

CITY OF TEXAS CITY
REGULAR CALLED CITY COMMISSION MEETING

AGENDA

WEDNESDAY, MAY 7, 2025 - 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM - CITY HALL
1801 9th Ave. N.
Texas City, TX 77590

PLEASE NOTE: Public comments are limited to the posted Agenda Items and 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) Proclaiming May 4-10, 2025, as Small Business Week
 - (b) Proclaiming May 4-10, 2025, as Municipal Clerks Week
 - (c) Proclaiming May 11-17, 2025, as National Police Week
- (5) REPORTS
 - (a) Athletic Division (Recreation & Tourism)
- (6) PUBLIC HEARING
 - (a) Public Hearing on the request received from Hugh Patrick Constructors, Inc. to change the zoning of 6.0821 acres located at 2628 Texas Avenue from District "E" (General Business) to District "F" (Light Industrial) for third-party storage of industrial equipment, materials, and supplies, and other uses.
- (7) PRELIMINARY ZONING APPROVAL

- (a) Consider and take action on a Preliminary Zoning Approval of Zoning Change Request from Hugh Patrick Constructors, Inc. to rezone 6.0821 acres from District "E" (General Business) to District "F" (Light Industrial) for third-party storage of industrial equipment, materials, and supplies and other uses for located at 2628 Texas Avenue, north of Texas Ave and east of 27th Street North.

(8) PUBLIC COMMENTS

(9) CONSENT AGENDA

- (a) Approve City Commission Minutes for the April 16, 2025 meeting. (City Secretary)
- (b) Consider and take action on Resolution No. 2025-041, approving and awarding Commission Grant funds in the amount of \$2,500 to District 2S4 Lions Charities. (Commissioner At-Large/ Mayor Pro Tem Thelma Bowie)
- (c) Consider and take action on Resolution No. 2025-042, appointing a member to the Texas City Cultural Arts Foundation Board of Directors to fill a vacancy. (City Secretary)
- (d) Consider and take action on Resolution No. 2025-043, approving Amendment No. 1 to the Agreement with Valero Refining-Texas, L.P. for the option to purchase treated wastewater effluent from the City of Texas City. (City Engineer)
- (e) Consider and take action on Resolution No. 2025-044, approving a contract with Willdan Engineering to provide third-party building inspection services for the College of the Mainland Library and Classroom new construction project. (City Engineer)
- (f) Consider and take action on Resolution No. 2025-045, awarding ITB 2025-480 Rental and Services for Portable Toilets and entering into a contract with Smooth Move. (Public Works)
- (g) Consider and take action on Resolution 2025-046, awarding of a contract for Housing Reconstruction 32536 to A.M.S. Construction in response to ITB 2025-470. (Community Development & Grants Administration)
- (h) Consider and take action on Resolution No. 2025-047, approving and awarding Commission Grant funds in the amount of \$5,000.00 to the TCISD Foundation for the Future. (Commissioner Keith Love)

(10) REGULAR ITEMS

- (a) Consider and take action on the third and final reading of Ordinance No. 2025-08, to set speed zones for FM 517 as recommended by TxDOT on the basis of an engineering and traffic investigation. (City Engineer)

- (b) Consider and take action on the third and final reading of Ordinance No. 2025-09, to set speed zones for FM 519 as recommended by TxDOT on the basis of an engineering and traffic investigation. (City Engineer)
 - (c) Consider and take action on Resolution No. 2025-048, approving a three (3) year renewal with CDW-G for Microsoft 365. (Finance)
 - (d) Consider and take action on Resolution No. 2025-049, awarding a contract for ITB 2025-478 Sanitary Sewer Rehabilitation Project - Phase 24. (Public Works)
 - (e) Consider and take action on Resolution No. 2025-050, awarding a contract for ITB 2025-477 Water Line Replacement Project – Phase 22. (Public Works)
- (11) COMMISSIONERS' COMMENTS
- (12) MAYOR'S 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 MAY 2, 2025, PRIOR TO 5:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

RHOMARI LEIGH
CITY SECRETARY

CITY COMMISSION REGULAR MTG

(4) (a)

Meeting Date: 05/07/2025

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Proclaiming May 4-10, 2025, as Small Business Week

BACKGROUND (Brief Summary)

For more than 60 years, the U.S. Small Business Administration (SBA) has celebrated National Small Business Week (NSBW), which acknowledges the critical contributions of America's entrepreneurs and small business owners. National Small Business Week 2025 will take place May 4-10, and SBA will officially recognize their hard work, ingenuity, and dedication, including their contributions to the economy.

RECOMMENDATION

Fiscal Impact

Attachments

Small Business Week

Office of the Mayor



Texas City
EST. 1911

PROCLAMATION

WHEREAS, America's small businesses are the backbone of our economy, driving innovation, creating two out of every three new jobs, and supporting our communities by fostering economic growth and opportunity; and

WHEREAS, small businesses in Texas City contribute significantly to the character, prosperity, and vibrancy of our local economy, offering essential goods, services, and employment opportunities to our citizens; and

WHEREAS, the Texas City-La Marque Chamber of Commerce plays an essential role in promoting, supporting, and advocating for small businesses, helping to ensure their growth and success in our region; and

WHEREAS, the City of Texas City, in partnership with the Texas City-La Marque Chamber of Commerce, recognizes and celebrates the resilience, ingenuity, and dedication of our small business owners and entrepreneurs.

Now, therefore, I, Mayor of the City of Texas City, and on behalf of the City Commission, do hereby proclaim May 4th through 11th, 2025, as

SMALL BUSINESS WEEK

and we encourage all citizens to support local businesses and recognize the vital role they play in strengthening our community, in partnership with the Texas City-La Marque Chamber of Commerce.

In testimony whereof, witness my hand and the Seal of the City of Texas City, this the 7th day of May A.D. 2025.



Dedrick D. Johnson

Mayor Dedrick D. Johnson

Attest:

R.D. Leigh

City Secretary, Rhomari Leigh

CITY COMMISSION REGULAR MTG**(4) (b)****Meeting Date:** 05/07/2025**Submitted By:** Rhomari Leigh, City Secretary**Department:** City Secretary

Information**ACTION REQUEST**

Proclaiming May 4-10, 2025, as Municipal Clerks Week

BACKGROUND (Brief Summary)

Celebrating the 56th Annual Professional Municipal Clerks Week

May 4 through May 10, 2025, will be the 56th Annual Professional Municipal Clerks Week.

Initiated in 1969 by IIMC and endorsed by all of its members throughout the United States, Canada, and 15 other countries, the week is a time of celebration and reflection on the importance of the Clerk's office. In 1984, President Ronald Reagan signed a proclamation that officially declared Municipal Clerks Week the first full week of May. In 1994 and 1996, President Bill Clinton also signed proclamations confirming Municipal Clerks Week.

RECOMMENDATION

Fiscal Impact

CITY COMMISSION REGULAR MTG

(4) (c)

Meeting Date: 05/07/2025

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Proclaiming May 11-17, 2025, as National Police Week

BACKGROUND (Brief Summary)

In 1962, President Kennedy proclaimed May 15 as National Peace Officers Memorial Day and the calendar week in which May 15 falls, as National Police Week. Established by a joint resolution of Congress in 1962, National Police Week pays special recognition to those law enforcement officers who have lost their lives in the line of duty for the safety and protection of others.

National Police Week is a collaborative effort of many organizations dedicated to honoring America's law enforcement community.

RECOMMENDATION

Fiscal Impact

CITY COMMISSION REGULAR MTG

(5) (a)

Meeting Date: 05/07/2025

Submitted By: Rhomari Leigh, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Athletic Division (Recreation & Tourism)

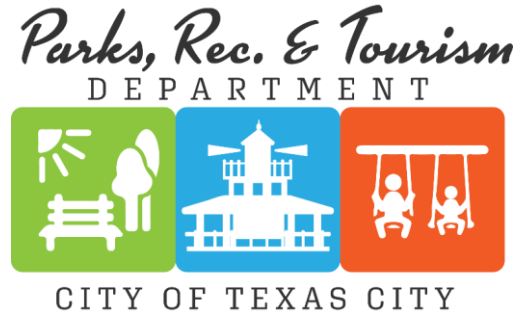
BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

Attachments

Staff Report



Recreation & Tourism Athletic Division Programs

**City Commission
May 7, 2025**



Texas City
EST. 1911

Sports We Offer



**TENNIS
VOLLEYBALL
BASKETBALL
TRACK AND FIELD
PICKLEBALL**



TENNIS

After School: 2024-25 School Year

- 112 Participants
- Schedule for lessons
- Age group range
- Cost of the program

Summer: 2024

- 39 Participants
- Schedule for class
- Age group range
- Cost of program
- Other activities



Texas City
EST. 1911

VOLLEYBALL

Fall 2024

- 75 Participants
- Schedule of League
- Cost of Program



Texas City
EST. 1911

BASKETBALL

Youth Winter League 2024-25 Season

- 297 Participants
- Age group range
- Cost of Program
- Schedule of League
- Post Season Tournaments



Texas City
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BASKETBALL

2025 Boy's and Girl's TAAF Youth Basketball State Tournaments

- Texas City March 22-23; Lowry Fitness Center and Sanders-Vincent Center
- Hosted teams from Galveston, Haltom City, Lake Worth, Pasadena, Rowlett, San Angelo, Texas City, Waco
- 28 total team from divisions 7u-13u boys and girls



Texas City
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TRACK AND FIELD

Summer 2024

- 62 Participants
- Age group range
- Cost of Program
- Program Schedule
- Circuit Track & Field Meets
- Post Season Meets



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TRACK AND FIELD

Summer 2024

TAAF Region 1 Track & Field Meet

- Hosted by City Of LaPorte

TAAF Games of Texas

- Hosted by the City Brownsville



Texas City
EST. 1911

Pickleball

Fall 2024

Pickleball League

- 29 Participants
- Age group range
 - Singles
 - Doubles
- Cost of Program
- Schedule of League



Sport Comparison by Year

	2020-21	2021-22	2022-23	2023-24	2024-25
After School Tennis	25	49	32	32	35
Fall Volleyball	*	50	83	93	75
Basketball	*	414	424	285	297
Summer Track	*	45	76	60	62
Summer Tennis	*	17	32	34	39



MOU Youth Sport Partners

Texas City Athletics is proud to partner with the following organizations, allowing the youth of our community to continue to participate in additional activities provided by local organizations:

- Texas City Little League Baseball
- Texas City Girls Youth Softball
- Galveston County Youth Soccer Association



Athletic Facilities

Texas City Athletics provides facility rentals for the following:

- 17 Baseball and Softball Fields
- 1 Football Field
- 3 Multi-Purpose Fields
- 9 Soccer Fields
- 5 Gymnasiums
 - 3 inside gyms
 - 8 Outdoor
- 1 Pavilion



Texas City
EST. 1911

Coming Soon!!!!

Carver Park Kickball League

- **Location:** Carver Park Baseball and Softball Fields
- **Address:** Carver Park – 6415 Park Ave, Texas City, TX 77591
- **Season:** 6-week league (Spring/Fall or Year-Round depending on interest)
- **Games:** Teams will play one game per week on scheduled days.
- **Team Size:** Each team will consist of 8–12 players (minimum of 8 players to be considered valid).
- **Age Groups:** Adults (18+),
- **Registration Fee:** \$250 per team (\$31.25 per person for an 8-team roster)



QUESTIONS



Texas City
EST. 1911

CITY COMMISSION REGULAR MTG

(6) (a)

Meeting Date: 05/07/2025

Request by Hugh Patrick Constructors, Inc., to rezone 6.0821 acres at 2628 Texas Ave from District "E" (General Business) to District "F" (Light Industrial) for third-party storage of industrial equipment, materials and supplies and other uses.

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

This is the Public Hearing to receive comments on the request from Hugh Patrick Constructors, Inc. to change the zoning of 6.0821 acres at 2628 Texas Avenue from District "E" (General Business) to District "F" (Light Industrial) for third-party storage of industrial equipment, materials and supplies and other uses. The property is located at 2628 Texas Avenue, north of Texas Ave and east of 27th Street North.

The Public Hearing has been advertised in the Galveston Daily News as required by city ordinance and state statute.

BACKGROUND (Brief Summary)

Applicant, Donald P. Tarpey on behalf of owner, Hugh Patrick Constructors, Inc, and Co-applicant, Texas City Terminal Railway seeks a rezoning of the property at 2628 Texas Ave from District E (General Business) to District F (Light Industrial) as a condition for the leasing of the subject location to Texas City Terminal Railway for the purpose of outside storage of industrial equipment, materials and supplies and other uses. The site was originally constructed and operated as a grocery store from 1959 to 1979 (Texas Superfoods, Inc.). It has operated as the principal office and yard facility for a construction company since 1980 (Don Tarpey Construction, Tarpey, Inc., and Hugh Patrick Constructors, Inc.).

EXISTING CONDITION: The 6.0821-acre site is currently developed with a large parking lot adjacent to Texas Avenue, an existing building which is the former grocery store converted into office and warehouse space, and fenced open space in the rear with some pavement, loading docks and miscellaneous storage type buildings. The site is not vacant, being occupied and used as an office facility, but it does not appear to have an active construction yard with stored materials.

APPLICABLE ZONING REQUIREMENTS AND CONDITIONS: The subject location is currently zoned District "E" (General Business) which purpose is to provide an extensive variety of **enclosed retail and commercial services** to serve the overall needs of the community. Due to the variety and potential intensity of these uses, they should be located along major transportation corridors and appropriately buffered from residential areas. The property adjacent to the front section of the parcel is also zoned District "E" (General Business). The adjacent property to the east and north is zoned District "A" (Single Family Residential). The property across 27th Street N to the west is also zoned District "A" (Single Family Residential). The property across Texas Avenue is zoned District "IBD" (Industrial

Business District). The property does not have any buffering or screening between the residential and commercial uses as required by the current Zoning Ordinance.

GATEWAY OVERLAY DISTRICT: The subject property is also subject to the requirements of Secs 160.065 -160.069 Gateway Overlay District. This district requires 100% masonry construction, that all fences be masonry, that all utilities be underground, a minimum area of 15% landscaping, and other screening requirements. The existing building is of masonry construction and landscaping is limited. No site plan was provided with the application to show compliance with the 15% landscaping requirement of the Gateway Overlay District. The existing fencing is chain-link which does not comply with the Gateway Overlay District.

LAND USE PLAN: The subject property is located in a Revitalization Corridor. The revitalization corridors are characterized by dilapidated structures, fair to poor housing conditions, incompatible mixture of land uses and declining numbers of housing units and small businesses. The designation is linked directly to the Goals 2000 report and strategy for revitalization of Sixth Street and Texas Avenue. Any rezoning should help to reverse the deterioration being experienced along this corridor.

ANALYSIS: The original application requested rezoning from Section 160.035 District "E" (General Business) to Section 160.042 District "F-1" (Outdoor Industrial) which was a downgrade of the zoning district based upon a comparison of the allowable uses in each district. See attached comparison of the allowable uses and of the area and height regulations from the applicable ordinances. Uses allowed in District "E" (General Business) are required to be enclosed, whereas the uses allowed in District "F-1" (Outdoor Industrial) are some of the most incompatible exterior uses identified in the zoning ordinance. The allowable uses in District "F-1" include motor freight terminals, trucking terminals, railway freight terminals, the outdoor storage of sand, gravel, rock or earth, and the outdoor storage of industrial equipment or supplies. The F-1 District (Outdoor Industrial) does NOT require screening along the side and rear lot lines NOR adjacent to any district zoned for residential use. For this reason, the Zoning Commission unanimously recommended rezoning to District F (Light Industrial) which requires any outdoor storage to be screened. The District F (Light Industrial) regulations would allow the uses requested by the Applicant and the Co-applicant tenant, Texas City Terminal Railway.

The Applicants' stated purpose for the rezoning is to allow the applicant owner to lease the subject property to the co-applicant tenant (Texas City Terminal Railway) for the purpose of storing industrial equipment and supplies at the site. The applicants indicate the tenant intends for all storage to be maintained inside the enclosed buildings and acknowledge that any outside storage will require screening. Given these voluntary restrictions, the recommended rezoning to Section 160.041 District "F" (Light Industrial) is a better accommodation for the existing conditions in the neighborhood. District "F" (Light Industrial) allows "any manufacturing, research, wholesale or warehouse operations which do not involve the primary production or storage of wood, metal or chemical products from raw materials, provided that such uses shall be contained within an enclosed building." District "F" also allows the outdoor storage incidental to the primary use; provided that such use shall be completely encompassed by a solid screening wall or fence of at least six feet in height, and, provided that, materials shall be stacked no higher than one foot below the wall or fence.

As shown in the side-by-side comparison attached, the District "F" (Light Industrial) designation would be less incompatible with the adjacent residential uses than the District "F-1" (Outdoor Industrial) uses, because the Light Industrial uses are to be enclosed. This is

consistent with the requirements of the District "E" (General Business) district for most retail and commercial services to be enclosed.

RECOMMENDATION

The Zoning Commission considered the request for zoning change at a special called meeting on March 25, 2025 at which is also held the required public hearing. The Zoning Commission unanimously recommended rezoning the property at 2628 Texas Ave from District E (General Business) to District F (Light Industrial).

Thirty-two (32) letters with Notice of the Public Hearing were sent by certified mail with return receipt requested to adjacent property owners. No written comments were received in response to the mailed notices. Mr. Dennis Irby, 2609 2nd Ave N, Texas City, appeared at the hearing to give comments in opposition to the zoning change. Mr. Irby stated that he is against storing items at this property and that the applicant should consider looking at properties south of Texas Ave. The Zoning Commission then deliberated and voted unanimously (5-0) to recommend approval of the zoning change from District "E" (General Business) to District "F" (Light Industrial).

Staff recommend rezoning the property at 2628 Texas Ave from District E (General Business) to District "F" (Light Industrial), which zone is compliant with the applicant's expressed intent to use the site for enclosed storage within the building and some incidental outside storage. The enclosed nature of the allowable uses of the District "F" (Light Industrial) district is less likely to conflict with the existing residential uses of the adjacent properties.

In addition, due to the change in use, the site will need to be made compatible with the requirements of the Gateway Overlay District regarding the screening fences and landscaping. The Zoning Commission did concur that the applicant must meet the requirements of the Gateway Overlay District.

Fiscal Impact

Attachments

2628 Texas Ave - ZC Staff Report

2628 Texas Ave - Application

2628 Texas Ave - Plat


Zoning Search Tool

Comparison of Uses District E & District F-1

2628 Texas Ave - Legal Description

STAFF REPORT

To: Zoning Commission – Special Called Meeting March 25, 2025

From: Kim Golden, P.E., City Engineer 

Cc: Doug Kneupper, P.E., Consulting Engineer

Date: Request to rezone from District "E" (General Business) to District "F-1" (Outdoor Industrial) for third party storage of industrial equipment and supplies and other uses

Background: Applicant, Donald P. Tarpey on behalf of owner, Hugh Patrick Constructors, Inc, and Co-applicant, Texas City Terminal Railway seeks a rezoning as a condition for the leasing of the subject location to Texas City Terminal Railway for the purpose of outside storage of industrial equipment and supplies and other uses. The site was originally constructed and operated as a grocery store from 1959 to 1979 (Texas Superfoods, Inc.). It has operated as the principal office and yard facility for a construction company since 1980 (Don Tarpey Construction, Tarpey, Inc., and Hugh Patrick Constructors, Inc.).

Requested Action: The co-applicants request a recommendation to the City Commission to approve the rezoning from District "E" (General Business) to District "F-1" (Outdoor Industrial) to facilitate the leasing of the property to the co-applicant, Texas City Terminal Railway. The applicants are not proposing any physical changes to the site.

Existing conditions: The 6.0821-acre site is currently developed with a large parking lot adjacent to Texas Avenue, an existing building which is the former grocery store converted into office and/warehouse space, and fenced open space in the rear with some pavement, loading docks and miscellaneous storage type buildings. The site is not vacant, being occupied and used as an office facility, but it does not appear to have an active construction yard with stored materials.

Existing zoning: The subject location is currently zoned District "E" (General Business) which purpose is to provide an extensive variety of **enclosed retail and commercial** services to serve the overall needs of the community. Due to the variety and potential intensity of these uses, they should be located along major transportation corridors and appropriately buffered from residential areas. The property adjacent to the front section of the parcel is also zoned District "E" (General Business). The adjacent property to the east and north is zoned District "A" (Single Family Residential). The property across 27th Street N to the west is also zoned District "A" (Single Family Residential). The property across Texas Avenue is zoned District "IBD" (Industrial Business District). The property does not have any buffering or screening between the residential and commercial uses as required by current Zoning Ordinance.

GATEWAY OVERLAY DISTRICT: The subject property is also subject to the requirements of Secs 160.065 - 160.069 Gateway Overlay District. This district requires 100% masonry construction, that all fences be masonry, that all utilities be underground, a minimum area of 15% landscaping, and other screening requirements. The existing building is of masonry construction and landscaping is limited. No site plan was provided with the application to show compliance with the 15% landscaping requirement of the Gateway Overlay District. The existing fencing is chain-link which does not comply with the Gateway Overlay District.

LAND USE PLAN: The subject property is located in a Revitalization Corridor. The revitalization corridors are characterized by dilapidated structures, fair to poor housing conditions, incompatible mixture of land uses and declining numbers of housing units and small businesses. The designation is linked directly to the Goals 2000 report and strategy for revitalization of Sixth Street and Texas Avenue. Any rezoning should help to reverse the deterioration being experienced along this corridor.

Existing infrastructure: There is more than sufficient vehicular access from FM 1765/Texas Avenue. Existing water, sewer and drainage are adequate for the site.

Proposed re-zoning: The requested rezoning from Section 160.035 District "E" (General Business) to Section 160.042 District "F-1" (Outdoor Industrial) is a downgrade of the zoning district based upon a comparison of the allowable uses in each district. See attached comparison of the allowable uses and of the area and height regulations from the applicable ordinances. Uses allowed in District "E" (General Business) are required to be enclosed, whereas the uses allowed in District "F-1" (Outdoor Industrial) are some of the most incompatible exterior uses identified in the zoning ordinance. The allowable uses in District "F-1" include motor freight terminals, trucking terminals, railway freight terminals, the outdoor storage of sand, gravel, rock or earth, and the outdoor storage of industrial equipment or supplies. The district does require screening alongside and rear lot lines adjacent to any district zoned for residential use.

