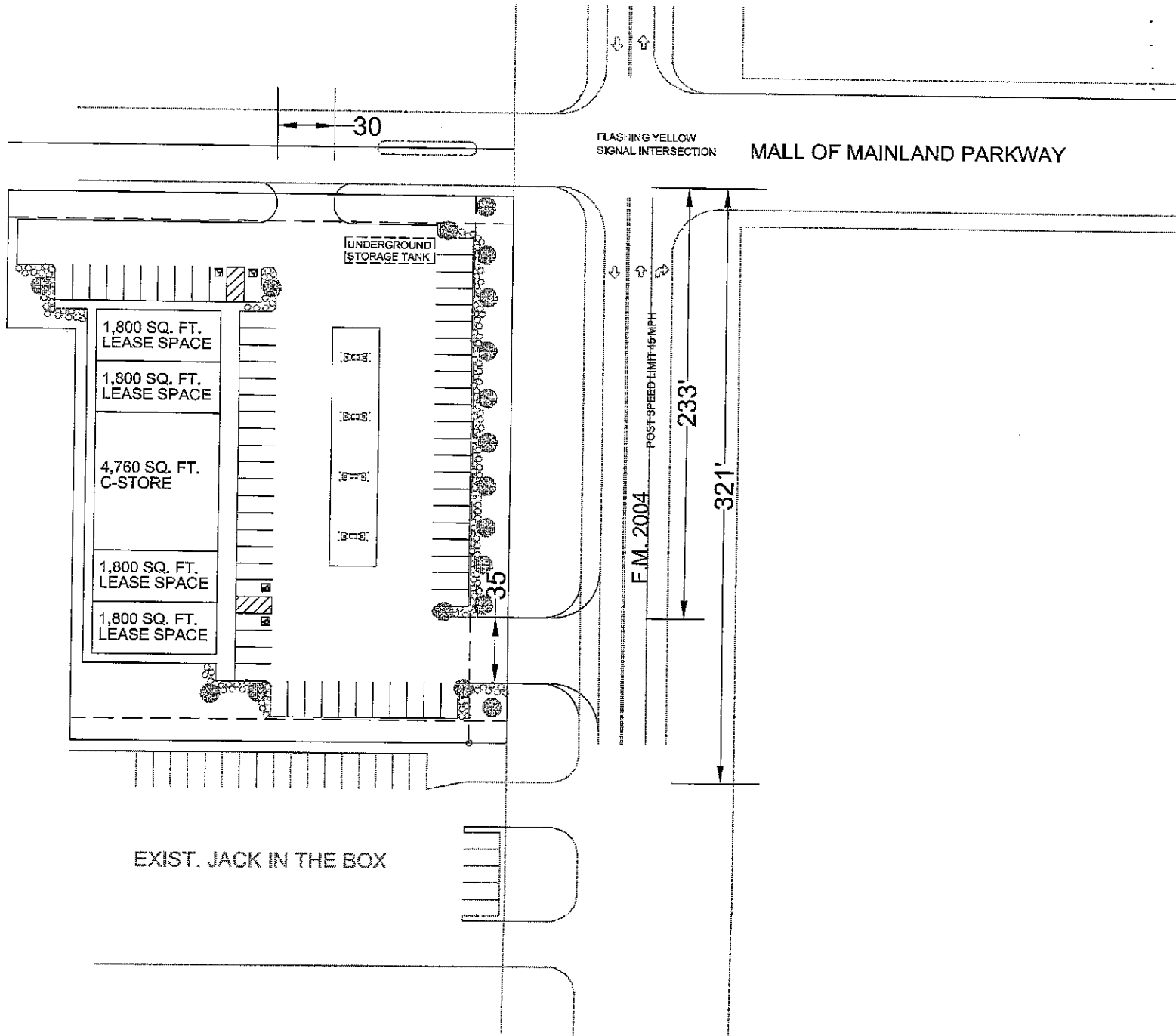
Fiscal Impact

Attachments

Exhibits

Staff Memo

Zoning Minutes



Ali

ess Re-Zone



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7.30 ft

Memo

To: Zoning Commission
From: Doug Kneupper, City Engineer
Date: February 26, 2020
Re: E, GENERAL BUSINESS Zoning (2400 block FM 2004, next to Jack-in-the-Box)

Background: The applicant, Saiyad Ali, is under contract to purchase 1.6 acres of undeveloped property on the west side of FM2004 just north of the Jack-in-the-Box restaurant. The applicant intends to develop the property with one single-story retail building with capabilities for convenience store, fast-food, retail lease spaces and fuel dispensers. In addition, there will be concrete paving, parking, landscaping and open space. To be able to utilize the property in this manner, a zone change is needed from the current Single-Family Residential to General Business.

The Land Use Plan shows this area as being "Activity Corridor". The "Activity Corridor" category supports the development of higher intensity land uses including commercial, business offices, and open display retailing along freeways and highways. The requested zoning is in accordance with the City's adopted Land Use Plan.

As indicated on the attached zoning map, the surrounding area is zoned General Business and Freeway Commercial. Development surrounding the subject property is a fast-food restaurant to the south, a hotel to the west, and an office / meeting hall (IBEW) to the north.

Analysis/ Recommendation: If approved, the General Business zoning could be developed with a variety of enclosed retail and commercial services to serve the overall needs of the community. Development of this tract would require adherence to city standards with appropriate open space and landscaping, and adherence to the Gateway Overlay provisions.

City water and sewer are readily available to the site. For drainage considerations, the applicant will need to coordinate with GCDD 2, and also with TxDOT since stormwater runoff will drain into the roadside ditch system. Primary access for this property will be from FM2004 and requires a TxDOT permit with secondary access from a private drive. All improvements and development of the property will require a Detailed Site Plan to be reviewed by city staff and approved by the Planning Board. The property is located outside the 0.2% annual flood chance area (formerly described as 500-year floodplain).

Based on the surrounding land uses, development and zoning, city staff has no objection to the rezoning request for E, General Business.

ZONING COMMISSION MINUTES

March 3, 2020

The Zoning Commission of the City of Texas City met in a regularly scheduled meeting and Public Hearing on Tuesday, March 3, 2020 at 5:15 p.m. Commission members present were: Chairman Perry O'Brien, Gary Potter, Aric Owens and Commissioner Bruce Clawson. Staff member present was: Doug Kneupper and Veronica Carreon.

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 December 17, 2019 were approved on a motion by Aric Owens/Perry O'Brien. All members present voted aye.

ITEM NO. 1 Saiyad Ali requests to rezone from "A" (Single Family Residential) to "E" (General Business) to construct a gas station and convenience store. Being 1.16 acres out of Lot 13 Waterman S/d. Located on FM 2004 just north of the Jack-in-the-Box restaurant.

Mr. Kneupper provided the background information for this rezoning item. He stated that the applicant, Saiyad Ali, is under contract to purchase 1.6 acres of undeveloped property on the west side of FM 2004 just north of the Jack-in-the-Box restaurant and intends to develop the property with one single-story retail building with capabilities for convenience store, fast-food, retail lease spaces and fuel dispensers. In addition, there will also be concrete paving, parking, landscaping and open space. This request requires a change in the zoning from "A" (Single-Family Residential) to "E" (General Business). This request is in accordance with the City's adopted Land Use Plan and shows this area as being "Activity Corridor", which supports the development of higher intensity land uses. Mr. Kneupper referenced the zoning map showing the location and indicated the surrounding area is zoned as General Business and Freeway Commercial. Mr. Kneupper continued by stating that City water and sewer are readily available to the site, but for drainage considerations, the applicant will need to coordinate with GCDD 2, and also with TxDOT since storm water runoff will drain into the roadside ditch system. Primary access for this property will be from FM 2004 and requires a TxDOT permit with secondary access from a private drive. He then stated that 15 property owners were notified of the rezoning intent and to date no correspondence has been received in opposition to the request. The staff has reviewed the request and have no objection to the rezoning request.