Analysis: The purpose of the rezoning is to allow the applicant owner to lease the subject property to the co-applicant tenant (Texas City Terminal Railway) for the purpose of storing industrial equipment and supplies at the site. The applicants indicate the tenant intends for all storage to be maintained inside the enclosed buildings and acknowledge that any outside storage will require screening.

Given these voluntary restrictions, a better zoning designation would be Section 160.041 District "F" (Light Industrial). District "F" (Light Industrial) allows "any manufacturing, research, wholesale or warehouse operations which do not involve the primary production or storage of wood, metal or chemical products from raw materials, provided that such uses shall be **contained within an enclosed building.**" District "F" also allows the outdoor storage incidental to the primary use; provided that such use shall be completely encompassed by a solid screening wall or fence of at least six feet in height, and, provided that, materials shall be stacked no higher

than one foot below the wall or fence. As shown in the side-by-side comparison attached, the District "F" (Light Industrial) designation would be less incompatible with the adjacent residential uses than the District "F-1" (Outdoor Industrial) uses, because the Light Industrial uses are to be enclosed. This is consistent with the requirements of the District "E" (General Business) district for most retail and commercial services to be enclosed.

Recommendation: Staff do not recommend rezoning to District "F-1" (Outdoor Industrial) due to incompatibility of the allowable uses with the adjacent residential uses. Rather, staff **recommend rezoning to District "F" (Light Industrial)** which zone is compliant with the applicant's expressed intent to use the site for enclosed storage within the building and some incidental outside storage. The enclosed nature of the allowable uses of the District "F" (Light Industrial) district are less likely to conflict with the existing residential uses of the adjacent properties.

In any event, due to the change in use, the site will need to be made compatible with the requirements of the Gateway Overlay District regarding the screening fences and landscaping.

HUGH PATRICK

CONSTRUCTORS, INC.

P. O. BOX 1757
TEXAS CITY, TEXAS 77592-1757

2628 TEXAS AVENUE

TELEPHONE: (409) 948-2949
FAX: (409) 948-2282

October 15, 2024

Applicant's Statement

The purpose of this zoning change request is to better match the current use with the right zoning district. I have been trying to sell this property and have it listed on and off the market for 20 years. A zoning change to match its current use will make the property more marketable.

This property does not have any restrictive covenants of record in Galveston County

Property History of 2628 Texas Avenue, Texas City

1959 to 1979 – Texas Superfoods Inc. operating as a grocery store.

1980 to Present – Don Tarpey Construction, Tarpey Inc., and Hugh Patrick Constructors Inc.

Property operations for the past 44 years:

3rd Party Storage of Industrial Equipment and Supplies

Industrial Construction

Industrial Pipe and Fabrication Operations

Prefabrication of Industrial Precast Concrete Structures

Industrial Materials Storage

Municipal Utilities Material Storage

Heavy Equipment/Tractor Trailer Storage

Industrial Roll-Off Container, Terminal, Repair and Storage

Soils and Aggregate Storage

Your consideration will be appreciated.

Sincerely,

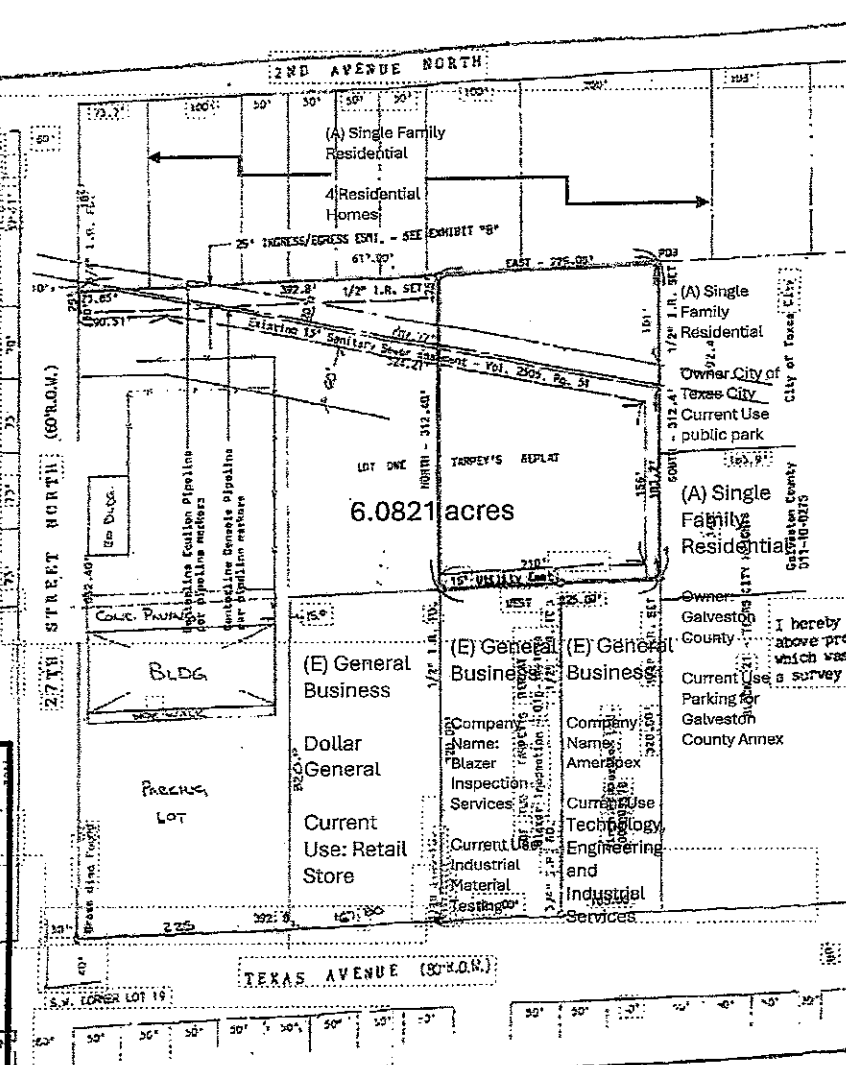

Patrick D. Tarpey

A tract of land out of Lot One (1) of TARPEY'S REPLAT of Lot 20 and part of Lot 19 of Texas City Heights Subdivision as shown in Galveston County, Texas, according to the map of plat thereof recorded in Volume 18, Page 1224 in the office of the County Clerk of Galveston County, Texas, and being more particularly described by and bounds on the attached Exhibit "A".

Note: Property subject to pipeline R.O.U. easements per Vol. 581, Pg. 52, Vol. 558, Pg. 582 & Vol. 467, Pg. 412.

Subject property DOES NOT lie within the 100 year flood plain; Property lies in Zone B according to Map No. 485514 0055 C.

"Zoning Exhibit"
6.0821 Acres
 Texas City, Galveston County Texas
 Current Zoning (E) General Business
 Proposed Zoning (F-1) Outdoor Industrial
 To Accompany Zoning Change Request for
 Don Tarpey
 2628 Texas Ave
 Texas City TX 77590
 (409)948-2949



Minimum Lot Size .212 acres
 Average Lot Size (excluding subject) .635 acres

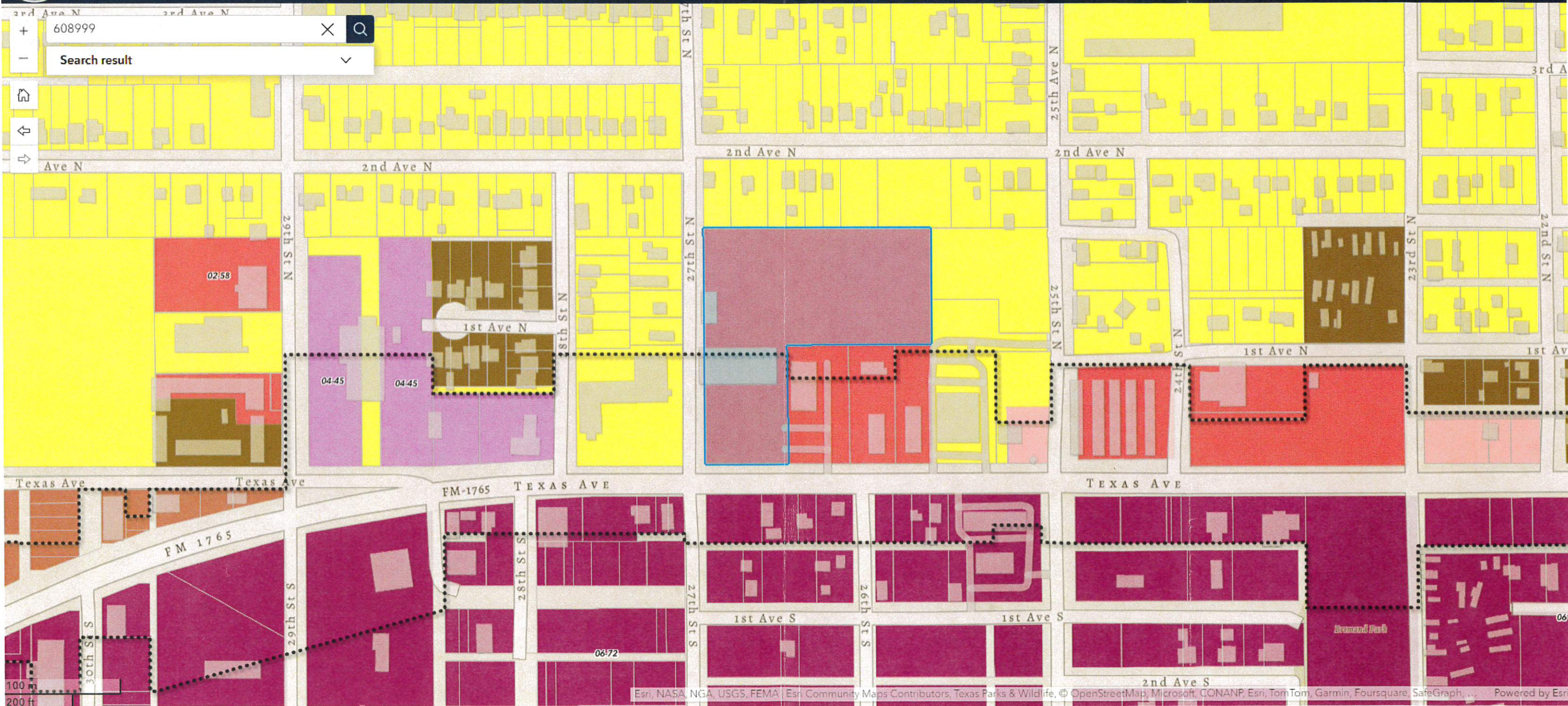
I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from a survey made on the ground on August 7, 2006.

STATE OF TEXAS
 REGISTERED L.S.
 ROBERT L. DERRICK
 2753
 PROFESSIONAL
 LAND SURVEYOR
 Robert L. Derrick

Job No. 7886-2



Zoning Search Tool | City of Texas City, Texas



Comparison of uses – District E (General Business) to District F-1 (Outdoor Industrial)

	160.035 District E – General Business	160.042 District F-1 – Outdoor Industrial	160.041 District F – Light Industrial
Purpose	District E is intended to provide for an extensive variety of enclosed retail and commercial services to serve the overall needs of the community. Due to the variety and potential intensity of these uses, they should be located along major transportation corridors and be appropriately buffered from residential areas.	District F-1 is intended to provide for light industrial uses which are predominately operated outdoors . Because of the potential visual and noise impacts of the uses permitted in this district, additional buffering may be required for protection of adjacent areas.	District F is intended to provide for light manufacturing, wholesale and warehousing operations in an enclosed area . These uses are not of the variety to emit excessive noise, vibration, smoke or odor .
Principal Uses	<p>(1) Any use permitted in the O-P (Office-Professional), D (Neighborhood Service) or D-1 (Limited Service) Districts subject to the regulations of District E;</p> <p>(2) Automobile repair garages; provided that, the storage of inoperable or wrecked vehicles shall not be permitted outside of the business building unless the vehicles are completely encompassed by a solid screening fence or wall at least six feet high;</p> <p>(3) Automobile, motorcycle and light load truck sales and leasing, new or used;</p> <p>(4) Hospitals;</p> <p>(5) Ambulance services;</p> <p>(6) Motion picture theatres within an enclosed building;</p> <p>(7) Spa, health studio or fitness centers;</p> <p>(8) Coin-operated amusement machine arcades;</p> <p>(9) Bowling alley and skating rinks;</p> <p>(10) Establishments where alcoholic beverages are sold or consumed on premises (see restrictions below), except sexually oriented businesses: taverns, night clubs, dance halls and ice houses or any similar uses where alcoholic beverages are consumed on the premises and where at least 50% of the business use is attributable to the sale of alcoholic beverages shall</p>	<p>(1) Any use permitted in the F (Light Industrial) District subject to the regulations of District F-1;</p> <p>(2) Motor freight terminals;</p> <p>(3) Trucking terminals;</p> <p>(4) Railway freight terminals;</p> <p>(5) Outdoor storage of sand, gravel, rock or earth;</p> <p>(6) Outdoor storage of industrial equipment or supplies; and</p> <p>(7) Sales, rental and storage of heavy load vehicles, tractor trailers, cranes, bulldozers or similar equipment.</p>	<p>(1) Any use permitted in the E-4 (Commercial Warehouse) District subject to the regulations of District F;</p> <p>(2) Any manufacturing, research, wholesale or warehouse operations which do not involve the primary production or storage of wood, metal or chemical products from raw materials; provided that, such uses shall be contained within an enclosed building;</p> <p>(3) Testing laboratories; and</p> <p>(4) Railroad facilities required to serve the district.</p>

	<p>not be less than 300 feet from any property zoned District A, A-1, A-2 or B-1. Distance shall be measured from the nearest public door of the facility to the property line of the property zoned District A, A-1, A-2 or B-1;</p> <p>(11) Car washes, self-service, full-service or automated; and</p> <p>(12) Any retail sales, commercial business or service not included in the O-P, D or D-1 Zoning Districts; provided that, all such uses shall be completely within an enclosed building and are not noxious or offensive by reason of the emission of odor, dust, gas fumes, noise or vibration, and provided that no warehousing or manufacturing, or treatment of products or equipment, shall be permitted, except such as is clearly incidental to the conduct of a permitted use and provided that the use is not prohibited by any other section of this chapter or by any other ordinances of the city.</p>		
Accessory Uses	<p>(1) Paved automobile parking lots incidental to the principal use;</p> <p>(2) Other uses which are subordinate to and incidental to the principal uses; and</p> <p>(3) Signs advertising services provided on the same premises.</p>	<p>(1) Paved automobile parking lots incidental to the principal use;</p> <p>(2) Other uses which are subordinate to and incidental to the principal uses;</p> <p>(3) Signs advertising services provided on the same premises; and</p> <p>(4) Office space used in conjunction with a principal use.</p>	<p>(1) Paved automobile parking lots incidental to the principal use;</p> <p>(2) Other uses which are subordinate to and incidental to the principal uses;</p> <p>(3) Signs advertising services provided on the same premises;</p> <p>(4) Office space used in conjunction with a principal use; and</p> <p>(5) Outdoor storage incidental to the primary use; provided that, such storage shall be completely encompassed by a solid screening wall or fence of at least six feet in height; and, provided that, materials shall be stacked no higher than one foot below the wall or fence.</p>

Screening	Per 160.084 along side and rear lot lines adjacent to any district zoned for residential use	Per 160.084 along side and rear lot lines adjacent to any district zoned for residential use	Per § 160.084 along side and rear lot lines adjacent to any district zoned for residential uses.

Comparison of Area and Height regulations

	District E – General Business	District F-1 – Outdoor industrial	District F – Light Industrial
Maximum Height	75ft	50ft	
Max Lot Coverage – all	95%	95%	
Max Lot Coverage – structures	50%	95%	70%
Max Distance btwn structures	12ft	30ft	30ft
Min front yard	25ft	30ft	30ft
Min lot area	None	20,000 sq ft	15,000 sq ft
Min lot depth	None	150ft	150ft
Min lot width	None	80ft	80ft
Min rear yard	None	30ft	30ft
If adjacent to residential	15ft		
Min side yard	None	None	None
If adjacent to residential	10ft	30ft	30ft
If adjacent to street	25ft	30ft	30ft

2628 Texas Avenue Legal Description

2628 Texas Avenue, Texas City, Texas 77590

DG SUB (2015) ABST 142, Lot 1-A, Acres 6.0821

LEGAL Description

Part of Lots 19 and 20, in TEXAS CITY HEIGHTS SUBDIVISION in Galveston County, Texas, according to the map and plat thereof recorded in Volume 136, Page 2. In the Office of the County Clerk of Galveston County, Texas and being more particularly described by meters and bounds as follows:

BEGINNING at a Brass disc rod found in concrete at the point of intersection of the North right-of-way line of Texas Avenue and the East right-of-way on 27th Street North, said point being 40.0 feet North and 30.0 feet East of the Original Southwest corner of said Lot 19.

THENCE North along the East right-of-way line of said 27th Street, being parallel to with the 30.0 feet perpendicular to East of the West line of said Lot 19, a distance of 632.40 feet to a $\frac{3}{4}$ iron rod found for corner of said Lot 19.

THENCE East along the North line of said Lots 19 and 20 at 293.90 feet pass the common line between said Lots 19 and 20, in all a distance of 616.80 feet to a 1 inch iron pipe found at the Northeast corner of said Lot 20.

THENCE South along the East line of said Lot 20, a distance of 312.40 feet to a $\frac{1}{2}$ inch rod set found for corner.

THENCE West parallel with the North line of said Lot 20, a distance of 392.08 feet to an iron rod found for corner.

THENCE South parallel with the East line of said Lot 320.00 feet to a $\frac{3}{4}$ iron pipe found for corner of the North line of said Texas Avenue.

THENCE West along the North of said Texas Avenue at a distance of 223.90 feet to the POINT OF BEGINNING, containing more or less than 6.08 acres of land.

CITY COMMISSION REGULAR MTG

(7) (a)

Meeting Date: 05/07/2025

Consider and take action on Preliminary Zoning Approval of Zoning Change Request from Hugh Patrick Constructors, Inc. to rezone 6.0821 acres at 2628 Texas Ave from District "E" (General Business) to District "F" (Light Industrial) for third-party storage of industrial equipment, materials and supplies and other uses.

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Consider and take action on Preliminary Zoning Approval of the Zoning Change Request from Hugh Patrick Constructors, Inc. to rezone 6.0821 acres from District "E" (General Business) to District "F" (Light Industrial) for third-party storage of industrial equipment, materials and supplies and other uses. The property is located at 2628 Texas Avenue, north of Texas Ave and east of 27th Street North.

BACKGROUND (Brief Summary)

Applicant, Donald P. Tarpey on behalf of owner, Hugh Patrick Constructors, Inc., and Co-applicant, Texas City Terminal Railway seeks a rezoning 6.0821 acres at 2628 Texas Ave from District E (General Business) to District F (Light Industrial) as a condition for the leasing of the subject location to Texas City Terminal Railway for the purpose of outside storage of industrial equipment, materials and supplies and other uses. The site was originally constructed and operated as a grocery store from 1959 to 1979 (Texas Superfoods, Inc.). It has operated as the principal office and yard facility for a construction company since 1980 (Don Tarpey Construction, Tarpey, Inc., and Hugh Patrick Constructors, Inc.).

EXISTING CONDITION: The 6.0821-acre site is currently developed with a large parking lot adjacent to Texas Avenue, an existing building which is the former grocery store converted into office and warehouse space, and fenced open space in the rear with some pavement, loading docks and miscellaneous storage type buildings. The site is not vacant, being occupied and used as an office facility, but it does not appear to have an active construction yard with stored materials.

APPLICABLE ZONING REQUIREMENTS AND CONDITIONS: The subject location is currently zoned District "E" (General Business) which purpose is to provide an extensive variety of **enclosed retail and commercial** services to serve the overall needs of the community. Due to the variety and potential intensity of these uses, they should be located along major transportation corridors and appropriately buffered from residential areas. The property adjacent to the front section of the parcel is also zoned District "E" (General Business). The adjacent property to the east and north is zoned District "A" (Single Family Residential). The property across 27th Street N to the west is also zoned District "A" (Single Family Residential). The property across Texas Avenue is zoned District "IBD" (Industrial Business District). The property does not have any buffering or screening between the residential and commercial uses as required by the current Zoning Ordinance.

GATEWAY OVERLAY DISTRICT: The subject property is also subject to the requirements of Secs 160.065 -160.069 Gateway Overlay District. This district requires 100% masonry construction, that all fences be masonry, that all utilities be underground, a minimum area of 15% landscaping, and other screening requirements. The existing building is of masonry construction and landscaping is limited. No site plan was provided with the application to show compliance with the 15% landscaping requirement of the Gateway Overlay District. The

existing fencing is chain-link which does not comply with the Gateway Overlay District.

LAND USE PLAN: The subject property is located in a Revitalization Corridor. The revitalization corridors are characterized by dilapidated structures, fair to poor housing conditions, incompatible mixture of land uses and declining numbers of housing units and small businesses. The designation is linked directly to the Goals 2000 report and strategy for revitalization of Sixth Street and Texas Avenue. Any rezoning should help to reverse the deterioration being experienced along this corridor.

ANALYSIS: The original application requested rezoning from Section 160.035 District "E" (General Business) to Section 160.042 District "F-1" (Outdoor Industrial) which was a downgrade of the zoning district based upon a comparison of the allowable uses in each district. See attached comparison of the allowable uses and of the area and height regulations from the applicable ordinances. Uses allowed in District "E" (General Business) are required to be enclosed, whereas the uses allowed in District "F-1" (Outdoor Industrial) are some of the most incompatible exterior uses identified in the zoning ordinance. The allowable uses in District "F-1" include motor freight terminals, trucking terminals, railway freight terminals, the outdoor storage of sand, gravel, rock or earth, and the outdoor storage of industrial equipment or supplies. The F-1 District (Outdoor Industrial) does NOT require screening along side and rear lot lines NOR adjacent to any district zoned for residential use. For this reason, the Zoning Commission unanimously recommended rezoning to District F (Light Industrial) which requires any outdoor storage to be screened. The District F (Light Industrial) regulations would allow the uses requested by the Applicant and the Co-applicant tenant, Texas City Terminal Railway.

The Applicants' stated purpose for the rezoning is to allow the applicant owner to lease the subject property to the co-applicant tenant (Texas City Terminal Railway) for the purpose of storing industrial equipment and supplies at the site. The applicants indicate the tenant intends for all storage to be maintained inside the enclosed buildings and acknowledge that any outside storage will require screening.

Given these voluntary restrictions, the recommended rezoning to Section 160.041 District "F" (Light Industrial) is a better accommodation for the existing conditions in the neighborhood. District "F" (Light Industrial) allows "any manufacturing, research, wholesale or warehouse operations which do not involve the primary production or storage of wood, metal or chemical products from raw materials, provided that such uses shall be **contained within an enclosed building.**" District "F" also allows the outdoor storage incidental to the primary use; **provided that such use shall be completely encompassed by a solid screening wall or fence of at least six feet in height, and, provided that, materials shall be stacked no higher than one foot below the wall or fence.**

As shown in the side-by-side comparison attached, the District "F" (Light Industrial) designation would be less incompatible with the adjacent residential uses than the District "F-1" (Outdoor Industrial) uses, because the Light Industrial uses are to be enclosed. This is consistent with the requirements of the District "E" (General Business) district for most retail and commercial services to be enclosed.

RECOMMENDATION

The Zoning Commission considered the request for zoning change at a special called meeting on March 25, 2025 at which is also held the required public hearing. The Zoning Commission unanimously recommended rezoning the property at 2628 Texas Ave from District E (General Business) to District F (Light Industrial).

Thirty-two (32) letters with Notice of the Public Hearing were sent by certified mail with return receipt requested to adjacent property owners. No written comments were received in response to the mailed notices. Mr. Dennis Irby, 2609 2nd Ave N, Texas City, appeared at the hearing to give comments in opposition to the zoning change. Mr. Irby stated that he is against storing items at this property and that the applicant should consider looking at properties south of Texas Ave. The Zoning Commission then deliberated and voted unanimously (5-0) to recommend approval of the zoning change from District "E" (General Business) to District "F" (Light Industrial).

Staff recommend rezoning the 6.0821 acres at 2628 Texas Ave from District E (General Business) to District "F" (Light Industrial), which zone is compliant with the applicant's expressed intent to use the site for enclosed storage within the building and some incidental outside storage. The enclosed nature of the allowable uses of the District "F" (Light Industrial) district is less likely to conflict with the existing residential uses of the adjacent properties.

In addition, due to the change in use, the site will need to be made compliant with the requirements of the Gateway Overlay District regarding the screening fences and landscaping. The Zoning Commission did concur that the applicant must meet the requirements of the Gateway Overlay District.

Fiscal Impact

Attachments

2628 Texas Ave - ZC Staff Report

2628 Texas Ave - Application

2628 Texas Ave - Plat


Zoning Search Tool

Comparison of Uses District E & District F-1

2628 Texas Ave - Legal Description

STAFF REPORT

To: Zoning Commission – Special Called Meeting March 25, 2025

From: Kim Golden, P.E., City Engineer 

Cc: Doug Kneupper, P.E., Consulting Engineer

Date: Request to rezone from District "E" (General Business) to District "F-1" (Outdoor Industrial) for third party storage of industrial equipment and supplies and other uses

Background: Applicant, Donald P. Tarpey on behalf of owner, Hugh Patrick Constructors, Inc, and Co-applicant, Texas City Terminal Railway seeks a rezoning as a condition for the leasing of the subject location to Texas City Terminal Railway for the purpose of outside storage of industrial equipment and supplies and other uses. The site was originally constructed and operated as a grocery store from 1959 to 1979 (Texas Superfoods, Inc.). It has operated as the principal office and yard facility for a construction company since 1980 (Don Tarpey Construction, Tarpey, Inc., and Hugh Patrick Constructors, Inc.).

Requested Action: The co-applicants request a recommendation to the City Commission to approve the rezoning from District "E" (General Business) to District "F-1" (Outdoor Industrial) to facilitate the leasing of the property to the co-applicant, Texas City Terminal Railway. The applicants are not proposing any physical changes to the site.

Existing conditions: The 6.0821-acre site is currently developed with a large parking lot adjacent to Texas Avenue, an existing building which is the former grocery store converted into office and/warehouse space, and fenced open space in the rear with some pavement, loading docks and miscellaneous storage type buildings. The site is not vacant, being occupied and used as an office facility, but it does not appear to have an active construction yard with stored materials.

Existing zoning: The subject location is currently zoned District "E" (General Business) which purpose is to provide an extensive variety of **enclosed retail and commercial** services to serve the overall needs of the community. Due to the variety and potential intensity of these uses, they should be located along major transportation corridors and appropriately buffered from residential areas. The property adjacent to the front section of the parcel is also zoned District "E" (General Business). The adjacent property to the east and north is zoned District "A" (Single Family Residential). The property across 27th Street N to the west is also zoned District "A" (Single Family Residential). The property across Texas Avenue is zoned District "IBD" (Industrial Business District). The property does not have any buffering or screening between the residential and commercial uses as required by current Zoning Ordinance.

GATEWAY OVERLAY DISTRICT: The subject property is also subject to the requirements of Secs 160.065 - 160.069 Gateway Overlay District. This district requires 100% masonry construction, that all fences be masonry, that all utilities be underground, a minimum area of 15% landscaping, and other screening requirements. The existing building is of masonry construction and landscaping is limited. No site plan was provided with the application to show compliance with the 15% landscaping requirement of the Gateway Overlay District. The existing fencing is chain-link which does not comply with the Gateway Overlay District.

LAND USE PLAN: The subject property is located in a Revitalization Corridor. The revitalization corridors are characterized by dilapidated structures, fair to poor housing conditions, incompatible mixture of land uses and declining numbers of housing units and small businesses. The designation is linked directly to the Goals 2000 report and strategy for revitalization of Sixth Street and Texas Avenue. Any rezoning should help to reverse the deterioration being experienced along this corridor.

Existing infrastructure: There is more than sufficient vehicular access from FM 1765/Texas Avenue. Existing water, sewer and drainage are adequate for the site.

Proposed re-zoning: The requested rezoning from Section 160.035 District "E" (General Business) to Section 160.042 District "F-1" (Outdoor Industrial) is a downgrade of the zoning district based upon a comparison of the allowable uses in each district. See attached comparison of the allowable uses and of the area and height regulations from the applicable ordinances. Uses allowed in District "E" (General Business) are required to be enclosed, whereas the uses allowed in District "F-1" (Outdoor Industrial) are some of the most incompatible exterior uses identified in the zoning ordinance. The allowable uses in District "F-1" include motor freight terminals, trucking terminals, railway freight terminals, the outdoor storage of sand, gravel, rock or earth, and the outdoor storage of industrial equipment or supplies. The district does require screening alongside and rear lot lines adjacent to any district zoned for residential use.

Analysis: The purpose of the rezoning is to allow the applicant owner to lease the subject property to the co-applicant tenant (Texas City Terminal Railway) for the purpose of storing industrial equipment and supplies at the site. The applicants indicate the tenant intends for all storage to be maintained inside the enclosed buildings and acknowledge that any outside storage will require screening.

Given these voluntary restrictions, a better zoning designation would be Section 160.041 District "F" (Light Industrial). District "F" (Light Industrial) allows "any manufacturing, research, wholesale or warehouse operations which do not involve the primary production or storage of wood, metal or chemical products from raw materials, provided that such uses shall be **contained within an enclosed building.**" District "F" also allows the outdoor storage incidental to the primary use; provided that such use shall be completely encompassed by a solid screening wall or fence of at least six feet in height, and, provided that, materials shall be stacked no higher

than one foot below the wall or fence. As shown in the side-by-side comparison attached, the District "F" (Light Industrial) designation would be less incompatible with the adjacent residential uses than the District "F-1" (Outdoor Industrial) uses, because the Light Industrial uses are to be enclosed. This is consistent with the requirements of the District "E" (General Business) district for most retail and commercial services to be enclosed.

Recommendation: Staff do not recommend rezoning to District "F-1" (Outdoor Industrial) due to incompatibility of the allowable uses with the adjacent residential uses. Rather, staff **recommend rezoning to District "F" (Light Industrial)** which zone is compliant with the applicant's expressed intent to use the site for enclosed storage within the building and some incidental outside storage. The enclosed nature of the allowable uses of the District "F" (Light Industrial) district are less likely to conflict with the existing residential uses of the adjacent properties.

In any event, due to the change in use, the site will need to be made compatible with the requirements of the Gateway Overlay District regarding the screening fences and landscaping.

HUGH PATRICK

CONSTRUCTORS, INC.

P. O. BOX 1757
TEXAS CITY, TEXAS 77592-1757

2628 TEXAS AVENUE

TELEPHONE: (409) 948-2949
FAX: (409) 948-2282

October 15, 2024

Applicant's Statement

The purpose of this zoning change request is to better match the current use with the right zoning district. I have been trying to sell this property and have it listed on and off the market for 20 years. A zoning change to match its current use will make the property more marketable.

This property does not have any restrictive covenants of record in Galveston County

Property History of 2628 Texas Avenue, Texas City

1959 to 1979 – Texas Superfoods Inc. operating as a grocery store.

1980 to Present – Don Tarpey Construction, Tarpey Inc., and Hugh Patrick Constructors Inc.

Property operations for the past 44 years:

3rd Party Storage of Industrial Equipment and Supplies

Industrial Construction

Industrial Pipe and Fabrication Operations

Prefabrication of Industrial Precast Concrete Structures

Industrial Materials Storage

Municipal Utilities Material Storage

Heavy Equipment/Tractor Trailer Storage

Industrial Roll-Off Container, Terminal, Repair and Storage

Soils and Aggregate Storage

Your consideration will be appreciated.

Sincerely,

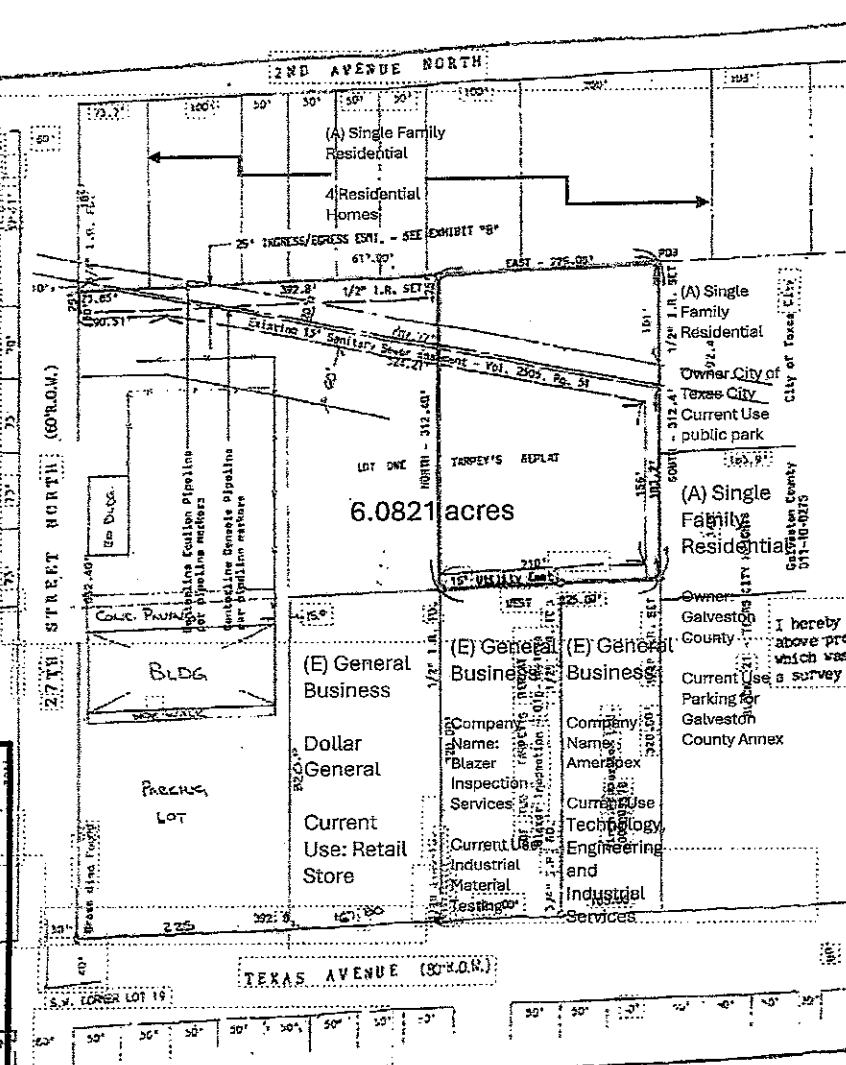

Patrick D. Tarpey

A tract of land out of Lot One (1) of TARPEY'S REPLAT of Lot 20 and part of Lot 19 of Texas City Heights Subdivision as shown in Galveston County, Texas, according to the map of plat thereof recorded in Volume 18, Page 1224 in the office of the County Clerk of Galveston County, Texas, and being more particularly described by and bounds on the attached Exhibit "A".

Note: Property subject to pipeline R.O.U. easements per Vol. 581, Pg. 52, Vol. 558, Pg. 582 & Vol. 467, Pg. 412.

Subject property DOES NOT lie within the 100 year flood plain; Property lies in Zone B according to Map No. 485514 0055 C.

"Zoning Exhibit"
6.0821 Acres
 Texas City, Galveston County Texas
 Current Zoning (E) General Business
 Proposed Zoning (F-1) Outdoor Industrial
 To Accompany Zoning Change Request for
 Don Tarpey
 2628 Texas Ave
 Texas City TX 77590
 (409)948-2949



Minimum Lot Size .212 acres
 Average Lot Size (excluding subject) .635 acres

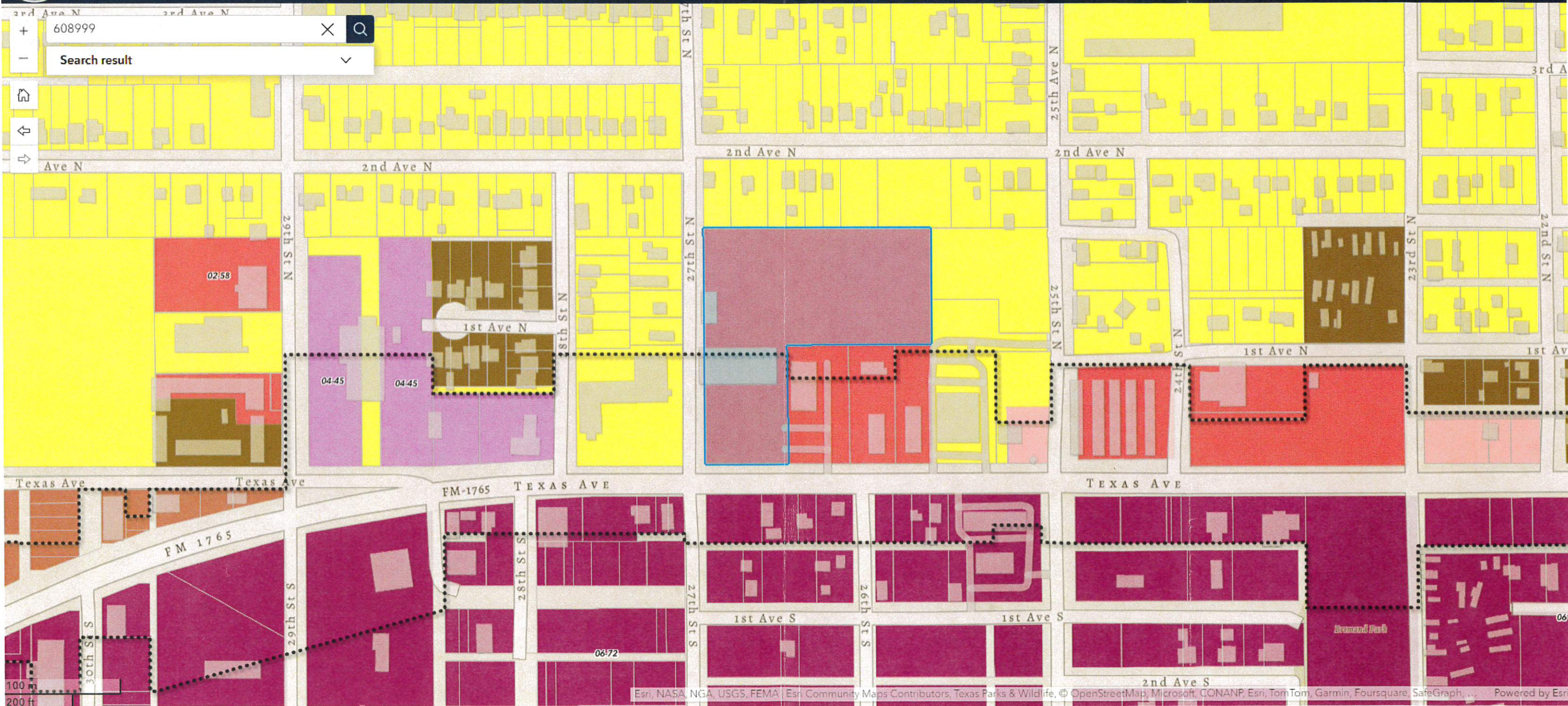
I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from a survey made on the ground on August 7, 2006.

STATE OF TEXAS
 REGISTERED L.S.
 ROBERT L. DERRICK
 2753
 PROFESSIONAL
 LAND SURVEYOR
 Robert L. Derrick

Job No. 7886-2



Zoning Search Tool | City of Texas City, Texas



Comparison of uses – District E (General Business) to District F-1 (Outdoor Industrial)

	160.035 District E – General Business	160.042 District F-1 – Outdoor Industrial	160.041 District F – Light Industrial
Purpose	District E is intended to provide for an extensive variety of enclosed retail and commercial services to serve the overall needs of the community. Due to the variety and potential intensity of these uses, they should be located along major transportation corridors and be appropriately buffered from residential areas.	District F-1 is intended to provide for light industrial uses which are predominately operated outdoors . Because of the potential visual and noise impacts of the uses permitted in this district, additional buffering may be required for protection of adjacent areas.	District F is intended to provide for light manufacturing, wholesale and warehousing operations in an enclosed area . These uses are not of the variety to emit excessive noise, vibration, smoke or odor .
Principal Uses	<p>(1) Any use permitted in the O-P (Office-Professional), D (Neighborhood Service) or D-1 (Limited Service) Districts subject to the regulations of District E;</p> <p>(2) Automobile repair garages; provided that, the storage of inoperable or wrecked vehicles shall not be permitted outside of the business building unless the vehicles are completely encompassed by a solid screening fence or wall at least six feet high;</p> <p>(3) Automobile, motorcycle and light load truck sales and leasing, new or used;</p> <p>(4) Hospitals;</p> <p>(5) Ambulance services;</p> <p>(6) Motion picture theatres within an enclosed building;</p> <p>(7) Spa, health studio or fitness centers;</p> <p>(8) Coin-operated amusement machine arcades;</p> <p>(9) Bowling alley and skating rinks;</p> <p>(10) Establishments where alcoholic beverages are sold or consumed on premises (see restrictions below), except sexually oriented businesses: taverns, night clubs, dance halls and ice houses or any similar uses where alcoholic beverages are consumed on the premises and where at least 50% of the business use is attributable to the sale of alcoholic beverages shall</p>	<p>(1) Any use permitted in the F (Light Industrial) District subject to the regulations of District F-1;</p> <p>(2) Motor freight terminals;</p> <p>(3) Trucking terminals;</p> <p>(4) Railway freight terminals;</p> <p>(5) Outdoor storage of sand, gravel, rock or earth;</p> <p>(6) Outdoor storage of industrial equipment or supplies; and</p> <p>(7) Sales, rental and storage of heavy load vehicles, tractor trailers, cranes, bulldozers or similar equipment.</p>	<p>(1) Any use permitted in the E-4 (Commercial Warehouse) District subject to the regulations of District F;</p> <p>(2) Any manufacturing, research, wholesale or warehouse operations which do not involve the primary production or storage of wood, metal or chemical products from raw materials; provided that, such uses shall be contained within an enclosed building;</p> <p>(3) Testing laboratories; and</p> <p>(4) Railroad facilities required to serve the district.</p>

	<p>not be less than 300 feet from any property zoned District A, A-1, A-2 or B-1. Distance shall be measured from the nearest public door of the facility to the property line of the property zoned District A, A-1, A-2 or B-1;</p> <p>(11) Car washes, self-service, full-service or automated; and</p> <p>(12) Any retail sales, commercial business or service not included in the O-P, D or D-1 Zoning Districts; provided that, all such uses shall be completely within an enclosed building and are not noxious or offensive by reason of the emission of odor, dust, gas fumes, noise or vibration, and provided that no warehousing or manufacturing, or treatment of products or equipment, shall be permitted, except such as is clearly incidental to the conduct of a permitted use and provided that the use is not prohibited by any other section of this chapter or by any other ordinances of the city.</p>		
Accessory Uses	<p>(1) Paved automobile parking lots incidental to the principal use;</p> <p>(2) Other uses which are subordinate to and incidental to the principal uses; and</p> <p>(3) Signs advertising services provided on the same premises.</p>	<p>(1) Paved automobile parking lots incidental to the principal use;</p> <p>(2) Other uses which are subordinate to and incidental to the principal uses;</p> <p>(3) Signs advertising services provided on the same premises; and</p> <p>(4) Office space used in conjunction with a principal use.</p>	<p>(1) Paved automobile parking lots incidental to the principal use;</p> <p>(2) Other uses which are subordinate to and incidental to the principal uses;</p> <p>(3) Signs advertising services provided on the same premises;</p> <p>(4) Office space used in conjunction with a principal use; and</p> <p>(5) Outdoor storage incidental to the primary use; provided that, such storage shall be completely encompassed by a solid screening wall or fence of at least six feet in height; and, provided that, materials shall be stacked no higher than one foot below the wall or fence.</p>

Screening	Per 160.084 along side and rear lot lines adjacent to any district zoned for residential use	Per 160.084 along side and rear lot lines adjacent to any district zoned for residential use	Per § 160.084 along side and rear lot lines adjacent to any district zoned for residential uses.