After a brief discussion, a motion was made by Bruce Clawson/Perry O'Brien to open the Public Hearing. All members present voted aye. There were no attendees present and a motion was made by Perry O'Brien/Aric Owens to close the Public Hearing. There were no additional comments or discussion and a motion was made by Bruce Clawson/Aric Owens to approve the request to rezone to "E" (General Business). All members voted aye.

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

Perry O'Brien, Chairman

Zoning Commission Secretary

CITY COMMISSION REGULAR MTG

(4) (a)

Meeting Date: 04/01/2020

Preliminary Zoning Approval - Saiyad Ali

Submitted For: Doug Kneupper, Transportation and Planning

Submitted By: Veronica Carreon, Inspections

Department: Transportation and Planning

Information

ACTION REQUEST (Brief Summary)

Approve request by Saiyad Ali to rezone from "A" (Single Family Residential) to "E" (General Business"). Being 1.16 acres out of Lot 13 Waterman S/d. Located on FM 2004 just north of the Jack-in-the-Box restaurant.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

CITY COMMISSION REGULAR MTG

(6) (b)

Meeting Date: 04/01/2020

BID # 2020-078 PEST CONTROL SERVICE

Submitted For: Debbie Gurka, Administration

Submitted By: Debbie Gurka,
Administration

Department: Purchasing

Information

ACTION REQUEST (Brief Summary)

Approve and award Bid# 2020-078 for the Pest Control Services Annual Contract.

BACKGROUND

On February 21, 2020 bid packets were mailed to area vendors. A bid tabulation is attached for your review.

The bid opening was held on Monday, March 23, 2020 at 2:00 p.m.

ANALYSIS

The low responsible bid meeting all specification was received from Mike's Pest Control, in Texas City, for the unit prices bid.

It is my recommendation to award Bid# 2020-078 for the Pest Control Services Annual contract to Mike's Pest Control, for the unit prices bid and that the Mayor is authorized to execute a contract on behalf of the City Commission.

Thank you.

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Resolution

Bid Tabulation

RESOLUTION NO. 20-023

A RESOLUTION AWARING BID AND AUTHORIZING THE MAYOR TO ENTER INTO AN ANNUAL CONTRACT WITH FOR PEST CONTROL SERVICES; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, on February 21, 2020, bid packets were mailed to area vendors for Bid No. 2020-078, annual contract for pest control services;

WHEREAS, bids were opened on March 23, 2020, and the lowest bid meeting all specifications was submitted by Mike's Pest Control of Texas City for the bid prices set out in Bid Tabulation attached hereto as **Exhibit "A"** and made a part hereof for all intents and purposes.

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

SECTION 1: That the successful bidder for the annual contract for pest control services is Mike's Pest Control, for the unit prices bid.

SECTION 2: That the Mayor is hereby authorized to enter into an annual contract with Mike's Pest Control, for pest control services, for amounts not to exceed the prices bid in **Exhibit "A"**, as 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 April 2020.

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

ATTEST:

APPROVED AS TO FORM:

Nicholas J. Finan
City Secretary

Kyle L. Dickson
City Attorney

Bid # 2020-078 Pest Control Service Bid Tabulation
Bid Opening: Monday, March 23, 2020 at 2:00 p.m.