Comparison of Area and Height regulations

	District E – General Business	District F-1 – Outdoor industrial	District F – Light Industrial
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Min lot width	None	80ft	80ft
Min rear yard	None	30ft	30ft
If adjacent to residential	15ft		
Min side yard	None	None	None
If adjacent to residential	10ft	30ft	30ft
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2628 Texas Avenue, Texas City, Texas 77590

DG SUB (2015) ABST 142, Lot 1-A, Acres 6.0821

LEGAL Description

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BEGINNING at a Brass disc rod found in concrete at the point of intersection of the North right-of-way line of Texas Avenue and the East right-of-way on 27th Street North, said point being 40.0 feet North and 30.0 feet East of the Original Southwest corner of said Lot 19.

THENCE North along the East right-of-way line of said 27th Street, being parallel to with the 30.0 feet perpendicular to East of the West line of said Lot 19, a distance of 632.40 feet to a $\frac{3}{4}$ iron rod found for corner of said Lot 19.

THENCE East along the North line of said Lots 19 and 20 at 293.90 feet pass the common line between said Lots 19 and 20, in all a distance of 616.80 feet to a 1 inch iron pipe found at the Northeast corner of said Lot 20.

THENCE South along the East line of said Lot 20, a distance of 312.40 feet to a $\frac{1}{2}$ inch rod set found for corner.

THENCE West parallel with the North line of said Lot 20, a distance of 392.08 feet to an iron rod found for corner.

THENCE South parallel with the East line of said Lot 320.00 feet to a $\frac{3}{4}$ iron pipe found for corner of the North line of said Texas Avenue.

THENCE West along the North of said Texas Avenue at a distance of 223.90 feet to the POINT OF BEGINNING, containing more or less than 6.08 acres of land.

CITY COMMISSION REGULAR MTG

(9) (a)

Meeting Date: 05/07/2025

Submitted By: Renee Edgar, City Secretary

Department: City Secretary

Information

ACTION REQUEST

Approve City Commission Minutes for the April 16, 2025 meeting. (City Secretary)

BACKGROUND (Brief Summary)

RECOMMENDATION

Fiscal Impact

Attachments

April 16, 2025 Minutes

REGULAR CALLED CITY COMMISSION MEETING

MINUTES

WEDNESDAY, APRIL 16, 2025 – 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM – CITY HALL

A Regular Called Meeting of the City Commission was held on Wednesday, APRIL 16, 2025, 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 5:00 p.m. by Mayor Dedrick D. Johnson.

1. ROLL CALL

Present: Dedrick D. Johnson, Mayor
Thelma Bowie, Commissioner At-Large, Mayor Pro Tem
Abel Garza, Jr. , Commissioner At-Large
DeAndre' Knoxson, Commissioner District 1
Keith Love, Commissioner District 2
Chris Sharp, Commissioner District 3
Jami Clark, Commissioner District 4

2. INVOCATION

Led by Terry Melancon, Pastor of Come and See Friends Church.

3. PLEDGE OF ALLEGIANCE

Led by DeAndre' Knoxson, Commissioner District 1.

4. PROCLAMATIONS AND PRESENTATIONS

Chris Sharp, Commissioner District 3, came into the meeting at 5:04 p.m.

a. Proclaiming April 2025 as Sexual Assault Awareness Month

Dedrick D. Johnson, Mayor, presented the Sexual Assault Awareness Month Proclamation to Jessie Rhoads, Community Outreach Specialist for RCC.

b. Proclaiming April 2025 as Records and Information Management Month.

Dedrick D. Johnson, Mayor, presented the Records and Information Management Month Proclamation to Renee Edgar, Records Manager.

c. Service Awards

Michael Kelemen	Police	04/18/2015	10 years
Nickolaus Flanagan	Public Works	04/06/2015	10 years
Jose Ramos	Bayou Golf	04/11/2005	20 years

5. REPORTS

a. Community Development Annual Report

Titilayo Smith, Community Development and Grants Administration Director, gave a PowerPoint presentation.

6. PUBLIC COMMENTS

The following member of the public requested to address the City Commission: Wayne Dolcefino.

7. CONSENT AGENDA

Commissioner of District 4, Jami Clark, made a motion to approve Consent Agenda items 7a, b, and c. The motion was seconded by Commissioner of District 2, Keith Love. Consent Agenda 7d was pulled for further discussion by Abel Garza, Jr., Commissioner At-Large and voted on separately.

a. Approve City Commission Minutes for April 2, 2025 meeting. (City Secretary)

Vote: 7 - 0 CARRIED

b. Consider and take action on Resolution No. 2025-036, approving a contract with Traff Data & Associates, Inc. for professional engineering services for traffic signal projects. (City Engineer)

Vote: 7 - 0 CARRIED

c. Consider and take action on Resolution No. 2025-037, approving the City of Texas City to enter into an Interlocal Agreement with Galveston County for cooperative procurement on Generator Maintenance. (Purchasing)

Vote: 7 - 0 CARRIED

d. Consider and take action on Resolution No. 2025-038, approving the purchase of a 3-year annual subscription and the implementation of Zoom for Government for a secure and compliant platform for virtual meetings and telecommunications. (Finance)

Cynthia Rushing, Chief Financial Officer, recommends upgrading to Zoom for Government to ensure compliance with US Government requirements. Cynthia also stated this is not a FY25 budgeted item and may be subject to a Budget Amendment near year-end if no cost savings are found to cover the expense.

Motion by Commissioner At-Large, Mayor Pro Tem Thelma Bowie, Seconded by Commissioner District 4 Jami Clark

Vote: 7 - 0 CARRIED

8. REGULAR ITEMS

- a. Consider and take action on the second reading of Ordinance No. 2025-08, adopting recommended speed zones for FM 517 as recommended by TxDOT on the basis of an engineering and traffic investigation. (City Engineer)

Kim Golden, City Engineer, recommends approval of the TxDOT-recommended speed limits indicated for vehicles traveling upon the named streets and highways.

Motion by Commissioner At-Large Abel Garza, Jr., Seconded by Commissioner District 4 Jami Clark

Vote: 7 - 0 CARRIED

- b. Consider and take action on the second reading of Ordinance No. 2025-09, adopting recommended speed zones for FM 519 as recommended by TxDOT on the basis of an engineering and traffic investigation. (City Engineer)

Kim Golden, City Engineer, recommends approval of the TxDOT-recommended speed limits indicated for vehicles traveling upon the named streets and highways.

Motion by Commissioner At-Large Abel Garza, Jr., Seconded by Commissioner District 4 Jami Clark

Vote: 7 - 0 CARRIED

- c. Consider and take action on Resolution No. 2025-039, approving a Bioaugmentation Proposal for three (3) year proposal and three (3) additional one-year proposal extensions with IN-PIPE Technologies, LLC. (Public Works)

Jack Haralson, Public Works Director, recommended approving a one-year contract (April 2025 to April 2026) at a rate of \$21,500.00/ month for 12 months or \$258,000.00 a year.

Motion by Commissioner District 3 Chris Sharp, Seconded by Commissioner District 4 Jami Clark

Vote: 7 - 0 CARRIED

- d. Consider and take action on Ordinance No. 2025-10, authorizing the correction of a spelling error by renaming Harbour Point Drive to Harbor Drive to Harbor Point Drive. (City Engineer)

Kim Golden, City Engineer, recommended correcting the spelling of the street name and changing it to Harbor Point Drive.

Motion by Commissioner At-Large Abel Garza, Jr., Seconded by Commissioner At-Large, Mayor Pro Tem Thelma Bowie

Vote: 7 - 0 CARRIED

- e. Consider and take action on Resolution No. 2025-040, approving the City of Texas City to enter into a contract with Lucas Construction Inc. for the 19th Avenue/16th Street Culvert Replacement Project. (Public Works)

Jack Haralson, Public Works Director, recommends that the Mayor and City Commission approve awarding this project to Lucas Construction, Inc.

Motion by Commissioner District 1 DeAndre' Knoxson, Seconded by Commissioner District 3 Chris Sharp

Vote: 7 - 0 CARRIED

9. COMMISSIONERS' COMMENTS

10. MAYOR'S COMMENTS

An audiovisual recording of this meeting is available on the City's website and retained by the CSO for two years after the date of the adoption of the minutes to which the meeting corresponds.

11. ADJOURNMENT

Having no further business, Commissioner At-Large, Abel Garza, Jr., made a MOTION to ADJOURN at 5:47 p.m.; the motion was SECONDED by Commissioner of District 3, Chris Sharp. All present voted AYE. MOTION CARRIED.

DEDRICK D. JOHNSON, MAYOR

ATTEST:

Rhomari Leigh, City Secretary
Date Approved:

CITY COMMISSION REGULAR MTG

(9) (b)

Meeting Date: 05/07/2025

Award Commissioners' Community Grant to District 2S4 Lion Charities

Submitted For: Titilayo Smith, Community Development/ Grant Admin

Submitted By: Patricia Mata, Community Development/ Grant Admin

Department: Community Development/ Grant Admin

Information

ACTION REQUEST

Consider and approve award of the Commission Community Grant to District 2S4 Lions Charities, sponsored by Mayor Pro-Tem Thelma Bowie, in the amount of \$2,500 to assist in providing local students with scholarship opportunities.

BACKGROUND (Brief Summary)

The Texas City Mainland Lions Club's purpose is to empower volunteers to serve their communities, meet humanitarian needs, encourage peace, and promote local understanding.

The Texas City Mainland Lions Club, through its 501(c)(3) charity (District 2S4 Lions Charity Club), requests a \$2,500 grant from the Texas City Commissioners Community Grant Fund to assist in providing local students with scholarships from TCISD La Marque High School in Texas City. This opportunity benefits youth by assisting them in attaining the lifelong achievement of a college education.

RECOMMENDATION

It is the recommendation of the Director of Community Development and Grants Administration that this grant be awarded.

Fiscal Impact

Funds Available Y/N: Y

Amount Requested: \$2,500

Source of Funds: Commissioners Community Grant Fund App.

Account #: District 2S4 Lions Charities 501c3 Letter

Fiscal Impact:

The funds are available through the Commissioners Community Grant Fund.

Attachments

Resolution

Application

RESOLUTION NO. 2025-041

A RESOLUTION APPROVING THE RELEASE OF COMMISSION GRANT FUNDS AVAILABLE ON BEHALF OF COMMISSIONER AT-LARGE THELMA BOWIE, IN THE AMOUNT OF \$2,500.00 TO THE TEXAS CITY MAINLAND LIONS CLUB (DISTRICT 2S4 CHARITY CLUB); AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, Commissioner At-Large Thelma Bowie has requested that \$2,500.00 of her Fiscal Year 2025 grant funds be awarded to a local nonprofit, The Texas City Lions Club – District 2s4 Lions Charity Club. The organization is committed to providing local students with scholarship opportunities.

THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission of the City of Texas City, Texas, approves the release of Commission Grant funds in the amount of \$2,500.00 to be awarded to The Texas City Lions Club – District 2s4 Lions Charity Club.

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

PASSED AND ADOPTED this 7th day of May 2025.

Dedrick D. Johnson, Sr. Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

COMMISSIONER COMMUNITY GRANTS GUIDELINES

- 1.) Each member of the Commission can sponsor up to \$5,000 (MAXIMUM) in Commissioner's Community grant funds in a fiscal year, provided the budget is approved with those grant funds available.
- 2.) Grant requests must be submitted to the Mayor, from the Commissioner who represents the district most impacted by the grant, or the district where the requesting organization is based. Mayor will ensure all required documents are included in the Commissioner's request. Mayor will subsequently decide whether or not to advance the request to the City Commission for final approval.
- 3.) The organization requesting funds from the City / Commissioner, must do so with a letter or an email. (This should be included in the sponsoring Commissioner's request.)
- 4.) The organization requesting funds should be a nonprofit / 501c3 / tax exempt organization whose services will directly benefit citizens of Texas City, Texas.
- 5.) An organization may only receive funds from this funding mechanism once in a three-year period. This ensures fair opportunity and equitable distribution of funds to others who may need assistance and make requests.
- 6.) A majority vote of the City Commission is required for final approval.
- 7.) Commissioners should be conservative with the allocation of such funds as they will be requested often by all those aware of the program. We can't solve every financial crisis, but the PURPOSE of these Community Grants is to help those organizations who help our citizens by enhancing the quality of life here in Texas City.

Required Documents:

- A.) Letter requesting funds, that also outlines what the funds will be used for.
- B.) A completed Community Grant Fund Application (from the sponsoring Commissioner)

C.) Valid Documentation of Tax Exempt / Non-Profit Status



Texas City Commissioners Community Grant Fund Application



**This grant application is to be completed and submitted to the Mayor by a member of the Texas City Commission.*

Mayor Pro-Tem Thelma Bowie

Name of Sponsoring Commissioner

At-Large

District

District 2S4 Lions Charities

Name of Benefitting Organization

87-2630299

Tax Exempt / 501c3 Nonprofit Status Number

Amount Requested: \$2500 **Date:** February 13, 2025

Statement of Purpose and benefit to the Citizens of Texas City: The Texas City Mainland Lions Club uses the District 2S4 Lions Charities Club purpose is to empower volunteers to serve their communities, meet humanitarian needs, encourage peace, and promote local understanding through Lions Club. Our Texas City Mainland Lions Club has served residents and students of Texas City/La Marque and surrounding areas since 1987. We exist to provide student scholarships, improve quality of life for children who are blind or visually impaired, strive to improve food security and access to nutritious food to help alleviate hunger. We strive to meet immediate needs and provide support for communities devastated by natural disasters. In addition, we support young people in their effort to make positive choices, lead healthy and productive lives and become the next generation of service leaders. We make a difference every day, everywhere we serve. Changing lives and the community is a major focus regarding what we do. When a major catastrophe strikes, Lions are often the first to respond and the last to leave. Our disaster relief fund help make sure we're there when we're

needed. The District 2S4 Lions Charities Club raises funds for its charitable endeavors and scholarships with various annual fundraisers. Each year we provide boxes of food, gift cards, and assist Santa with the Blue limited toys and service hours. This year we hope to increase the number Scholarship's to La Marque High School students while providing food boxes and gift cards to underserved families. The Texas City Commissioners Community Grant would be a blessing to LaMarque/Texas City High School students as well as the District 2S4 Lions Charities Club.

Other Sources of Funding This Organization is Currently Receiving: Other sources of funding include member monthly dues, club fundraisers, and donations.

**Please note that the submission of this application does not guarantee an allocation of funds. The awarding of this grant is contingent upon several factors, including, but not limited to those it being a qualifying organization, funds availability, purpose of funds requested, and final commission approval.*

Dedrick Johnson

Dedrick Johnson (May 1, 2025 14:04 CDT)



We Serve

April 10, 2025

Mrs. Thelma Bowie
Commissioner At-Large
Mayor Pro-Tem
City of Texas City
1811 9th Avenue North
Texas City, TX 77590

Dear Mrs. Bowie:

The Texas City Mainland Lions Club is apart of Lions Club International and we serve with uncommon kindness, and put the needs of our youth and community first. Our mission is to improve the well-being of our youth by primarily awarding annual scholarships.

This letter is written to request funds to help provide local students with scholarships to assist in helping to attain lifelong achievement of a college education. This recognition and opportunity benefits youth by developing life skills and providing a way to pay it forward. This grant will definitely assist us to fulfill our local and international goals of helping youth attain their dreams/goals.

Thank you for the opportunity of requesting this grant. If additional information is needed, please advise.

Sincerely,

Sanya Garrett-Bellow
Sanya Bellow

Club Secretary



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

DISTRICT 2S4 LIONS CHARITIES
PO BOX 2149
GALVESTON, TX 77553

Date:
12/07/2021
Employer ID number:
87-2630299
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: (877) 829-5500
Accounting period ending:
June 30
Public charity status:
170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
September 14, 2021
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053659003681

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

CITY COMMISSION REGULAR MTG

(9) (c)

Meeting Date: 05/07/2025

Appointment of a new member to Cultural Arts

Submitted For: Renee Edgar, City Secretary

Submitted By: Renee Edgar, City Secretary

Department: City Secretary

Information

ACTION REQUEST

To appoint Mary Goldner to the Cultural Arts Foundation Corporation.

BACKGROUND (Brief Summary)

In April, Staff was informed that Mark Lyon was no longer employed as the Director of Fine Arts for Texas City ISD. Historically, a member of the Cultural Arts Foundation Corporation has been an employee of TCISD and is directly connected to the arts.

Attached is Mary Goldner's Application for review. There is no fiscal impact to this agenda item.

RECOMMENDATION

To appoint Mary Goldner to the Cultural Arts Foundation Corporation.

Fiscal Impact

Attachments

attachment
Resolution



CITY OF TEXAS CITY

APPLICATION FOR CITY BOARDS/COMMISSIONS/COMMITTEES

Thank you for your interest in volunteering your time and talents to the City of Texas City. Please fill out the below application (required) and attach an updated resume' (optional). As an Applicant for a City Board, Commission, or Committee, your application will be available to the public. You will be contacted before any action is taken on your appointment to confirm your continued interest in serving. All appointments are made by the Texas City Commission. Incumbents whose terms expire are automatically considered for reappointment unless they indicate non-interest or have been appointed to two (2) consecutive terms. A member who is absent for more than 40% of called meetings in any twelve consecutive months, for other than medical reasons, may be removed from service. Applicant must be a citizen of the United States and must reside within the city limits of Texas City unless otherwise stated in the position announcement. Applications will be kept on file for two years and will expire at the end of two years; for instance, an application dated in 2024 will expire in 2026.

Please Type of Print Clearly:

Date: 4-14-25

Name: Mary Goldner

Phone: [REDACTED]

(Home)

Address: [REDACTED]

Phone: [REDACTED]

(Work)

City/State/Zip Texas City, TX 77590

Cell: 832-677-1116

Email: mgoldner@tcisd.org

I have lived in Texas City 1 years.

I am X am not a U.S. Citizen

Occupation: Director of Fine Arts for Texas City ISD

Professional and/or Community Activities relative to your desired Board appointment:

Texas Cultural Arts Festival and other Texas City Community Events

Additional Pertinent Information/References: Dr. Duarte, TCISD Superintendent

Applications for the following Commission-appointed Boards, Commissions, and Committees will be kept on file in the City Secretary's office (409-643-5916) for two years.

If you are interested in serving on more than one board, please indicate your preference by numbering in order of preference (i.e., 1, 2, 3, etc.)

Decision-Making Boards and Commissions

- ☐ Planning & Zoning Commission
- ☐ Library Board
- ☐ TC Economic Development Board
- ☒ TC Cultural Arts Foundation ☒
- ☐ TC Public Facilities Development
- ☐ TC Harbour Foreign Trade Zone
- ☐ TC Historical Preservation Corporation
- ☐ TC Industrial Development
- ☐ TC Housing Finance Corporation
- ☐ Civil Service
- ☐ Recreation and Tourism Board
- ☐ Board of Adjustments- Building & Structure

Meeting Information

As called in accordance with the Board, Commission, or Advisory Committee's By-laws.

Advisory Committees

- ☐ Bayou Golf Course Advisory Board
- ☐ Housing Authority
- ☐ CDBG Citizen's Advisory Committee
- ☐ Keep Texas City Beautiful

I AM INTERESTED IN SERVING ON THE ABOVE-INDICATED BOARDS, COMMISSIONS, AND COMMITTEES.

Mary Goldner

Mary Goldner

Signature of Applicant

Please return this application to:

City Secretary
City of Texas City
1801 9th Ave. N.
Texas City, TX 77590

or

rleigh@texascitytx.gov



Board Member Election on Disclosure

An appointed Board Member may choose whether or not to allow public access to the information in the custody of the City relating to the Board Member's home address, home telephone number, cellular and pager numbers (if not paid for by City), emergency contact information, personal email address, and information that reveals whether the person has family members.

Each Board Member shall state his/her choice in writing to the City Secretary's Office. If a Board Member elects not to allow public access to this information, the information is protected by Sections 552.024 and 552.117 of the Public Information Act and rulings of the Texas Attorney General. If a Board Member fails to report his/her choice, the information may be subject to public access.

If during the course of their term a Board Member wishes to close or open public access to the information, the individual may request in writing to the City Secretary's Office to close or open access as the case may be. A Board Member may request to close or open public access to the information by submitting a written request to the City Secretary's Office. Only the City Secretary's Office is allowed to disclose the information listed above.

(Please strike through any information that you do not wish to be made accessible to the public)

Please complete the information below and return
to the City Secretary's Office within fourteen days of receipt.

☒ I **DO** elect public access to my: (please indicate items you would like available, if any)

___ home address

___ home telephone number

___☒ personal email address

___☒ cell or pager numbers not paid for by the City

___ emergency contact information

___ information that reveals whether I have family members.

☐ I **DO NOT** elect public access to my home address, home telephone number, cell or pager numbers, emergency contact information, or any information that reveals whether I have family members.

Board Member's Signature

Date

Board Member's Printed Name

RESOLUTION NO. 2025-042

A RESOLUTION TO APPOINT MARY GOLDNER TO THE CULTURAL ARTS FOUNDATION CORPORATION AS RECOMMENDED TO FILL A VACANCY; AND PROVIDING THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, in order to continue the uninterrupted and efficient operation of the Texas City Cultural Arts Foundation, it is necessary for the Mayor of the City of Texas City to appoint a member to fill the remainder of the term for the vacated position; and

WHEREAS, it is recommended that Mary Goldner replace Mark Lyon as a Board Member.

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 appoints Mary Goldner to fill the position vacated by Mark Lyon.

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

PASSED AND ADOPTED this 7th day of May 2025.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(9) (d)

Meeting Date: 05/07/2025

Amendment No. 1 to the Agreement with Valero Refining-Texas, L.P. for the option to purchase treated wastewater effluent from the City of Texas City

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Consider and take action on Amendment No. 1 to the Agreement with Valero Refining-Texas, L.P. regarding the option to purchase treated wastewater effluent from the City of Texas City to extend the term of the Agreement to December 31, 2025.

BACKGROUND (Brief Summary)

On June 8, 2020, the City of Texas formalized an agreement with Valero Refining - Texas, L.P. The agreement granted Valero a five (5) year non-exclusive option to purchase treated wastewater effluent for various approved uses as specified in 30 TAC Chapter 210 such as cooling tower make-up water. Valero exercised the option by notice provided on August 29, 2024, and the parties have been working diligently to negotiate terms and draft an agreement for the purchase of treated wastewater effluent and the lease of property necessary to construct facilities to deliver the treated wastewater to the Valero refinery in Texas City. The option agreement expires by its terms on June 8, 2025. The parties need additional time to complete the drafting and approval of the agreement and to complete the process for the leasing of the necessary property. An extension of the option agreement until December 31, 2025, is requested for this purpose.

RECOMMENDATION

The City Engineer recommends approval of Amendment No. 1 to the existing Agreement for the option to purchase treated wastewater effluent between the City of Texas City and Valero Refining - Texas, L.P. This amendment will extend the term of the existing option agreement to December 31, 2025, to allow the parties more time to complete the drafting of a purchase agreement and related documents.

Fiscal Impact

Attachments

Amendement #1 to Option Agreement.VLO Rev 4-22-2025

Optin Agreement - VLO 6.8.2020

Resolution

**AMENDMENT #1 TO AGREEMENT REGARDING AN OPTION TO PRUCHASE
TREATED WASTEWATER EFFLUENT BETWEEN
VALERO REFINING-TEXAS, L.P. AND CITY OF TEXAS CITY**

This Amendment #1 to Agreement Regarding an Option to Purchase Treated Wastewater Effluent Between Valero Refining-Texas, L.P. and City of Texas City ("Amendment") is dated effective as of April 21, 2025 ("Effective Date"), and is entered into by and between Valero Refining-Texas, L.P. ("Valero") and City of Texas City ("City").

Valero and City entered into that certain Agreement Regarding an Option to Purchase Treated Wastewater Effluent Between Valero Refining-Texas, L.P. and City of Texas City between Valero and City dated effective June 8, 2020 (the "Agreement").

Valero and City now desire to amend the terms of the Agreement as more particularly set forth below:

1. The Agreement is hereby amended by extending the term of the Agreement to December 31, 2025.

2. Except as provided in this Amendment, all terms used in this Amendment that are not otherwise defined shall have the respective meanings ascribed to such terms in the Agreement.

3. This Amendment embodies the entire agreement between Valero and City with respect to the amendment of the Agreement. In the event of any conflict or inconsistency between the provisions of the Agreement and this Amendment, the provisions of this Amendment shall control and govern.

4. Except as specifically modified and amended herein, all of the terms, provisions, requirements and specifications contained in the Agreement remain in full force and effect. Except as otherwise expressly provided herein, the parties do not intend to, and the execution of this Amendment shall not, in any manner impair the Agreement, the purpose of this Amendment being simply to amend and ratify the Agreement, as hereby amended and ratified, and to confirm and carry forward the Agreement, as hereby amended, in full force and effect.

IN WITNESS WHEREOF, Valero and City have executed and delivered this Amendment effective as of the Effective Date.

CITY OF TEXAS CITY

VALERO REFINING-TEXAS, L.P.

By Valero Tejas Company LLC, its
General Partner

By: _____
Name: _____
Title: _____

By: _____
Name: Cory W. Moss
Title: Vice President & General Manager

**Agreement Regarding an Option to Purchase Treated Wastewater Effluent
Between
Valero Refining - Texas, L.P. and City of Texas City**

This Agreement Regarding Treated Wastewater Effluent (the "Agreement") is made by and between The City of Texas City (the "City") and Valero Refining - Texas, L.P. ("Valero"). (Valero and the City may hereinafter be referred to as a "Party" or collectively as the "Parties".)

WHEREAS, Valero operates a petroleum refinery located in Texas City, Texas;

WHEREAS, the City has received authorization from the Texas Commission on Environmental Quality for the use and delivery of treated wastewater effluent;

WHEREAS, Valero would like the option to purchase treated wastewater effluent from the City.

NOW, THEREFORE, for and in consideration of mutual covenants herein contained, and other good and valuable consideration, it is agreed by and between the Parties as follows:

I. Option

- A. *Term and Fee.* For and in consideration of payment in the amount of One Hundred Twenty Five Thousand Dollars (\$125,000.00) (the "Option Fee") to be paid within thirty (30) days of the City's approval of this Agreement, the City will give Valero the non-exclusive option to purchase and take delivery of up to 4.3 million gallons per day (mgd) of treated wastewater effluent from the Wallace Knox Wastewater Treatment Plant (TCWWTP) during the term of this Agreement. The option to purchase shall start on the Effective Date and expire five (5) years from the Effective Date.

In the event Valero wishes to exercise its option to purchase and take delivery of up to 4.3 million gallons per day (mgd) of treated wastewater effluent from the TCWWTP it shall provide written notice to the City of the quantity, duration and price it is willing to pay for treated wastewater effluent from the TCWWTP. The City shall have thirty (30) days in which to accept, reject or counter the offer from Valero. At the point in time when an agreement has been reached between the parties regarding the treated wastewater effluent from the TCWWTP, the agreement shall be reduced to writing as set forth herein.

During the term of this Agreement, if the City receives a bona fide offer from any other party, the City shall before entering into any other agreement for the purchase of up to 4.3 mgd of treated wastewater effluent from the TCWWTP, first give Valero the option to purchase the treated wastewater effluent from TCWWTP under the same terms and conditions as offered by the third party.

Upon receipt of written notice from the City of any such offers to purchase the treated wastewater effluent from the TCWWTP from a third party, Valero shall have up to thirty

(30) days to exercise its option to purchase the treated wastewater effluent from the TCWWTP by giving written notice thereof to the City.

In the event Valero does not exercise its option to purchase the treated wastewater effluent from the TCWWTP by providing notice within thirty (30) days of the receipt of the notice from the City, the City shall be entitled to enter into an agreement with such third party for the purchase of the treated wastewater effluent from the TCWWTP. This Agreement shall become absolutely null and void and neither party hereto shall have any other liability, obligation or duty herein under or pursuant to this Agreement, in the event a third party wishes to purchase all of the 4.3 mgd. However, in the event a third party wishes to purchase less than the 4.3 mgd and Valero believes there is still enough supply to warrant continuing the Agreement, then this Agreement will continue in full force and effect until it expires. If Valero determines that there is not enough supply to warrant continuing the Agreement, Valero will provide written notice within sixty days of receipt of the City's notice of a third-party offer to purchase treated wastewater. If this Agreement terminates prior to the second anniversary of the Effective Date, then the Option Fee is to be prorated and returned to Valero for the months remaining until the fifth anniversary of the Effective Date.

- B. *Effective Date.* The Effective Date of this Agreement is the date upon which it is approved by the City.
- C. *Termination.* The City may terminate this Agreement only in the event that Valero fails to timely pay the Option Fee and Valero has been provided written notice of this failure and thirty (30) days to cure.
- D. *Notices.* Any notice provided for in this Agreement and any other notice, demand or communication which any Party may wish to send to any other Party relating to the subject matter of this Agreement shall be in writing and either delivered by recognized national overnight courier delivery service such as Federal Express, UPS or DHL, hand-delivered, or sent by regular U.S. postage prepaid, and addressed to the Party for which such notice, demand, or communication is intended at such Party's address as provided below. Copies of all notices to Valero shall include a copy to:

If to Valero: Valero Refining - Texas, L.P.
1301 Loop 197 South
Texas City, TX 77590
Attn: Cory Moss
Telephone: 409-948-7482
Facsimile: 409-948-7598

If to the City: City of Texas City
1801 9th Avenue North
Texas City, TX 77592
Attn. Mayor Matthew T. Doyle
Telephone: 409-643-5901
Facsimile: 409-949-3090

Any Party may change its address for notice hereunder to any other address by giving written notice of such new address to the other Parties in accordance with this Section. Any notice, demand, or other communication shall be in English, and shall be deemed given and effective as of the date of delivery. The inability to deliver because of a changed address of which proper notice was not given, or rejection or other refusal to accept any notice, demand or other communication, shall be deemed to be the receipt of the applicable notice, demand or other communication as of the date of such inability to deliver or rejection or refusal to accept.

The date of notice shall be the date it is received by the addressee or the office of the addressee, whichever is earlier.

II. Agreement Terms

- A. In the event Valero exercises its option to purchase the treated wastewater effluent from the TCWWTP, the Parties will negotiate the terms of any such agreement in good faith. From the date Valero exercises its option, the Parties will have ninety (90) days to negotiate the terms of a recycled water agreement during which time the 4.3 mgd of water remains committed for purchase by Valero.


III. Miscellaneous Terms.

- A. *Complete Agreement.* This Agreement embodies the entire agreement between the Parties hereto relating to the subject matter hereof and supersedes and replaces in their entirety all prior understandings and agreements relating to the subject matter hereof.
- B. *Severability.* Should any provision of this Agreement or portion hereof be declared invalid, void or unenforceable, it shall not affect the validity or enforcement of the remaining provisions or portion hereof which shall remain in full force and effect as if the Agreement had been executed without such invalid, void or unenforceable provision or portion hereof having been included.
- C. *Assignment.* The City may not assign the Agreement without the written consent of Valero. Valero may assign the Agreement to any third party that is acquiring all or substantially all of the Valero Texas City Refinery.
- D. *Modification and Waiver.* This Agreement may not be modified or amended except by an instrument in writing duly executed by both Parties. Either party hereto may, by an instrument in writing, waive compliance with or breach of any term or provision of the Agreement by the other Party. The waiver by any Party hereto of compliance with or breach of any term or provision of the Agreement shall not be construed as a waiver of subsequent compliance or of any subsequent breach.
- E. *Authority.* Each person executing the Agreement represents that he or she has been duly authorized to do so by the Party on whose behalf he or she is signing, and that in so doing he or she shall bind such Party to all of the terms hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective upon approval by the City.

VALERO:

VALERO REFINING - TEXAS, L.P.

By: 

Name: Cory Moss

Title: Vice President & General Manager

Date: 6/8/2020

CITY:

CITY OF TEXAS CITY

By: _____

Name: Matthew T. Doyle

Title: Mayor

Date: _____

F. *Counterparts.* The Parties may execute the Agreement in identical multiple counterparts, each of which shall be deemed an original and all of which together shall constitute but a single instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement to be effective upon approval by the City.

VALERO:

CITY:

VALERO REFINING - TEXAS, L.P.

CITY OF TEXAS CITY

By: _____ By: _____

Name: Cory Moss

Name: Matthew T. Doyle

Title: Vice President & General Manager

Title: Mayor

Date: _____ Date: 6/8/2020

RESOLUTION NO. 2025-043

A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE AGREEMENT WITH VALERO REFINING-TEXAS, L.P., AND PROVIDING THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, The City Engineer recommends approval of Amendment No. 1 to the existing Agreement for the option to purchase treated wastewater effluent between the City of Texas City and Valero Refining - Texas, L.P. This amendment will extend the term of the existing option agreement to December 31, 2025, to allow the parties more time to complete the drafting of a purchase agreement and related documents; and

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

SECTION 1: The City Commission approves Amendment No. 1 to the Agreement with Valero Refining-Texas, L.P. for the option to purchase treated wastewater effluent from the City of Texas City.

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

PASSED AND ADOPTED this 7th day of May 2025.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(9) (e)

Meeting Date: 05/07/2025

Resolution No. 2025-044 approving a contract with Willdan Engineering for Third Party Inspection Services on the COM Library and Classroom Building project.

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Consider and take action on Resolution No. 2025-044 approving a contract with Willdan Engineering to provide third-party building inspection services for the College of the Mainland Library and Classroom new construction project.

BACKGROUND (Brief Summary)

The College of the Mainland (COM) 2023 Bond Program includes the design and construction of the Library and Classroom Building (LCB) which is a 5-story, approximately 160,000 Sq. Ft., of multiuse building with an estimated cost of \$67,000,000. Building plans have been reviewed and approved for the project and a building permit issued. The commencement of construction of the LCB is imminent. The construction period is estimated to be 25 months. To assist COM with timely inspections and avoid delays to the progress of construction, staff recommends retaining Willdan Engineering for third party inspection services for the LCB project.

Willdan is well-qualified to provide the required services with the necessary certified personnel having experience with the inspection of multi-story, mixed-use school facilities. The City has previous experience with Willdan Engineering, which provided the third-party plan review services for the LCB and other projects at COM. The plan review services were timely and thorough and supported the timely issuance of the permits for the COM projects.

Utilizing third-party services will also avoid delays to inspections for the permittees of other projects within the City, including without limitation, possible delays to the inspections of the record numbers of permits being issued for new home construction in Texas City.

Proposals for the third-party inspection services were received in response to a duly advertised request for proposals which have been evaluated and support this recommendation. Funds are available in the Building & Inspections department budget for the third-party contract service fee of \$74,600. The permit fee collected for the COM LCB building permit was \$184,670.00.

RECOMMENDATION

Based upon evaluation of proposals received in response to the duly advertised request for proposals and the need to provide for timely inspections of the large project without causing delays to other building projects in Texas City, including new residential construction, staff recommends award of a contract to Willdan Engineering for third-party inspection services of the COM Library and Classroom Building.

Fiscal Impact

Attachments

Willdan proposal
attachment
Resolution

City of Texas City

Proposal for

Building Permitting Plan Reviews and Inspections

- College of the Mainland 2023 Bond Projects

August 9, 2024



Cover/Transmittal Letter

August 9, 2024

City of Texas City
Purchasing
1801 9th Avenue North
Texas City, TX

RE: Proposal for Building Permitting Plan Reviews and Inspections – College of the Mainland 2023 Bond Projects

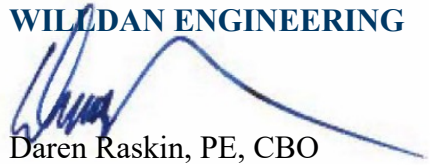
The City of Texas City is seeking consultants to provide services for Building Code Plan Review and Inspections for various new construction projects at the College of the Mainland (COM) Texas City main campus. **Willdan Engineering (Willdan)** has been an industry leader for over 60 years providing municipal building and safety services. Our staff has exceptional customer service skills and extensive building code knowledge. In addition, many of our employees are currently teaching building and safety training classes. With over 200 employees in building and safety, the depth of our staff experience is an added value to our professional services.

- **Leading Provider of Plan Review and Inspection Services:** Willdan is a leading provider of plan review and inspection services, distinguishing itself through a unique approach. Our dedicated plan review and inspection team operates under the guidance of the City Building Official, ensuring seamless daily operations. What sets us apart is our commitment to mirroring the efficiency of City staff, amplified by the support of a large, experienced team. Notably, our key personnel prioritize swift communication, often answering calls directly or returning calls within the hour and being available for meetings with applicants as needed for Plan Review items.
- **Readiness to be there for the City:** What sets Willdan apart is our readiness to be there for the City when issues arise and providing effective solutions through myself, Deputy Director, Daren Raskin, based out of **Montgomery, Texas**. With Willdan, the City gains not just a service provider but a reliable partner in navigating the intricacies of building plan review & management.

Willdan looks forward to assembling our qualified team to support the City of Texas City. Please contact me should you have any questions regarding our excellent Building and Safety services and how we may benefit the City and its community.

Respectfully submitted,

WILLDAN ENGINEERING



Daren Raskin, PE, CBO
Deputy Director of Building and Safety
(346) 478-0063
draskin@willdan.com



A. Executive Summary

Brief Overview

Willdan Engineering (Willdan), a Corporation founded in 1964, is part of Willdan Group, Inc. (WGI), a NASDAQ publicly traded Delaware Corporation and nationwide firm serving numerous public agencies and private sector clients. Willdan specializes in solutions tailored to the unique needs of municipalities and other local government agencies. Services range from full-time, in-house staffing to interim or part-time assistance on a project-by-project basis.

Innovation

Willdan's understanding of public agency needs and issues is unique in the industry. In addition to the significant portion of our staff that have served in public agency management positions prior to joining Willdan, we have had numerous assignments for cities and counties to provide building officials, municipal engineers, planning directors, traffic engineers, and other public agency staff members. With our depth of experience, expertise, knowledge, and resources, Willdan is able to offer practical solutions that are timely, cost effective, and that meet the needs of individual communities. The diversity of our staff experience is an added value of our professional services.

Willdan was originally established as a civil engineering firm specializing in providing solutions for our public agency clients.



Since that time, we have evolved into a professional consulting firm offering a broad array of services that allows us to provide a comprehensive and integrated approach to our clients' planning, engineering, financial, economic, public facility, public safety, and energy sustainability solutions.

Throughout our 60-year history, Willdan has sustained a consistent healthy financial performance. Willdan has the financial strength and wherewithal to complete all projects we undertake. This is due, in part, to a respected reputation in the municipal engineering industry for

providing timely, cost effective, innovative engineering solutions that exceed our client's expectations and for providing exceptional customer service to our many clients. The firm has the resources and appropriate staffing to perform and complete all contractual project obligations. We have continued to grow to better serve our clients by offering an expanding range of municipal services. Financial information, including information on revenue, earnings, and cash flow, are issued quarterly and can be found at www.willdan.com.

Willdan possesses expertise in most facets of the public sector marketplace. The varied experience and background of our staff experience is an added value of our services. No other firm matches Willdan's combined breadth of directly relevant technical and operational expertise and depth of experience.

Willdan Engineering Services

- Building and Safety/ Full Operations
- City Engineering
- Capital Program Management
- Construction Management/Inspection
- Development Services/Plan Review
- Environmental/Planning
- Flood Control Design
- Landscape Architecture
- Pavement Management
- Structural Engineering
- Survey/Mapping
- Traffic Engineering





Willdan’s corporate-wide capabilities include a full range of civil and structural engineering, land planning, financial and economic consulting, geology and geotechnical engineering, environmental health and safety, and energy efficiency solutions consulting services.

Building and Safety Services

Willdan’s experience and strength in building and safety encompasses the complete range of technical disciplines, including permit issuance, building inspection, grading inspection, accessibility inspection, hospital and medical facility plan check and inspection, flood zone experience, building plan review, and fire-life safety. The plan review staff maintain current certifications and attend training on a regular basis, to stay current with industry technologies and standards.


Building and Safety Services

- Building & Safety Inspection
- Fire Suppression Inspection
- Fire Suppression Plan Review
- Plan Review
- Permit Technician
- Property Maintenance Inspection
- Code Enforcement
- Building Official
- Disaster Recovery Services
- Development Permitting

B. Firm Qualifications and Experience




Willdan’s **60 years of experience** providing staff augmentation services enables us **to deliver the highest level of staff and service**. Our Inspection and Plan Review staff will be available to meet with City staff, builders, developers, and citizens to resolve any inspection issues that may arise. Inspectors will attend and participate in required meetings with other City inspection and plan review staff, property owners, contractors and/or design professionals.

Our Inspectors and Plan Review staff will review the permit package to verify that the on-site condition is consistent with the appropriate records for square footage, setbacks, heights, and other applicable requirements. Inspectors will comply with the City’s procedures for reporting inspection results, use City inspection correction forms, make appropriate entries onto the permit documents, and follow City procedures prior to finalizing a building permit. Willdan will verify that all inspection records, including the daily inspection records on the job card and the permit copy, will be entered into the City’s Building and Safety computer system. We will counsel builders, owners, engineers, and architects to enhance the orderly flow of the construction process yet maintain an effective enforcement level. Our Inspectors will document construction changes and ensure approval by appropriate City staff.

<p>Extension of Staff</p> 	<p>Since 1979, Willdan has provided building and safety permanent and interim staffing to over 300 agencies, including jurisdictions, tribal communities, cities, and counties. We have highly trained, experienced staff to complete or enhance local agency staffing and meet their staffing requirements for permanent and/or interim staff on a full- or part-time basis. With over 200 licensed professional and technical personnel, Willdan offers dedicated, qualified staff, with many of our skilled staff holding municipal positions prior to joining Willdan. Their specialized experience provides jurisdictions with efficient, cost-effective staffing assistance to maintain or expand departmental services and capabilities.</p>
<p>Building Plan Review</p>	<p>Although Willdan offers a full range of services to our clients, we recognize there is none more important than retaining qualified building safety personnel. Of all of the things that can go wrong within a community, very few have the likelihood of affecting as many within that community as a</p>





	<p>building disaster. Most of us spend the majority of our time living, working, sleeping, and playing within the confines of a structure. It is imperative that a governing body find a cost- effective way to provide these services to the community they serve. Willdan recognizes this need. Project plan review goes hand-in-hand with the inspection element and is equally critical to the development process. Plan review services bring the intent of the design team and the adopted codes of the community together. It is the plans examiner’s responsibility to ensure the project is designed in accordance with codes and standards adopted by the municipal agency. Working together as a team, the plans examiner, the designer, and the inspector all contribute greatly to the health, safety, and welfare of the community.</p>
<p>Building Inspection</p> 	<p>In the realm of developing and growing a community, there are few – if any – services provided by the governing body that are more important than the safety of the structures where we live, sleep, work, and play. It is this function that permits local citizens to go about their daily lives without thinking about the safety of the structures they enter or occupy.</p>
<p>Technology Implementation</p> 	<p>Willdan’s team has extensive knowledge and many years of experience implementing and working with permitting software systems, electronic plan review systems, and counter cueing systems. Our staff is knowledgeable and works with other plan review software systems implemented by various agencies, enabling our team members to work within existing systems and advise on, help develop, and implement replacement systems. The systems we have worked with include – but are not limited to – TRAKiT, ACCELA, and EnerGov. Willdan’s staff actively uses Bluebeam for electronic plan review.</p>





Relevant Experience

Plan Review & Inspection (Full ICC/ NFPA & Texas State), University of Texas – Austin

American Campus Communities, Austin, TX

Graduate Housing Project -300k sf

Administration and Café Building- 35k sf

Plan review and inspection services for the Graduate Student Housing buildings that consist of multiple student residential buildings and commons building.



Plan Review & Inspection (Full ICC/ NFPA & Texas State), Texas State Technical College, Statewide TX.

JB Connaly Technical Center – Waco, TX – 94k SF

CCAP Building, Waco, TX – 127k SF

CCAP Building, Abilene, TX – 48k SF

CCAP Building, Fort Bend County, TX – 109k SF

Diesel Building, Marshall, TX – 26k SF

New Technology Building, Harlingen, TX – 86k SF

Lineworkers Building, Harlingen, TX – 10k SF

20PM Building Renovation, Harlingen, TX – 63k SF

Full Plan Review and inspections services for TSTC remodels and new buildings. Oversee all code compliance and issue certificate of occupancy or completion, as necessary.