Bid Sections	Company Name	Company Name	Company Name	Company Name
	<i>Texas State Pest Control</i>	<i>Mike's Pest Control</i>		
Part 1 Bi-Monthly x 6 Full Facility Pest Control	Buildings: \$ 19,200.00	Buildings: \$ 23,400.00	Buildings: \$ _____	Buildings: \$ _____
Part 2 Bi-Monthly x 6 Full Pest Control for Building Land Ants only	Buildings: \$ 4050.00 Land-Ants Only: \$ 12,150.00	Buildings: \$ 2712.00 Land-Ants Only: \$ 4830.00	Buildings: \$ _____ Land-Ants Only: \$ _____	Buildings: \$ _____ Land-Ants Only: \$ _____
Part 3 Bi-Monthly x 6 Ants Only (land only)	Land Ants Only: \$ 14,400.00	Land Ants Only: \$ 5130.00	Land Ants Only: \$ _____	Land Ants Only: \$ _____
Pest Included Hourly Call out	\$ 80.00	\$ 20.00	\$ _____	\$ _____
Pest Excluded Hourly Call Out	\$ 160.00	\$ 20.00	\$ _____	\$ _____
Bid Totals – Less Call Out Rates	\$ 49,800.00	\$ 36,072.00	\$ _____	\$ _____

CITY COMMISSION REGULAR MTG

(6) (c)

Meeting Date: 04/01/2020

Engagement of Services with Ross/Gannaway, PLLC Attorneys at Law

Submitted For: David Zacherl, Fire Department

Submitted By: Cindy Baker, Fire Department

Department: Fire Department

Information

ACTION REQUEST (Brief Summary)

Authorization for the Mayor to execute an agreement for professional services with Ross/Gannaway, PLLC Attorneys at Law to provide general legal advice and counsel on employment and civil service matters to the fire and police department.

BACKGROUND

The fire and police departments of the City are governed by Local Government Code Chapter 143: Municipal Civil Service for Firefighters and Police Officers.

ANALYSIS

Ross/Gannaway, PLLC focuses on advising and defending private and public sector employers and regularly works closely with numerous police and fire administrators throughout Texas on matters relating to Chapter 143, Texas Municipal Civil Service, personnel policies and practices, termination, discipline, unemployment compensation, privacy issues, workplace torts, and negotiations. Their attorneys frequently represent department heads in disciplinary hearings before civil service commissions and third-party hearing examiners.

ALTERNATIVES CONSIDERED

None

Fiscal Impact

Attachments

Resolution

Exhibit A

RESOLUTION NO. 20-024

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH ROSS/GANNAWAY, PLLC, ATTORNEYS AT LAW TO PROVIDE GENRAL LEGAL ADVICE AND COUNSEL ON EMPLOYMENT AND CIVIL SERVICE MATTERS TO THE FIRE AND POLICE DEPARTMENT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the fire and police department are governed by Local Government Code Chapter 143: Municipal Civil Service; and

WHEREAS, the fire and police department requires legal advice and counsel on civil service matters to assist in personnel decisions; and

WHEREAS, Ross/Gannaway, PLLC possesses the professional skills and abilities that can assist with personnel policies and practices related to municipal civil service.

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 hereby authorizes the Mayor to execute an Agreement with Ross/Gannaway, PLLC Attorneys at Law in substantially the same form attached hereto as **Exhibit “A,”** and made part thereof.

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 April 2020.

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

ATTEST:

APPROVED AS TO FORM:

Nicholas J. Finan
City Secretary

Kyle L. Dickson
City Attorney



March 9, 2020

VIA Email

Matthew T. Doyle
Mayor
City of Texas City, Texas
1801 9th Avenue North
Texas City, TX 77592

RE: Engagement of Services

Dear Mr. Doyle,

Ross | Gannaway, PLLC (the “Firm”) is pleased and honored to have the opportunity to provide general legal advice and counsel to the City of Texas City, Texas (“Client”) on employment and civil service matters. This letter sets out the terms of our engagement and unless we agree otherwise in writing, it will apply to services provided to Client by the Firm.

Scope of Engagement. Client will provide us with factual information and documents as necessary to perform these services, will make decisions as necessary to facilitate the rendering of our services, will be available to assist us in our representation, and will remit payment of our invoices as set out below. We will perform our professional services on Client’s behalf to the best of our ability, but we cannot, and do not, make any guarantees regarding the outcome of any matters for which you engage us. Our expressions as to a matter’s outcome is our best professional estimate only. We are compensated for the time and efforts we devote on Client’s behalf and not for any particular result. We have no obligation to advise Client of subsequent developments in the law unless Client specifically engages us to do so.

Staffing. I will be the Firm’s supervising lawyer, and I am always available to assure your satisfaction with our professional relationship. If appropriate, other Firm lawyers and legal assistants may be used when possible to maximize legal effectiveness and time efficiency, and to minimize Client’s legal expenses.

Retainer. No retainer is required at this time.

Fees. Our representation will be on an hourly fee basis, billed in tenth-of-hour increments, with the smallest increment beginning at two-tenths of an hour. My hourly fee is \$275.00 an hour. Other attorneys bill out at greater or lesser rates depending upon their level of experience. Travel time is considered work time and is billed accordingly. The Firm reserves the right to review and adjust our billing rates on a periodic basis and will notify Client of any changes.

Other Charges. Client is responsible for all expenses incurred by the Firm on Client’s behalf. These expenses include copying charges (currently \$.20 per page for black and white and \$.25

for color), postage, faxes, certain computerized research, overnight courier service, mileage, and travel costs, if any. Depending on the size of these charges, we may request that Client pay them directly. To the extent the Firm advances those expenses on Client's behalf, Client will reimburse the Firm on a monthly basis.

Technology. During the course of this engagement, both Client and the Firm will use electronic devices and internet services, including but not necessarily limited to e-mail, to communicate and to send or make documents available. Although the use of this technology involves some risk that third parties may access confidential communications, Client agrees that the benefits of using this technology outweigh the risk of accidental disclosure. To enhance the security of Client's communications, Client may wish to assure that any computer or device Client uses in communication with the Firm is password-protected and not accessible for use by any third party. Client may also elect to encrypt certain documents.

Billing Cycle. Our billing rates are based on the assumption of prompt payment. Consequently, unless other arrangements are made, fees for services and other charges will be billed monthly and are payable within thirty (30) days of receipt. Our billing cycle normally ends on the 20th of each month. Client will not be sent a bill if no work was performed and no expenses were incurred during the billing cycle. Our bills provide a description of work performed, including the name of the attorney performing the work, the date the work was performed, the time spent, the dollar amount for each time entry, and any expenses incurred on Client's behalf. If you ever have a question about a bill, or if you would like them in a different format, please let me know your concerns, and I will make every effort to resolve them to your satisfaction.

Attorney – Client Relationship. Client has the right to terminate the Firm's services at any time. Similarly, the Firm may withdraw its representation if Client fails to timely pay its invoices, fails to disclose material facts, fails to timely communicate with the Firm, or if anything else occurs that, in the Firm's judgment, impairs its ability to continue an effective attorney-client relationship.

Records. Client should retain all originals and copies of documents for its own file and, if desired, for future reference. The Firm will create and maintain a file of information and documents relating to matters for which our services have been retained. During our representation, the Firm creates "work product," which consists of things such as attorney's handwritten notes, internal memos, and legal research. Work product belongs to and will remain the property of the Firm. At the conclusion of a particular matter, the Firm will retain the files in our office and/or at an off-site location for no more than five years. Once transferred to an off-site storage facility, there will be a per request charge to retrieve them. The Firm's files will be destroyed at some point after this five-year period unless Client has specifically made other arrangements in writing to preserve some or all of the files.

Texas Lawyer's Creed. On November 7, 1989, the Texas Supreme Court adopted the Texas Lawyer's Creed – a Mandate for Professionalism. A copy of the Creed is available from us upon request.



City of Texas City

March 9, 2020

Page | 3

If you have questions about the terms of our representation as set forth in this letter, please let me know. If Client agrees to the terms of this letter, please sign below and return to me. Again, we are pleased to have this opportunity to be of service and to work with you.

Very truly yours,



Julia Gannaway

JG@RossGannaway.Law

Writer's Direct Dial: 817.332.8512

Agreed to and accepted on behalf of Client this _____ day of April 2020.