Third Party Plan Review Services

City of Plano, TX

Varied plan review services

Provide plan review services for applicants requesting expedited review.





C. Proposed Methodology and Approach

Willdan prides itself on the ability to adapt and work within an existing framework of a department. We will propose options for providing services as described. Our intent is for our clients to be comfortable with our services and adhere to the clients’ needs.

Based on the RFP, it appears the required services are very similar to those currently provided to our current client, Texas State Technical College on 5 of their campuses. In order to allow construction to proceed in as efficient and timely manner as possible, it is key that Willdan be involved early on and work directly with the project design team. Willdan can work as independently as the Texas City Building Official would like, following any direction necessary to provide the City full confidence in final approvals. As a key to ensure building occupancy is obtained as quickly as possible, it is critical that a diligent plan review is performed to limit issues during the inspection process.

For these types of projects, we will typically work with the contractor(s) to coordinate timely inspections.

D. Work Plan and Schedule

As noted above, Willdan’s standard is to follow the procedures and processes of our client City. However, our staff’s extensive experience and depth allow us to help improve City processes or provide the flexibility necessary to help move projects along in an expedited manner. Below is our standard plan review schedule. We propose to proceed with the following schedule but provide for online meetings with the design team to ensure comments are addressed without unnecessary delays.

Plan Review Turnaround Time for 95% Construction Documents

TYPE OF PROJECT	INITIAL REVIEW	SUBSEQUENT REVIEWS
 Commercial	10 working days	5 working days

To allow the most efficient plan review by the most qualified staff, we recommend the plan review is performed electronically. Willdan has its own online, cloud-based plan check tracking system that allows applicants, City staff and Willdan plan reviewers to access each submittal and view outstanding comments 24 hours a day. Our plan check tracking system sends email notifications to any list of recipients from the City to ensure the correct people know when submittals are accepted, comments issued and plan review approval is obtained. Once plan approval, we ensure the applicant is aware other departments and possible QC checks are still required prior to permit issuance. Willdan is also fully capable of performing electronic plan reviews through the City’s system or through paper submittals, as directed by the City.

Inspections are typically performed on the next business day but we can also provide after-hours and weekend inspections, if authorized by the City.





E. Team Composition and Key Personnel

A key element of our project team is that it is an efficient, effective, and experienced unit. Our team members possess necessary expertise and experience to perform the requested services. They will commit the time and effort required to successfully complete on schedule and in a cost-effective manner. A table summarizing our key staff is below. Full resumes for team members are presented in the Appendix.

Team Member	Credentials	Service Provided
Daren Raskin, PE, CBO <i>Deputy Director</i> <i>29 Years of Experience</i>	<ul style="list-style-type: none"> ▪ Texas Professional Engineer No.143746 ▪ ICC Plans Examiner No. 8387707 ▪ ICC Building Official No. 8387707 	Building Plan Review: Structural, architectural, plumbing, mechanical, electrical, energy, green building, accessibility, residential, and commercial.
Russell Thornburg <i>Senior Plans Examiner</i> <i>31 Years of Experience</i>	<ul style="list-style-type: none"> ▪ ICC Building Plans Examiner No. 8045018 ▪ ICC Building Inspector No. 8045018 ▪ ICC Mechanical Inspector No. 8045018 	Building Plan Review & Inspection: Multi-story office buildings, commercial buildings, retail outlets, single-family, medical facilities, educational facilities, and multi-family residential developments.
Frank Smith, CBI <i>Supervising Building Inspector</i> <i>34 Years of Experience</i>	<ul style="list-style-type: none"> ▪ ICC Commercial Building Inspector No. 859346 ▪ ICC Residential Commercial Inspector No. 859346 ▪ ICC Plans Examiner No. 859346 ▪ ICC Property & Maintenance Inspector No. 859346 ▪ ICC Zoning Inspector No. 859346 ▪ NFPA 80 Fire Door Inspector ▪ IFC Fire Stop Inspector 	Building Inspection: Multi-story office buildings, commercial buildings, retail outlets, single-family, medical facilities, educational facilities, and multi-family residential developments.
Russ Healey <i>Plans Examiner</i> <i>41 Years of Experience</i>	<ul style="list-style-type: none"> ▪ AZ Professional Mechanical Engineer No. 33073 ▪ AZ Professional Fire Protection Engineer No. 52547 	Building Plan Review: Performs mechanical, electrical, and plumbing plan review. Used primarily for complex or large systems.





Team Member	Credentials	Service Provided
Joseph Morein, TSBPE <i>Senior Building Inspector</i> <i>25 Years of Experience</i>	<ul style="list-style-type: none"> ▪ Texas TSBPE Licensed Plumbing Inspector TSBPE No. 2244 ▪ ICC Building Inspector No. 5187016 ▪ ICC Commercial Building Inspector No. 5187016 ▪ ICC Residential Plumbing Inspector No. 5187016 ▪ ICC Residential Electrical Inspector No. 5187016 ▪ ICC Residential Building Inspector No. 5187016 ▪ ICC Residential Mechanical Inspector No. 5187016 ▪ ICC Mechanical Inspector No. 5187016 ▪ ICC Plumbing Inspector No. 5187016 	Building Inspection: Multi-story office buildings, commercial buildings, retail outlets, single-family, medical facilities, educational facilities, and multi-family residential developments.
Marcus Johnson, CBI, TSBPE <i>Senior Building Inspector</i> <i>7 Years of Experience</i>	<ul style="list-style-type: none"> ▪ Texas TSBPE Licensed Plumbing Inspector TSBPE No. 3591 ▪ ICC Commercial Plumbing Inspector No. 8713600 ▪ ICC Residential Plumbing Inspector No. 8713600 ▪ ICC Plumbing Inspector No. 8713600 	Building Inspection: Multi-story office buildings, commercial buildings, retail outlets, single-family, medical facilities, educational facilities, and multi-family residential developments.

ICC Certifications can be verified at: <https://www.iccsafe.org/verify/>

TSBPE Plumbing Inspector Licenses can be verified at:
<https://vo.licensing.hpc.texas.gov/datamart/selSearchType.do>





F. Budget and Fee Schedule

COM Project	BMEPE Permitting Plan Review (not including Fire)	BMEPE inspections (not including Fire)
Library and Classroom Building (LCB)	\$37,800	\$74,600
Public Safety Careers (PSCC)	\$9,500	Not requested
Continuing & Corporate Education Center (CCEC)	\$6,000	Not requested

Inspections Include:

The proposed fee includes all required Building Code inspections and including travel.

Fee does not include special/deputy inspections or testing.

Re-inspections due to grossly incomplete or non-compliant work may be billed at \$95.00 per hour plus \$0.67 per mile from the Houston area, after initial warning.

Plan Review Services Include:

Up to three (3) rounds of review.

Remote meetings and communications during initial review process.

\$130 per hour for reviews in excess of initial 3 rounds and for significant changes to plans that require additional review.

\$0.67 per mile round trip from origin in Montgomery, TX for in person meetings.

Willdan is open to negotiations on fees, including based on more detailed information and plans.

Time and Expense Option:

Plan reviews can be performed at \$130 per hour plus \$0.67 per mile and drive time, if necessary.

Inspections can be performed at \$95 per hour plus \$0.67 per mile and drive time from Richmond, TX.





G. References

Willdan has been providing jurisdictional services for 60 years and we have served large and small jurisdictions with populations from 8,000 to 250,000. Our extensive experience has enabled us to adapt easily and effectively from jurisdiction to jurisdiction, state to state.

American Campus Communities / University of Texas

<i>Address</i>	1601 E, 20 th Street Austin, TX 78722
<i>Contact Person</i>	Jeremy Roberts, Vice President
<i>Phone / Email</i>	(512) 569-7481 / jroberts@americancampus.com
<i>Dates of Service</i>	2022 – Present
<i>Services Provided</i>	<ul style="list-style-type: none"> ▪ Structural Plan Review ▪ All Phase Inspection

Texas State Technical College

<i>Address</i>	3801 Campus Drive Waco, TX 76705
<i>Contact Person</i>	Mike Ratliff / Senior Construction Project Manager
<i>Phone / Email</i>	(254) 867-3703 / mike.ratliff@tstc.edu
<i>Dates of Service</i>	March 2023 – Present
<i>Services Provided</i>	<ul style="list-style-type: none"> ▪ Code Compliance Services ▪ Plan Review Services ▪ Inspection Services

County of Marion

<i>Address</i>	601 SE 25th Avenue Ocala, FL 34471
<i>Contact Person</i>	Michael Savage, Building & Safety Director
<i>Phone / Email</i>	(352) 438-2459 / Michael.savage@marionfl.org
<i>Dates of Service</i>	2022 – Present
<i>Services Provided</i>	<ul style="list-style-type: none"> ▪ Plan Review Services

City of Lawrence

<i>Address</i>	9001 S 59th Street Lawrence, IN 46216
<i>Contact Person</i>	Srikanath Venugopalan, Director of Engineering
<i>Phone / Email</i>	(317) 542-4480 / svenugopalan@cityoflawrence.org
<i>Dates of Service</i>	2019 – Present





<i>Services Provided</i>	<ul style="list-style-type: none"> ▪ Building Official ▪ Building Department Review ▪ Building Inspection ▪ Plan Review Services
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City of Plano	
<i>Address</i>	1520 K Avenue Plano, TX 75074
<i>Contact Person</i>	Jeanna Scott, Assistant Building Official
<i>Phone / Email</i>	(972) 941-5967 / jeannas@plano.gov
<i>Dates of Service</i>	May 2023 – Present
<i>Services Provided</i>	<ul style="list-style-type: none"> ▪ 3rd Party Plan Review for City of Plano Building Permits Dept





Appendix - Forms

Appendix A – Proposal Document

Form required to be completed and enclosed with proposal – App A thru E

Appendix A – Proposal Document

Submittal Checklist: (To determine validity of Proposal)

☒ Appendix A must be included in the submittal.

By checking the below box(es), you are acknowledging the contents of the document(s) relating to the listed appendices, and agreeing to their terms:

- ☒ Appendix B – Conflict of Interest
- ☒ Appendix E – Certification Regarding Debarment
- ☒ Appendix C – House Bill 13, 19, 89 Verification
- ☒ Appendix D – Non-Collusion Statement

All Proposals delivered to the City of Texas City shall include this page with the submittal.			
RFQ Number:	2024-459		
Project Title:	Plan Reviews and Inspections – COM Projects		
Submittal Deadline:	Friday, August 9, 2024 at 10:00am CDT		
Proposer Information:			
Proposer's Legal Name:	Willdan Engineering		
Address:	5500 Democracy Drive, Suite 100+130		
City, State & Zip	Plano, TX 75024		
Federal Employers Identification Number	95-2295858		
Phone Number:	972.378.6588	Fax Number:	
E-Mail Address:	draskin@willdan.com		

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE





Appendix B – Form CIQ

CONFLICT OF INTEREST QUESTIONNAIRE For vendor doing business with local governmental entity		FORM CIQ
<p>This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.</p> <p>This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).</p> <p>By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.</p> <p>A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.</p>	OFFICE USE ONLY <div style="border: 1px solid black; height: 150px; margin-top: 5px;"></div>	
<p>1 Name of vendor who has a business relationship with local governmental entity.</p> <p style="text-align: center; margin-top: 10px;">Willdan Engineering</p>		
<p>2 <input type="checkbox"/> Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)</p>		
<p>3 Name of local government officer about whom the information is being disclosed.</p> <p style="text-align: center; margin-top: 10px;">N/A</p> <p style="text-align: center; margin-top: 5px;">_____ Name of Officer</p>		
<p>4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.</p> <div style="margin-top: 20px;"> <p>A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?</p> <p style="text-align: center; margin-top: 10px;"> <input type="checkbox"/> Yes <input type="checkbox"/> No </p> <p>B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?</p> <p style="text-align: center; margin-top: 10px;"> <input type="checkbox"/> Yes <input type="checkbox"/> No </p> </div>		
<p>5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.</p> <p style="text-align: center; margin-top: 10px;">N/A</p>		
<p>6 <input type="checkbox"/> Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).</p>		
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 60%;"> <p>7</p> <div style="text-align: center; margin-top: 20px;"> <p>_____ Signature of vendor doing business with the governmental entity</p> </div> </div> <div style="width: 35%; text-align: center;"> <p>August 9, 2024</p> <p>_____ Date</p> </div> </div>		





Appendix C – House Bills 13, 19, & 89 Verification

Appendix C - House Bills 13, 19 & 89 Verification

Pursuant to Senate Bill 13 of the 87th regular Texas Legislature session:

Verification Regarding Boycotting Energy Companies – Pursuant to Chapter 2274, Texas Government Code, Contractor verifies (1) it does not boycott energy companies, and (2) it will not boycott energy companies during the term of this Agreement. Contractor acknowledges this Agreement may be terminated and payment withheld if this verification is inaccurate. (Note: This provision only applies in a contract that (1) has a value of \$100,000 or more that is to be paid wholly or partly from public funds and (2) is with a for-profit entity, not including a sole proprietorship, that has ten (10) or more full-time employees.)

Pursuant to Senate Bill 19 of the 87th regular Texas Legislature session:

Discrimination Against Firearm Entities – In accordance with Texas Government Code Chapter 2274, Contractor verifies that it does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and will not discriminate during the term of the contract against a firearm entity or firearm trade association. This section only applies if: (i) Contractor has ten (10) or more full-time employees and (ii) this Agreement has a value of \$100,000 or more to be paid under the terms of this Agreement; and does not apply: (i) if Contractor is a sole proprietor, a non-profit entity, or a governmental entity; (ii) to a contract with a sole-source provider; or (iii) to a contract for which none of the bids from a company were able to provide the required certification.

Pursuant to Sections 2270.001, 2270.002, 808.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and
2. "Company" has the meaning assigned by Section 808.001, except that the term does not include a sole proprietorship.
3. Section only applies to a contract that is between a governmental entity and a company with 10 or more full-time employees; and has a value of \$100,000 or more that is to be paid wholly or partly from public funds of the governmental entity.

I, Daren Raskin (Person name), the undersigned representative of (Company or Business Name) Willdan Engineering (hereinafter referred to as Company) being an adult over the age of eighteen (18) years of age, do hereby depose and verify under oath that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270; depose and verify under oath that the Company, under the provisions of Subtitle A, Title 8, Government Code, is amended by adding Chapter 809; do hereby depose and verify under oath that the Company, under the provisions of Subtitle F, Title 10, Government Code, is amended by adding Chapter 2274 will not discriminate and/or boycott any of these provisions outlined and defined in House Bills 13, 19 and 89.

August 9, 2024

DATE

SIGNATURE OF COMPANY REPRESENTATIVE

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE





Appendix D – Non-Collusion

Appendix D – Non-Collusion Statement

THE UNDERSIGNED AFFIRM THAT THEY ARE DULY AUTHORIZED TO EXECUTE THIS CONTRACT, THAT THIS COMPANY, FIRM, PARTNERSHIP OR INDIVIDUAL HAS NOT PREPARED THIS PROPOSAL IN COLLUSION WITH ANY OTHER PROPOSER, AND THAT THE CONTENTS OF THIS PROPOSAL AS TO PRICES, TERMS OR CONDITIONS OF SAID PROPOSAL HAVE NOT BEEN COMMUNICATED BY THE UNDERSIGNED NOR BY ANY EMPLOYEE OR AGENT TO ANY OTHER PERSON ENGAGED IN THIS TYPE OF BUSINESS PRIOR TO THE OFFICIAL OPENING OF THIS PROPOSAL.

PROPOSER Willdan Engineering

ADDRESS 5500 Democracy Drive, Suite 100+130, Plano, TX 75024

PHONE 972.378.6588

FAX _____

PROPOSER (SIGNATURE) 

PROPOSER (PRINTED NAME) Daren Raskin

POSITION WITH COMPANY Deputy Director

SIGNATURE OF COMPANY OFFICIAL
AUTHORIZING THIS PROPOSAL 

COMPANY OFFICIAL
(PRINTED NAME) Daren Raskin

OFFICIAL POSITION Deputy Director

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE





Appendix E – Document 00435

Appendix E – Document 00435

**PROPOSER'S CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY
AND VOLUNTARY EXCLUSION (49 CFR PART 29)**

The undersigned certifies, by submission of this proposal or acceptance of this contract, that neither Contractor nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency. Proposer agrees that by submitting this proposal that Proposer will include this clause without modification in all lower tier transactions, solicitations, proposals, contracts, and subcontracts. Where the Proposer or any lower tier participant is unable to certify to this statement, that participant shall attach an explanation to this document.

Certification-the above information is true and complete to the best of my knowledge and belief.

Daren Raskin

(Printed or typed Name of Signatory)

(Signature)

August 9, 2024

(Date)

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001

END OF DOCUMENT 00435-FAA

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE





Resumes

Resumes for our Key Personnel are presented on the following pages.





EDUCATION

BS, Engineering,
California State
Polytechnic University-
Pomona

PROFESSIONAL CERTIFICATIONS

Texas Professional
Engineer No.143746

Florida Professional
Engineer, #57730

California Professional
Engineer, CE#57577

ICC Plans Examiner No.
8387707

ICC Building Official No.
8387707

29 YEARS OF EXPERIENCE

Daren Raskin, PE, CBO

Project Manager

Daren Raskin serves as Principal Project Manager and Supervising Plan Check Engineer for Willdan. Daren possesses experience with design of various multi-story structures, shopping centers, commercial buildings, parking structures, and residential units. He has organized, scheduled, and supervised staff of engineers, draftsmen, and technicians. Mr. Raskin's expertise encompasses knowledge of all major building materials, including cold-formed steel, structural steel, concrete, and masonry as well as design of specialized systems of corrugated cold-formed shear walls, concrete shear walls, masonry shear walls, structural steel moment frames, braced frames, and rigid diaphragm analysis.

Mr. Raskin's previous engineering experience includes structural design, analysis, and calculations for repair of fire damaged residential and commercial buildings, room additions, and custom homes and ensuring structural drawings met design and code requirements.

Relevant Project Experience

Plan Review and Inspection Services, University of Texas, Austin, American Campus Communities – Graduate Student Housing. *Plans Examiner and Project Manager* responsible for plans reviews and overseeing inspector of record for multiple student residential buildings and commons building.

Code Compliance Consultant, Texas State Technical College, Waco, TX. Full Plan Review and inspections services for TSTC remodels and new buildings. Oversee all code compliance and issue certificate of occupancy or completion, as necessary.

Third Party Plan Review Services, City of Plano, TX. *Plan Reviewer.* Provide plan review services for applicants requesting expedited review.

Plan Review Services, County of Marion, FL. *Supervising Plan Reviewer.* Willdan's Plan check team was selected and performs residential, commercial, and solar plan check services for the County of Marion. All plan checks performed are via Willdan's electronic plan review system which is accessible to all applicants. Customers can access plan check comments in real time and can track the review through approval on our electronic portal.

Building and Safety Services, City of Lawrence, IN. *Plan Reviewer & Plan Check Supervisor.* Willdan provided a Building Official, Building Department review, building inspection and plan review services.

Project Manager and Building Official, City of Sierra Madre, CA. Coordinate inspections with City staff from other departments. Make all code interpretations. Regularly answers questions on permit applications and fees from staff. In process of implementing unreinforced masonry building retrofit ordinance. Overview of all plans prior to permit issuance. Available remotely full time with part time office hours.

Project Manager and Deputy Building Official, City of West Covina, CA. Managed adoption by City Council of new codes and fee schedule. Attend and manage regular staff meetings, coordinate with inspectors, as well as City staff from other departments. Make code interpretations in Building Official's absence. Regularly answers questions on permit applications and fees from staff and public. Responsible to cover regular counter plan checks and respond to questions from the public. The primary contact of City management. Available remotely full time with part time office hours.



EDUCATION

*Building Inspection
Technology Certificate,
North Hennepin
Community College,
Brooklyn Park, MN*

*Advanced Structural
Plan Review II course,
Inver Hills Community
College, Inver Grove
Heights, MN*

*Master of Divinity,
Southwestern Baptist
Theological Seminary,
Ft. Worth, TX*

*Bachelor of Science,
University of Mary
Hardin-Baylor, Belton,
TX*

*Certificate in Industrial
Welding, Amarillo
College, Amarillo, TX*

PROFESSIONAL CERTIFICATIONS

*ICC Building Plans
Examiner No. 8045018*

*ICC Building Inspector
No. 8045018*

*ICC Mechanical
Inspector No. 8045018*

*Certified Building
Contractor*

*Master's Touch
Carpentry, ID#
20002729*

*Certified Building
Official, Limited #MN-
1999*

*Touch Carpentry, ID#
20002729*

Russell Thornburg

Senior Plans Examiner

Russell Thornburg is a Willdan Engineering building inspector with 25 years of experience. Mr. Thornburg has proven expertise as a residential field inspector, plans examiner, educator, instructor, and presenter. He had extensive experience in public and customer relations. Mr. Thornburg actively participated in development of strategies to strengthen the code official and building trades professions. He has provided on-site training with the field inspector and the plans examiners.

Relevant Project Experience

Johnson County, KS. Contractor Licensing Program Manager. Responsible for preparation and management of \$1.1 million budget. Developed, designed and provided education programs more than 7,500 licensed contractors, building officials, building inspectors, architects, and engineers from 35 states and 3 countries. Provided oversight of program; developed/implemented policies and procedures. Supervised, evaluated, and coached program team; coordinated certification requirements. Processed and successfully resolved customer complaints. Supervised preparation of finance and program reports. Facilitated Education Committee and License Review Board.

Johnson County, KS. Plans Examiner (Temporary). Provided residential and commercial plan review and field inspections. Responsible for energy review, customer service, and research.

Owatonna, MN. City Building Inspector/Plans Examiner. Responsible for review of all residential construction plans for compliance of state/local codes and city ordinances, including all aspects of energy code. Researched alternative methods and materials for use in determining departmental policies and procedures. Designed/developed departmental resource materials and Construction Guidelines for use by community stakeholders. Developed and presented educational programs for professional designers, contractors, architects, engineers, and building inspectors based on the MN Residential Code and Energy Code. Conducted field inspections for residential and commercial projects to determine compliance with plumbing, mechanical, structural, life safety, and energy codes. Customer service contact; addressed issues, answered questions, and conducted plan reviews. Planned, coordinated, and led weekly staff meetings; represented department at monthly contractor meetings. Participated in local and national code development for the International Residential Code and Energy.