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



CITY COMMISSION REGULAR MTG

(6) (d)

Meeting Date: 04/01/2020

In-Pipe Contract Renewal

Submitted For: Mike McKinley, Public Works

Submitted By: Mike McKinley, Public Works

Department: Public Works

Information

ACTION REQUEST (Brief Summary)

Approval of a sole source contract renewal with In-Pipe Technology, LLC

BACKGROUND

This process has effectively been able to comply with the Sanitary Sewer Overflow Initiative entered into by the City of Texas City with TCEQ to reduce sewer overflows.

In-Pipe Technology Company, LLC is a sole source provider . A copy of the Sole Source letter and Contract Renewal are attached for your review.

ANALYSIS

It is the recommendation of the Public Department that the City Commission renew the contract with In-Pipe Technology, LLC. for 24 month period at \$17,700.00 per month. It is further requested that the Mayor be authorize to execute a contract renewal and on behalf of the City Commission.

Thank you.

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Resolution

Exhibit A

Exhibit B

RESOLUTION NO. 20-025

A RESOLUTION APPROVING A CONTRACT EXTENSION WITH IN-PIPE TECHNOLOGY COMPANY, LLC; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the Public Works Department is recommending that the City extend its contract for implementation of an in-pipe system with In-Pipe Technology Company, LLC, Wheaton, Illinois; and

WHEREAS, In-Pipe Technology Company, LLC, a patent holder for the in-pipe technology solution and sole source provider, will be offered a contract in the amount of \$17,700.00 per month for a twenty-four (24) month period; and

WHEREAS, this in-pipe technology is designed to eliminate odor, corrosion, oil and grease, in the sewage collection system and reduce stoppages and deterioration. The implementation of this technology would expand the City's efforts to comply with the sanitary sewer overflow initiative entered into by the City with the Texas Commission on Environmental Quality to reduce sewer overflows.

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 approves and authorizes the Mayor to extend the contract with In-Pipe Technology Company, LLC, for the in-pipe technology, for the contract price of \$17,700.00 per month for twenty-four (24) months, as set out in **Exhibit "A"** and made a part hereof for all intents and purposes.

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 April 2020.

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

ATTEST:

APPROVED AS TO FORM:

Nicholas J. Finan
City Secretary

Kyle L. Dickson
City Attorney

March 13, 2020

Mr. Calvin Bremmer
Wastewater Treatment Plant Superintendent
City of Texas City
1809 9th Avenue
Texas City, TX 77590

Dear Mr. Bremer,

This letter is to confirm that the proprietary collection system microbial dosing method used by In-Pipe Technology is a sole source service, provided exclusively by In-Pipe Technology. We are not aware of any other company, that provides comprehensive, turn-key microbial dosing of the entire collection system in substantially the same manner. This service must be purchased directly by the City from In-Pipe Technology. There are no agents or dealers authorized to represent this product.

We are not aware of any similar or like service available to the City of Texas City that would serve the same purpose or function.

If you desire additional information, don't hesitate to contact me at (630) 509-2488 at any time or visit our website at www.in-pipe.com. Thank you for your interest in our products and services.

Sincerely,



Douglas G. Fagans
Chief Commercial Officer
630-509-2488



PROPOSAL TO:

City of Texas City
Bioaugmentation

Date: March 13, 2020



Because Efficiency Counts

March 13, 2020

Mr. Calvin Bremmer
Wastewater Treatment Plant Superintendent
City of Texas City
1809 9th Avenue
Texas City, TX 77590

**Re: IN-PIPE Technology – Texas City
Renewal**

Dear Mr. Bremmer,

On behalf of IN-PIPE Technology (IPT) we are pleased to submit our Quote to the City of Texas City for your consideration. This quotation keeps price for our service at the same level as our current contract for the next two years, and includes 3 optional one-year extensions with nominal price increases. We also include an expansion of our current bioaugmentation service in a new section of the city, designed specifically for the purposes of reducing odors.

Should you have any questions, or if I can be of further assistance, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink that reads "Douglas G. Fagans". The signature is written in a cursive style with a large, prominent "D" at the beginning.

Douglas G. Fagans
Chief Commercial Officer
630-509-2488 ext. 227

Introduction

Thank you allowing IN-PIPE Technology (IPT) the opportunity to present this quotation for renewal of our services utilizing our patented microbiological treatment to improve wastewater treatment operations. Using IN-PIPE Technology reduces operating costs through reduced sludge production, reduced aeration energy costs and reduced chemical usage related to thickening and coagulation. Please review this quotation in detail, if you have any questions, please do not hesitate to contact us.

The IPT Technology Solution – Expansion for Odor Control in Lago Mar

Collection System Odor Control

The source of odor in collection systems can most often be attributed to the abundance of Sulfate-Reducing Bacteria (SRBs) present in the sewer biofilm that convert sulfates in the wastewater stream to sulfide ions. The sulfide ions associate with free hydrogen ions in the water and form hydrogen sulfide gas, which occupies the headspace of the piping. The hydrogen sulfide gas in the pipe headspace is oxidized to sulfuric acid by hydrogen sulfide-oxidizing bacteria existing on the inner surface of the headspace piping. This sulfuric acid is created constantly in the presence of hydrogen sulfide gas and is highly corrosive to many common piping materials, including steel, ductile iron and concrete.

IPT introduces specialized, facultative, spore-forming soil bacteria in high concentrations that outcompete these SRBs for nutrients. The SRBs in the native biofilm gradually die off and the resulting production of Hydrogen sulfide decreases proportionally (65-100%). This stops the process of the introduction of soluble hydrogen sulfide in the wastewater stream as well, leading to decrease/elimination of bad odors in downstream cascading events.

Summary of Scope

- The supply, and installation of G2.5 Microbial Dosing Units. These units remain the property of IPT.
- A monthly service of MDUs, including repair and parts replacement as required, as well as the supply of Bacteria required for continuous 24/7/365 dosing.



Because Efficiency Counts

Purchasing Quote

Proposal Number:

Renewal for

April 2020-April 2022

Date:

March 13, 2020

Reference:

Texas City, TX

Availability:

4-6 ARO

Validity:

Proposal valid for 30 Days

To:

City of Texas City

1801 9th Avenue

Texas City, TX 77590

Phone: (863) 834-6571

E-mail: cbremmer@texas-city-tx.org

Attn: Calvin Bremer

Wastewater Treatment Superintendent

From:

In-Pipe Technology® Company, Inc.

725 N. Central Ave.

Wood Dale, IL 60191

Phone: (630) 509-2488

E-mail: dfagans@in-pipe.com

Attn: Douglas Fagans

Chief Commercial Officer

<u>Item</u>	<u>Qty</u>	<u>Item Code #</u>	<u>Description</u>	<u>Price</u>
1	24	IPTOH-S1	Monthly Service for 24 Months	\$14,200.00
2	24	IPTOH-S1E	Expanded Monthly Service for Odor Control	\$3,500.00
Total per month for 24 Months				\$17,700/Month
TOTAL for all 24 Months				\$424,800



Because Efficiency Counts

Purchasing Quote

Proposal Number:

Renewal for

April 2020-April 2022

Date:

March 13, 2020

Reference:

Texas City, TX

Availability:

4-6 ARO

Validity:

Proposal valid for 30 Days

Terms

Refer to attached IPT standard Terms and Conditions.

Thank you for your consideration. We look forward to reviewing the proposal with you.

OFFERED BY:

IN-PIPE TECHNOLOGY COMPANY, INC.

Douglas G. Fagans

Chief Commercial Officer – In-Pipe Technology, LLC

ACCEPTED BY:

City of Texas City

Signature: _____

Name & Title: _____

Date: _____

Purchase Order No: _____