Fairmont, MN. City Building Inspector. Responsible for all residential plan reviews and required inspections including energy, structural, life safety, plumbing, and mechanical. Assisted with commercial field inspections. Verified proper installation of energy products. Addressed code related customer service issues. Developed and led International Code Council and Minnesota Energy educational programs for contractors.

Willmar, MN. City Building Inspector Technician. Managed City Rental Program (homes, apartments, & manufactured homes) including the inspection of electrical, plumbing, and mechanical systems. Provided customer service regarding code inquiries. Responsible for residential plan reviews, field inspections, research, and documentation; assisted with commercial plan reviews. Enforced zoning ordinances.

Self-Employed General Contractor.

25 YEARS OF EXPERIENCE



EDUCATION

Bachelor's Program,
Oklahoma State
University

Civil Engineering, Allen
Hancock College

Associates Degree,
Victor Valley College

Certificate Classes,
Pacesetter/Addison
Career

PROFESSIONAL CERTIFICATIONS

ICC Commercial Building
Inspector No. 859346

ICC Residential
Commercial Inspector
No. 859346

ICC Plans Examiner No.
859346

ICC Property &
Maintenance Inspector
No. 859346

ICC Zoning Inspector No.
859346

NFPA 80 Fire Door
Inspector

IFC Fire Stop Inspector

34 YEARS OF EXPERIENCE

Frank Smith, CBI

Supervising Building Inspector

Frank Smith has 34 years of experience in a wide range of building and safety projects. He led Building and Safety projects for multiple jurisdictions. He has experience in project construction and maintenance and has skills in plan review, International Building/Fire Code, site management, budget and schedule development and performance, and municipal building and safety.

Relevant Project Experience

Plan Review, Texas State Technical College, Waco, TX. *Inspector of Record.* Performs inspections and oversees all inspection services for TSTC.

Inspection Services, University of Texas, Austin, American Campus Communities – Graduate Student Housing. *Inspector of Record.* Performs full time onsite inspections as well as coordinates with specialized inspectors to ensure quality assurance of the project.

FM Services Project Management & Municipal Services, Contract Services. *Plans Examiner/ Counter Technician / Facilities Staff.* Provided plan review for residential and light commercial projects. Provided code compliance and interpretations for commercial projects.

- Palo Alto, California (Plans Examiner)
- National City, California (Contract Consultant)
- Epic Property Management, California
- Stormon Golf, USA/China

Building Official, Building and Safety Manager, Plans Examiner, and Inspector. Mr. Smith has served as Building Official, Building and Safety Manager, Plans Examiner, and Inspector for numerous clients. The following is a condensed list of clients that he has served.

Building Official

- City of Desert Hot Spring, CA
- City of Lompoc, CA
- City of Grover Beach, CA

Plans Examiner

- City of Santa Barbara, CA
- County of Santa Barbara, CA
- City of Palo Alto, CA
- City of Temecula, CA
- County of San Bernardino, CA
- City of Pismo Beach, CA

Building and Safety Manager

- City of National City, CA
- City of Hermosa Beach, CA

Inspector

- University of Texas Inspector of Record, TX
- City of Redondo Beach, CA
- City of Adelanto, CA
- City of Barstow, CA
- City of Santa Monica, CA



EDUCATION

*Bachelor of Science and
Chemical Engineering,
Drexel University*

PROFESSIONAL CERTIFICATIONS

*Professional Engineer,
NJ*

*AZ Professional
Mechanical Engineer
No. 33073*

*AZ Professional Fire
Protection Engineer No.
52547*

*LEED Accredited
Professional*

41 YEARS OF EXPERIENCE

Russ Healey, PE, LEED AP

Plans Examiner

Russ Healey is a Registered Professional Engineer in Arizona which includes Mechanical and Fire Protection with 41 years of experience including municipal experience. Adept in performing electronic and hard copy Plan Code Reviews of plans and related documents verifying adopted codes, ordinances, and standards of jurisdictions plan review services. Mr. Healey has a thorough understanding of the engineering disciplines.

Relevant Project Experience

Plan Check Engineer. Mr. Healey brings considerable abilities to bridge the engineering disciplines including overseeing and expediting a wide range of project scopes in all phases of engineering and project construction. With over 40 years of professional experience, his projects include engineering, code compliance, construction administration and inspection for hospitals, laboratories, pharmaceutical manufacturing, telecommunications switching centers, and commercial and industrial complexes. Willdan Plan Check engineer since 2019. Adept at performing electronic and hard-copy plan and related document reviews and verifies adopted codes, ordinances, and standards of jurisdictions applicable to individual projects. He possesses a thorough understanding of engineering disciplines involved with infrastructure improvements such as water, roadway, sewer, drainage, grading, etc. Through his LEED training and expertise, Mr. Healey offers knowledge, experience, and appropriate credentials to ensure our clients' desires to join the global movement for innovative, healthy, resource-efficient, cost-saving green buildings is achieved. His professional knowledge covers buildings, HVAC, process piping, process controls, building management systems, energy management and monitoring systems configuration, fire protection and fire alarm, plumbing, electrical and commissioning management. Mr. Healey has applied his practice to numerous laboratory, industrial, institutional, medical, and municipal projects. He has been project engineer on numerous projects inspecting for compliance with design documents and conformity with codes. He has been involved in master planning for site utilities and placement of the building. He is able to read civil engineering drawings and familiar with the terminology. He works well with clients and contractors to coordinate a path forward to make corrections.

Plan Review, Texas State Technical College, Waco, TX. *MEP Plan Reviewer.* Performs plan review and consulting for large MEP systems.

Previous Work Experience

Pinnacle West - Hydrogen Gas Generation, Processing & Dispensing - Phoenix, AZ. Design code compliance and inspection for mechanical, plumbing and fire protection/alarm. Fuel processing and dispensing facility for use of hydrogen gas in alternate fuel motor vehicles. The engineering scope of work included deflagration analysis, design of process piping distribution for up to 6000 psi hydrogen, electrical power in a Class I Division II area, storage, dispensing, HVAC, plumbing, fire protection, fire alarm, hydrogen detection and controls.

Peoria Public Safety Administration Building - City of Peoria, AZ. Design, code compliance and inspection for mechanical, plumbing and fire protection. Design - Build project included police and fire department administrative offices, 911 operations, emergency operations center, police certification five (5) bay firing range, community television production/post production center and Chanel 11 broadcast studio.

West Texas VA Health Care System - New Domiciliary, Big Springs, TX. 24,772 sf, 40-bed, stand-alone, single story Domiciliary building for support of Veterans Affairs clinical programs in mental, social, and physical rehabilitation. Inspections included mechanical, HVAC, plumbing, sanitary, steam distribution, solid waste disposal, electrical, fire protection.



PROFESSIONAL CERTIFICATIONS

*Texas TSBPE Licensed
Plumbing Inspector
TSBPE No. 2244*

*ICC Building Inspector
No. 5187016*

*ICC Commercial Building
Inspector No. 5187016*

*ICC Residential
Commercial Inspector
No. 5187016*

*ICC Residential
Plumbing Inspector No.
5187016*

*ICC Residential Electrical
Inspector No. 5187016*

*ICC Residential Building
Inspector No. 5187016*

*ICC Residential
Mechanical Inspector
No. 5187016*

*ICC Mechanical
Inspector No. 5187016*

*ICC Plumbing Inspector
No. 5187016*

*SBCCI Mechanical
Inspector Certification*

*TNRCC, Backflow
Prevention Tester
License*

*SBCCI Plumbing
Inspector Certification*

25 YEARS OF EXPERIENCE

Joseph Morein, CBO, TSBPE

Senior Building Inspector

Joseph Morein is a Senior Building Inspector for Willdan Engineering with 25 years of experience. He is well versed with residential, commercial, and industrial plan reviews, inspections, techniques, materials, and equipment employed in the building construction trades. Mr. Morein is based out of Richmond, Texas.

Relevant Project Experience

Building Inspector, Texas. Mr. Morein has served as building inspector for numerous clients. Below is a condensed listing of the clients he's served.

- City of Rosenberg
- City of Sugar Land
- City of Bayou Vista
- City of Bellaire
- City of Katy

Previous Work Experience

Private Contractor, Houston, TX. Superintendent. Conducted field investigations and site surveillance of construction sites for residential, commercial, and industrial projects. Managed day-to-day site operations including the financial aspects of each project and subcontractor coordination and scheduling. Responsible for meeting project milestones and developing contingency plans. Worked on ADA renovations to Houston Community College and Fort Bend Independent School District Warehouse Expansion.

Private Contractor, Houston, TX. Superintendent. Conducted field investigations and site surveillance of construction sites for residential, commercial, and industrial projects. Managed day-to-day site operations including the financial aspects of each project and subcontractor coordination and scheduling. Responsible for meeting project milestones and developing contingency plans. Projects ranged in size from \$50,000 to \$1,000,000.



PROFESSIONAL CERTIFICATIONS

Texas TSBPE Licensed
Plumbing Inspector
TSBPE No. 3591

ICC Commercial
Plumbing Inspector No.
8713600

ICC Residential
Plumbing Inspector No.
8713600

ICC Plumbing Inspector
No. 8713600

7 YEARS OF EXPERIENCE

Marcus Johnson, CBI, TSBPE

Senior Building Inspector

Marcus Johnson is a Building Inspector for Willdan Engineering with 7 years of experience. He is well versed in residential, commercial, and industrial plan reviews, inspections, techniques, materials, and equipment employed in the building construction trades. Mr. Johnson is based out of Balch Springs, Texas.

Relevant Project Experience

Structural Plan Review & Inspection Services, University of Texas, Austin, American Campus Communities – Graduate Student Housing. *Plumbing Inspector* Responsible for plumbing inspections and assisting with other inspections for the project.

Building Inspector, Texas. Mr. Johnson has provided combination building inspection services to the following clients.

- City of Forney
- City of Allen

Senior Mechanical and Plumbing Inspector. Mr. Johnson has provided mechanical and plumbing inspections to the following clients.

- University of Texas
- Texas State Technical College

Previous Work Experience

County Fair, Arlington, TX. Vendor. Mr. Johnson conducted field sales and customer service as a vendor at the County Fair. He was responsible for managing the point of sales opening and closing as well as sharing best practices with other staff to improve efficiency.

Private Firm, Balch Springs, TX. Production Supervisor. Mr. Johnson was responsible for evaluating incoming materials for quality and order verification, as well as work site safety. He monitored production schedules, machinery, output, as well as manpower schedules and daily shipping reports.



5500 Democracy Drive, Suite 100 + 130

Plano, TX 75024

972.378.6588

www.willdan.com



CONTRACT FOR PROFESSIONAL SERVICES

This Contract is made and entered into this 1st day of May, 2025, by and between **WILLDAN ENGINEERING** ("Willdan"), a corporation, and **Texas City, Texas** a Municipality ("Client").

Recital: Client desires to employ Willdan to furnish certain professional services in connection with **Building Permitting Inspection Services for the College of the Mainland 2023 Bond Projects** (the "Project") in accordance with the proposal submitted by Willdan on August 9, 2024 which proposal is attached under Exhibit "C" and incorporated herein by reference. NOW, THEREFORE, in consideration of the mutual promises, the receipt and adequacy of which is hereby acknowledged and contained, the parties hereto agree as follows:

1. Services. Willdan shall provide professional services and advice on various issues affecting the decision of the Client described in detail in Exhibit "A", Description of Services, attached hereto and incorporated herein by this reference.

2. Compensation. Willdan shall be compensated, including reimbursements, for services rendered under Section 1, in accordance with the terms and conditions indicated in Exhibit "B," Compensation. Willdan may submit monthly statements for basic and additional services rendered. It is intended that payments to Willdan will be made by Client within ten (10) days of invoice.

3. Indemnification. Each party hereto agrees to save, keep, and hold harmless the other party hereto from all damages, costs, or expenses in law and equity including costs of suit to the extent resulting from its own negligent acts, errors, omissions, recklessness or willful misconduct. Neither party shall be required to defend the other party from any such claims, it being the intent of the parties that they shall each be responsible for the defense of its own negligence.

4. Hazardous Materials. Client acknowledges that Willdan's scope of services for this project does not include any work related in any way to asbestos and/or hazardous waste. Should Willdan or any other party encounter such materials on the job site, or should it in any other way become known that such materials are present or may be present on the job site or any adjacent or nearby areas which may affect Willdan's work, Willdan may, at its option, terminate work on the project until such time as Client retains a specialist contractor to abate and/or remove the asbestos and/or hazardous waste materials and warrant that the job site is free from any hazard which may result from the existence of such materials.

5. Insurance. Willdan shall obtain and shall require any subcontractors to obtain insurance of the types and in the amounts described below and satisfactory to the Client.

A. Commercial General Liability Insurance. Willdan shall maintain occurrence version commercial general liability insurance or equivalent form with a combined single limit of not less than \$1,000,000 per occurrence. If such insurance contains a general aggregate limit, it shall apply separately to this Contract or be no less than two times the occurrence limit. Such insurance shall:

1) Name the Client, its officials, officers, employees and agents as additional insureds with respect to performance of Services. Such insured status shall contain no special limitations on the scope of its protection to the above-listed insureds.

2) Be primary with respect to any insurance or self-insurance programs covering the Client, its officials, officers, employees, agents, and consultants.

3) Contain standard separation of insureds provisions.

B. Business Automobile Liability Insurance. Willdan shall maintain business automobile liability insurance or equivalent form with a combined single limit of not less than \$1,000,000 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles and shall name Client as additional insureds; be primary with respect to any insurance; and contain standard separation of insureds provisions.

C. Workers' Compensation Insurance. Willdan shall maintain workers' compensation insurance with statutory limits and employers' liability insurance with limits of not less than \$1,000,000 per accident at any times during the term of this Contract during which Willdan may retain employees.

D. Certificates/Insurer Rating/Cancellation Notice.

1) Willdan shall, prior to commencement of the Services, furnish to the Client properly executed certificates of insurance, and certified copies of endorsements, and policies if requested by the Client, which shall clearly evidence all insurance required in this Section. Willdan shall not allow such insurance to be canceled or allowed to expire except on 30 days' prior to written notice to the Client.

2) Willdan shall maintain such insurance from the time the Services commence until the Services are completed, except as may be otherwise required by this Section.

3) Willdan shall place insurance with insurers with a current A.M. Best's Rating no less than A:VIII licensed to do business in Texas.

4) Willdan shall replace certificates, policies and endorsements for any insurance expiring prior to completion of the Services.

6. Independent Contractor Status. Willdan shall be an independent contractor and shall have responsibility for and control over the details and means of providing the services under this Contract.

7. Ownership and Maintenance of Documents. All materials and data, including data on magnetic media, prepared by Willdan under this Contract shall become the property of the Client upon the completion of the term of this Contract, except that Willdan shall have the right to retain copies of all such documents and data for its records. The Client shall not be limited in any way in their use of such data at any time, provided that any such use not within the purposes intended by this Contract shall be at the Client's sole risk and provided that Willdan shall be indemnified and defended against any damages resulting from such use, including the release of this material to third parties for a use not intended by this Contract. Should Willdan, either during or following termination of this Contract, desire to use any materials prepared in connection with this Agreement, it shall first obtain the written approval of the Client.

Willdan's records, documents, calculations, test information, and all other instruments of service shall be kept on file in legible form for a period of not less than three years after completion of the services covered in this Contract.

8. Suspension of Work. Client may, at any time, by fifteen (15) days written notice, suspend further performance by Willdan. All suspensions shall extend the time schedule for performance in a mutually satisfactory manner and Willdan shall be paid for all services performed and reimbursable expenses incurred prior to the suspensions date.

9. Termination. Either party may terminate this Contract at any time by giving fifteen (15) days written notice to the other party of such termination. If this Contract is terminated as provided herein, Willdan will be compensated, including reimbursement, for the services actually performed at the agreed Rates.

10. Compliance with Law. Each party will use reasonable care to comply with applicable laws in effect at the time the services are performed which to the best of their knowledge, information and belief apply to their respective obligations under this Contract.

11. Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties, but it shall not be assigned by either party without written consent of the other party.

12. Attorney's Fees. If either party commences an action against the other party arising out of or in connection with this Contract, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney's fees and costs of suits.

13. Dispute Resolution. If a dispute arises between the parties relating to this Contract, the parties agree to use the following procedure prior to either party pursuing other available remedies:

A. A meeting shall be held promptly between the parties, attended by individuals with decision-making Client, to attempt in good faith to negotiate a settlement of the dispute.

B. If unsuccessful, the parties should seek a mutually acceptable mediator to mediate the dispute with the next 45 days.

C. If A and B have failed, the dispute shall be litigated in Galveston County, State of Texas.

14. Records. Willdan shall maintain complete and accurate records with respect to costs incurred under this Contract. All such records shall be clearly identifiable. Willdan shall allow a representative of the Client during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Contract. Willdan shall allow inspection of all work, data, documents, proceedings, and activities related to the Contract for a period of three (3) years from the date of final payment under this Contract.

15. Insolvency of Client. Willdan shall be entitled to immediately, and without notice, suspend the performance of any and all of its obligations pursuant to this Contract if Client files a voluntary petition seeking relief under the United States Bankruptcy Code or if there is an involuntary bankruptcy petition filed against Client in the United States Bankruptcy Court, and that petition is not dismissed within fifteen (15) days of its filing. Any suspension of services made pursuant to the provisions of this paragraph shall continue until such time as this Contract has been fully and properly assumed in accordance with the applicable provisions of the United States Bankruptcy Code and in compliance with the final order or judgment issued by the Bankruptcy Court.

16. Miscellaneous Provisions. This Contract is subject to the following special provisions:

A. The titles used in this Contract are for general reference only and are not a part of the Contract.

B. This Contract shall be interpreted as though prepared by both parties.

C. Any provision of this Contract held to violate any law shall be deemed void, and all remaining provisions shall continue in full force and effect.

D. This Contract comprises a final and complete repository of the understandings between the parties and supersedes all prior or contemporary communications, representations or agreements, whether oral or written, relating to the subject matter of this Contract.

E. Any notices given pursuant to this Contract shall be effective on the third business day after posting by first class mail, postage prepaid, to the address appearing immediately after the signatures below.

F. Willdan shall not be liable for damages resulting from the actions or inactions of governmental agencies including, but not limited to, permit processing, environmental impact reports, dedications, general plans and amendments thereto, zoning matters, annexations or consolidations, use or conditional use permits, project or plan approvals, and building permits unless caused by Willdan's negligence or wrongful conduct.

G. Waiver by either of any term, condition, or covenant, or breach of any term, condition, or covenant, shall not constitute the waiver of any subsequent breach of any other term, condition or covenant.

IN WITNESS WHEREOF, the parties hereto have executed the Contract on the day first hereinabove written.

Willdan Engineering

Texas City, Texas

By:  _____

By: _____

Daren Raskin, PE, CBO
Deputy Director of Building and Safety

Dedrick D. Johnson
Mayor

EXHIBIT "A"
DESCRIPTION OF SERVICES

- 1) Building Code Permit **Inspections** for College of the Mainland 2023 Bond Projects, **Library and Classroom Building (LCB)**.

Inspections include all Building Code required inspections. Special inspections, material or other testing is not included. Inspections will typically be performed on the next business day after request but no more than 48 hours following request. Inspections will be billed monthly as noted in Exhibit "B".

Inspections will be performed for Building, Mechanical, Electrical, Plumbing and Energy Code compliance based on the Texas City adopted codes applicable to this project (Primarily the ICC I-Codes, Edition as directed by City). Fire and engineering/public works inspections are not included.

EXHIBIT "B"
COMPENSATION

1) Lump Sum Building Permit Inspections for the Library and Classroom Building (LCB): \$ 74,600

The proposed fee includes all required Building Code inspections and including travel.

Fee does not include special/deputy inspections, fire inspections, public works/engineering inspections or any testing.

Re-inspections due to grossly incomplete or non-compliant work may be billed at \$95.00 per hour plus \$0.67 per mile from the Houston area, after initial warning.

Willdan will invoice monthly, in arrears, based on the estimated construction schedule of 25 months or \$2,984 per month.

EXHIBIT "C"
PROPOSAL

City of Texas City

Proposal for

Building Permitting Plan Reviews and Inspections

- *College of the Mainland 2023 Bond Projects*

August 9, 2024



Cover/Transmittal Letter

August 9, 2024

City of Texas City
Purchasing
1801 9th Avenue North
Texas City, TX

RE: Proposal for Building Permitting Plan Reviews and Inspections – College of the Mainland 2023 Bond Projects

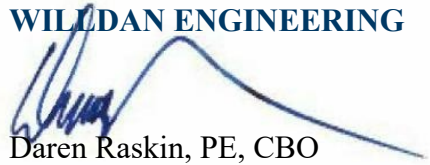
The City of Texas City is seeking consultants to provide services for Building Code Plan Review and Inspections for various new construction projects at the College of the Mainland (COM) Texas City main campus. **Willdan Engineering (Willdan)** has been an industry leader for over 60 years providing municipal building and safety services. Our staff has exceptional customer service skills and extensive building code knowledge. In addition, many of our employees are currently teaching building and safety training classes. With over 200 employees in building and safety, the depth of our staff experience is an added value to our professional services.

- **Leading Provider of Plan Review and Inspection Services:** Willdan is a leading provider of plan review and inspection services, distinguishing itself through a unique approach. Our dedicated plan review and inspection team operates under the guidance of the City Building Official, ensuring seamless daily operations. What sets us apart is our commitment to mirroring the efficiency of City staff, amplified by the support of a large, experienced team. Notably, our key personnel prioritize swift communication, often answering calls directly or returning calls within the hour and being available for meetings with applicants as needed for Plan Review items.
- **Readiness to be there for the City:** What sets Willdan apart is our readiness to be there for the City when issues arise and providing effective solutions through myself, Deputy Director, Daren Raskin, based out of **Montgomery, Texas**. With Willdan, the City gains not just a service provider but a reliable partner in navigating the intricacies of building plan review & management.

Willdan looks forward to assembling our qualified team to support the City of Texas City. Please contact me should you have any questions regarding our excellent Building and Safety services and how we may benefit the City and its community.

Respectfully submitted,

WILLDAN ENGINEERING



Daren Raskin, PE, CBO
Deputy Director of Building and Safety
(346) 478-0063
draskin@willdan.com



A. Executive Summary

Brief Overview

Willdan Engineering (Willdan), a Corporation founded in 1964, is part of Willdan Group, Inc. (WGI), a NASDAQ publicly traded Delaware Corporation and nationwide firm serving numerous public agencies and private sector clients. Willdan specializes in solutions tailored to the unique needs of municipalities and other local government agencies. Services range from full-time, in-house staffing to interim or part-time assistance on a project-by-project basis.

Willdan Engineering

Innovation Willdan's understanding of public agency needs and issues is unique in the industry. In addition to the significant portion of our staff that have served in public agency management positions prior to joining Willdan, we have had numerous assignments for cities and counties to provide building officials, municipal engineers, planning directors, traffic engineers, and other public agency staff members. With our depth of experience, expertise, knowledge, and resources, Willdan is able to offer practical solutions that are timely, cost effective, and that meet the needs of individual communities. The diversity of our staff experience is an added value of our professional services.

Development Services/Plan

▪ Traffic Engineering

Willdan was originally established as a civil engineering firm specializing in providing solutions for our public agency clients.



Since that time, we have evolved into a professional consulting firm offering a broad array of services that allows us to provide a comprehensive and integrated approach to our clients' planning, engineering, financial, economic, public facility, public safety, and energy sustainability solutions.

Throughout our 60-year history, Willdan has sustained a consistent healthy financial performance. Willdan has the financial strength and wherewithal to complete all projects we undertake. This is due, in part, to a respected reputation in the municipal engineering industry for

providing timely, cost effective, innovative engineering solutions that exceed our client's expectations and for providing exceptional customer service to our many clients. The firm has the resources and appropriate staffing to perform and complete all contractual project obligations. We have continued to grow to better serve our clients by offering an expanding range of municipal services. Financial information, including information on revenue, earnings, and cash flow, are issued quarterly and can be found at www.willdan.com.

Willdan possesses expertise in most facets of the public sector marketplace. The varied experience and background of our staff experience is an added value of our services. No other firm matches Willdan's combined breadth of directly relevant technical and operational expertise and depth of experience.





Willdan’s corporate-wide capabilities include a full range of civil and structural engineering, land planning, financial and economic consulting, geology and geotechnical engineering, environmental health and safety, and energy efficiency solutions consulting services.

Building and Safety Services

Willdan’s experience and strength in building and safety encompasses the complete range of technical disciplines, including permit issuance, building inspection, grading inspection, accessibility inspection, hospital and medical facility plan check and inspection, flood zone experience, building plan review, and fire-life safety. The plan review staff maintain current certifications and attend training on a regular basis, to stay current with industry technologies and standards.


Building and Safety Services

B. Firm Qualifications and Experience

Willdan’s **60 years of experience** providing staff augmentation services enables us **to deliver the highest level of staff and service**. Our Inspection and Plan Review staff will be available to meet with City staff, builders, developers, and citizens to resolve any inspection issues that may arise. Inspectors will attend and participate in required meetings with other City inspection and plan review staff, property owners, contractors and/or design professionals.




- Development Permitting

Our Inspectors and Plan Review staff will review the permit package to verify that the on-site condition is consistent with the appropriate records for square footage, setbacks, heights, and other applicable requirements. Inspectors will comply with the City’s procedures for reporting inspection results, use City inspection correction forms, make appropriate entries onto the permit documents, and follow City procedures prior to finalizing a building permit. Willdan will verify that all inspection records, including the daily inspection records on the job card and the permit copy, will be entered into the City’s Building and Safety computer system. We will counsel builders, owners, engineers, and architects to enhance the orderly flow of the construction process yet maintain an effective enforcement level. Our Inspectors will document construction changes and ensure approval by appropriate City staff.

<p>Extension of Staff</p> 	<p>Since 1979, Willdan has provided building and safety permanent and interim staffing to over 300 agencies, including jurisdictions, tribal communities, cities, and counties. We have highly trained, experienced staff to complete or enhance local agency staffing and meet their staffing requirements for permanent and/or interim staff on a full- or part-time basis. With over 200 licensed professional and technical personnel, Willdan offers dedicated, qualified staff, with many of our skilled staff holding municipal positions prior to joining Willdan. Their specialized experience provides jurisdictions with efficient, cost-effective staffing assistance to maintain or expand departmental services and capabilities.</p>
<p>Building Plan Review</p>	<p>Although Willdan offers a full range of services to our clients, we recognize there is none more important than retaining qualified building safety personnel. Of all of the things that can go wrong within a community, very few have the likelihood of affecting as many within that community as a</p>





	<p>building disaster. Most of us spend the majority of our time living, working, sleeping, and playing within the confines of a structure. It is imperative that a governing body find a cost- effective way to provide these services to the community they serve. Willdan recognizes this need. Project plan review goes hand-in-hand with the inspection element and is equally critical to the development process. Plan review services bring the intent of the design team and the adopted codes of the community together. It is the plans examiner’s responsibility to ensure the project is designed in accordance with codes and standards adopted by the municipal agency. Working together as a team, the plans examiner, the designer, and the inspector all contribute greatly to the health, safety, and welfare of the community.</p>
<p>Building Inspection</p> 	<p>In the realm of developing and growing a community, there are few – if any – services provided by the governing body that are more important than the safety of the structures where we live, sleep, work, and play. It is this function that permits local citizens to go about their daily lives without thinking about the safety of the structures they enter or occupy.</p>
<p>Technology Implementation</p> 	<p>Willdan’s team has extensive knowledge and many years of experience implementing and working with permitting software systems, electronic plan review systems, and counter cueing systems. Our staff is knowledgeable and works with other plan review software systems implemented by various agencies, enabling our team members to work within existing systems and advise on, help develop, and implement replacement systems. The systems we have worked with include – but are not limited to – TRAKiT, ACCELA, and EnerGov. Willdan’s staff actively uses Bluebeam for electronic plan review.</p>





Relevant Experience

Plan Review & Inspection (Full ICC/ NFPA & Texas State), University of Texas – Austin

American Campus Communities, Austin, TX

Graduate Housing Project -300k sf

Administration and Café Building- 35k sf

Plan review and inspection services for the Graduate Student Housing buildings that consist of multiple student residential buildings and commons building.



Plan Review & Inspection (Full ICC/ NFPA & Texas State), Texas State Technical College, Statewide TX.

JB Connaly Technical Center – Waco, TX – 94k SF

CCAP Building, Waco, TX – 127k SF

CCAP Building, Abilene, TX – 48k SF

CCAP Building, Fort Bend County, TX – 109k SF

Diesel Building, Marshall, TX – 26k SF

New Technology Building, Harlingen, TX – 86k SF

Lineworkers Building, Harlingen, TX – 10k SF

20PM Building Renovation, Harlingen, TX – 63k SF

Full Plan Review and inspections services for TSTC remodels and new buildings. Oversee all code compliance and issue certificate of occupancy or completion, as necessary.



Third Party Plan Review Services

City of Plano, TX

Varied plan review services

Provide plan review services for applicants requesting expedited review.





C. Proposed Methodology and Approach

Willdan prides itself on the ability to adapt and work within an existing framework of a department. We will propose options for providing services as described. Our intent is for our clients to be comfortable with our services and adhere to the clients’ needs.

Based on the RFP, it appears the required services are very similar to those currently provided to our current client, Texas State Technical College on 5 of their campuses. In order to allow construction to proceed in as efficient and timely manner as possible, it is key that Willdan be involved early on and work directly with the project design team. Willdan can work as independently as the Texas City Building Official would like, following any direction necessary to provide the City full confidence in final approvals. As a key to ensure building occupancy is obtained as quickly as possible, it is critical that a diligent plan review is performed to limit issues during the inspection process.

For these types of projects, we will typically work with the contractor(s) to coordinate timely inspections.

D. Work Plan and Schedule

As noted above, Willdan’s standard is to follow the procedures and processes of our client City. However, our staff’s extensive experience and depth allow us to help improve City processes or provide the flexibility necessary to help move projects along in an expedited manner. Below is our standard plan review schedule. We propose to proceed with the following schedule but provide for online meetings with the design team to ensure comments are addressed without unnecessary delays.

Plan Review Turnaround Time for 95% Construction Documents

TYPE OF PROJECT	INITIAL REVIEW	SUBSEQUENT REVIEWS
 Commercial	10 working days	5 working days

To allow the most efficient plan review by the most qualified staff, we recommend the plan review is performed electronically. Willdan has its own online, cloud-based plan check tracking system that allows applicants, City staff and Willdan plan reviewers to access each submittal and view outstanding comments 24 hours a day. Our plan check tracking system sends email notifications to any list of recipients from the City to ensure the correct people know when submittals are accepted, comments issued and plan review approval is obtained. Once plan approval, we ensure the applicant is aware other departments and possible QC checks are still required prior to permit issuance. Willdan is also fully capable of performing electronic plan reviews through the City’s system or through paper submittals, as directed by the City.

Inspections are typically performed on the next business day but we can also provide after-hours and weekend inspections, if authorized by the City.





E. Team Composition and Key Personnel

A key element of our project team is that it is an efficient, effective, and experienced unit. Our team members possess necessary expertise and experience to perform the requested services. They will commit the time and effort required to successfully complete on schedule and in a cost-effective manner. A table summarizing our key staff is below. Full resumes for team members are presented in the Appendix.

Team Member	Credentials	Service Provided
Daren Raskin, PE, CBO <i>Deputy Director</i> <i>29 Years of Experience</i>	<ul style="list-style-type: none"> ▪ Texas Professional Engineer No.143746 ▪ ICC Plans Examiner No. 8387707 ▪ ICC Building Official No. 8387707 	Building Plan Review: Structural, architectural, plumbing, mechanical, electrical, energy, green building, accessibility, residential, and commercial.
Russell Thornburg <i>Senior Plans Examiner</i> <i>31 Years of Experience</i>	<ul style="list-style-type: none"> ▪ ICC Building Plans Examiner No. 8045018 ▪ ICC Building Inspector No. 8045018 ▪ ICC Mechanical Inspector No. 8045018 	Building Plan Review & Inspection: Multi-story office buildings, commercial buildings, retail outlets, single-family, medical facilities, educational facilities, and multi-family residential developments.
Frank Smith, CBI <i>Supervising Building Inspector</i> <i>34 Years of Experience</i>	<ul style="list-style-type: none"> ▪ ICC Commercial Building Inspector No. 859346 ▪ ICC Residential Commercial Inspector No. 859346 ▪ ICC Plans Examiner No. 859346 ▪ ICC Property & Maintenance Inspector No. 859346 ▪ ICC Zoning Inspector No. 859346 ▪ NFPA 80 Fire Door Inspector ▪ IFC Fire Stop Inspector 	Building Inspection: Multi-story office buildings, commercial buildings, retail outlets, single-family, medical facilities, educational facilities, and multi-family residential developments.
Russ Healey <i>Plans Examiner</i> <i>41 Years of Experience</i>	<ul style="list-style-type: none"> ▪ AZ Professional Mechanical Engineer No. 33073 ▪ AZ Professional Fire Protection Engineer No. 52547 	Building Plan Review: Performs mechanical, electrical, and plumbing plan review. Used primarily for complex or large systems.





Team Member	Credentials	Service Provided
Joseph Morein, TSBPE <i>Senior Building Inspector</i> <i>25 Years of Experience</i>	<ul style="list-style-type: none"> ▪ Texas TSBPE Licensed Plumbing Inspector TSBPE No. 2244 ▪ ICC Building Inspector No. 5187016 ▪ ICC Commercial Building Inspector No. 5187016 ▪ ICC Residential Plumbing Inspector No. 5187016 ▪ ICC Residential Electrical Inspector No. 5187016 ▪ ICC Residential Building Inspector No. 5187016 ▪ ICC Residential Mechanical Inspector No. 5187016 ▪ ICC Mechanical Inspector No. 5187016 ▪ ICC Plumbing Inspector No. 5187016 	Building Inspection: Multi-story office buildings, commercial buildings, retail outlets, single-family, medical facilities, educational facilities, and multi-family residential developments.
Marcus Johnson, CBI, TSBPE <i>Senior Building Inspector</i> <i>7 Years of Experience</i>	<ul style="list-style-type: none"> ▪ Texas TSBPE Licensed Plumbing Inspector TSBPE No. 3591 ▪ ICC Commercial Plumbing Inspector No. 8713600 ▪ ICC Residential Plumbing Inspector No. 8713600 ▪ ICC Plumbing Inspector No. 8713600 	Building Inspection: Multi-story office buildings, commercial buildings, retail outlets, single-family, medical facilities, educational facilities, and multi-family residential developments.

ICC Certifications can be verified at: <https://www.iccsafe.org/verify/>

TSBPE Plumbing Inspector Licenses can be verified at:

*****vo.licensing.hpc.texas.gov/datamart/selSearchType.do





F. Budget and Fee Schedule

COM Project	BMEPE Permitting Plan Review (not including Fire)	BMEPE inspections (not including Fire)
Library and Classroom Building (LCB)	\$37,800	\$74,600
Public Safety Careers (PSCC)	\$9,500	Not requested
Continuing & Corporate Education Center (CCEC)	\$6,000	Not requested

Inspections Include:

The proposed fee includes all required Building Code inspections and including travel.

Fee does not include special/deputy inspections or testing.

Re-inspections due to grossly incomplete or non-compliant work may be billed at \$95.00 per hour plus \$0.67 per mile from the Houston area, after initial warning.

Plan Review Services Include:

Up to three (3) rounds of review.

Remote meetings and communications during initial review process.

\$130 per hour for reviews in excess of initial 3 rounds and for significant changes to plans that require additional review.

\$0.67 per mile round trip from origin in Montgomery, TX for in person meetings.

Willdan is open to negotiations on fees, including based on more detailed information and plans.

Time and Expense Option:

Plan reviews can be performed at \$130 per hour plus \$0.67 per mile and drive time, if necessary.

Inspections can be performed at \$95 per hour plus \$0.67 per mile and drive time from Richmond, TX.





G. References

Willdan has been providing jurisdictional services for 60 years and we have served large and small jurisdictions with populations from 8,000 to 250,000. Our extensive experience has enabled us to adapt easily and effectively from jurisdiction to jurisdiction, state to state.

American Campus Communities / University of Texas

<i>Address</i>	1601 E, 20 th Street Austin, TX 78722
<i>Contact Person</i>	Jeremy Roberts, Vice President
<i>Phone / Email</i>	(512) 569-7481 / jroberts@americancampus.com
<i>Dates of Service</i>	2022 – Present
<i>Services Provided</i>	<ul style="list-style-type: none"> ▪ Structural Plan Review ▪ All Phase Inspection

Texas State Technical College

<i>Address</i>	3801 Campus Drive Waco, TX 76705
<i>Contact Person</i>	Mike Ratliff / Senior Construction Project Manager
<i>Phone / Email</i>	(254) 867-3703 / mike.ratliff@tstc.edu
<i>Dates of Service</i>	March 2023 – Present
<i>Services Provided</i>	<ul style="list-style-type: none"> ▪ Code Compliance Services ▪ Plan Review Services ▪ Inspection Services

County of Marion

<i>Address</i>	601 SE 25th Avenue Ocala, FL 34471
<i>Contact Person</i>	Michael Savage, Building & Safety Director
<i>Phone / Email</i>	(352) 438-2459 / Michael.savage@marionfl.org
<i>Dates of Service</i>	2022 – Present
<i>Services Provided</i>	<ul style="list-style-type: none"> ▪ Plan Review Services

City of Lawrence

<i>Address</i>	9001 S 59th Street Lawrence, IN 46216
<i>Contact Person</i>	Srikanath Venugopalan, Director of Engineering
<i>Phone / Email</i>	(317) 542-4480 / svenugopalan@cityoflawrence.org
<i>Dates of Service</i>	2019 – Present





<i>Services Provided</i>	<ul style="list-style-type: none"> ▪ Building Official ▪ Building Department Review ▪ Building Inspection ▪ Plan Review Services
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City of Plano	
<i>Address</i>	1520 K Avenue Plano, TX 75074
<i>Contact Person</i>	Jeanna Scott, Assistant Building Official
<i>Phone / Email</i>	(972) 941-5967 / jeannas@plano.gov
<i>Dates of Service</i>	May 2023 – Present
<i>Services Provided</i>	<ul style="list-style-type: none"> ▪ 3rd Party Plan Review for City of Plano Building Permits Dept





Appendix - Forms

Appendix A – Proposal Document

Form required to be completed and enclosed with proposal – App A thru E

Appendix A – Proposal Document

Submittal Checklist: (To determine validity of Proposal)

☒ Appendix A must be included in the submittal.

By checking the below box(es), you are acknowledging the contents of the document(s) relating to the listed appendices, and agreeing to their terms:

☒ Appendix B – Conflict of Interest

☒ Appendix E – Certification Regarding Debarment

☒ Appendix C – House Bill 13, 19, 89 Verification

☒ Appendix D – Non-Collusion Statement

All Proposals delivered to the City of Texas City shall include this page with the submittal.			
RFQ Number:	2024-459		
Project Title:	Plan Reviews and Inspections – COM Projects		
Submittal Deadline:	Friday, August 9, 2024 at 10:00am CDT		
<u>Proposer Information:</u>			
Proposer's Legal Name:	Willdan Engineering		
Address:	5500 Democracy Drive, Suite 100+130		
City, State & Zip	Plano, TX 75024		
Federal Employers Identification Number	95-2295858		
Phone Number:	972.378.6588	Fax Number:	
E-Mail Address:	draskin@willdan.com		

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE





Appendix B – Form CIQ

CONFLICT OF INTEREST QUESTIONNAIRE For vendor doing business with local governmental entity		FORM CIQ
<p>This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.</p> <p>This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).</p> <p>By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.</p> <p>A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.</p>	<div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 5px;">OFFICE USE ONLY</div> <div style="padding: 5px;"> Date Received </div>	
<p>1 Name of vendor who has a business relationship with local governmental entity.</p> <p style="text-align: center; margin-top: 10px;">Willdan Engineering</p>		
<p>2 <input type="checkbox"/> Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)</p>		
<p>3 Name of local government officer about whom the information is being disclosed.</p> <p style="text-align: center; margin-top: 10px;">N/A</p> <hr style="width: 50%; margin: 0 auto;"/> <p style="text-align: center; font-size: small;">Name of Officer</p>		
<p>4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.</p> <div style="margin-top: 20px;"> <p>A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?</p> <p style="text-align: center; margin-top: 10px;"> <input type="checkbox"/> Yes <input type="checkbox"/> No </p> <p>B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?</p> <p style="text-align: center; margin-top: 10px;"> <input type="checkbox"/> Yes <input type="checkbox"/> No </p> </div>		
<p>5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.</p> <p style="text-align: center; margin-top: 10px;">N/A</p>		
<p>6 <input type="checkbox"/> Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).</p>		
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 60%;"> <p>7</p> <div style="text-align: center; margin-top: 10px;"> <hr style="width: 100%; border: 0; border-top: 1px solid black;"/> <p style="font-size: small;">Signature of vendor doing business with the governmental entity</p> </div> </div> <div style="width: 35%; text-align: center;"> <p style="margin-top: 10px;">August 9, 2024</p> <hr style="width: 50%; margin: 0 auto;"/> <p style="font-size: small;">Date</p> </div> </div>		





Appendix C – House Bills 13, 19, & 89 Verification

Appendix C - House Bills 13, 19 & 89 Verification

Pursuant to Senate Bill 13 of the 87th regular Texas Legislature session:

Verification Regarding Boycotting Energy Companies – Pursuant to Chapter 2274, Texas Government Code, Contractor verifies (1) it does not boycott energy companies, and (2) it will not boycott energy companies during the term of this Agreement. Contractor acknowledges this Agreement may be terminated and payment withheld if this verification is inaccurate. (Note: This provision only applies in a contract that (1) has a value of \$100,000 or more that is to be paid wholly or partly from public funds and (2) is with a for-profit entity, not including a sole proprietorship, that has ten (10) or more full-time employees.)

Pursuant to Senate Bill 19 of the 87th regular Texas Legislature session:

Discrimination Against Firearm Entities – In accordance with Texas Government Code Chapter 2274, Contractor verifies that it does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and will not discriminate during the term of the contract against a firearm entity or firearm trade association. This section only applies if: (i) Contractor has ten (10) or more full-time employees and (ii) this Agreement has a value of \$100,000 or more to be paid under the terms of this Agreement; and does not apply: (i) if Contractor is a sole proprietor, a non-profit entity, or a governmental entity; (ii) to a contract with a sole-source provider; or (iii) to a contract for which none of the bids from a company were able to provide the required certification.

Pursuant to Sections 2270.001, 2270.002, 808.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and
2. "Company" has the meaning assigned by Section 808.001, except that the term does not include a sole proprietorship.
3. Section only applies to a contract that is between a governmental entity and a company with 10 or more full-time employees; and has a value of \$100,000 or more that is to be paid wholly or partly from public funds of the governmental entity.

I, Daren Raskin (Person name), the undersigned representative of (Company or Business Name) Willdan Engineering (hereinafter referred to as Company) being an adult over the age of eighteen (18) years of age, do hereby depose and verify under oath that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270; depose and verify under oath that the Company, under the provisions of Subtitle A, Title 8, Government Code, is amended by adding Chapter 809; do hereby depose and verify under oath that the Company, under the provisions of Subtitle F, Title 10, Government Code, is amended by adding Chapter 2274 will not discriminate and/or boycott any of these provisions outlined and defined in House Bills 13, 19 and 89.

August 9, 2024

DATE

SIGNATURE OF COMPANY REPRESENTATIVE

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE





Appendix D – Non-Collusion

Appendix D – Non-Collusion Statement

THE UNDERSIGNED AFFIRM THAT THEY ARE DULY AUTHORIZED TO EXECUTE THIS CONTRACT, THAT THIS COMPANY, FIRM, PARTNERSHIP OR INDIVIDUAL HAS NOT PREPARED THIS PROPOSAL IN COLLUSION WITH ANY OTHER PROPOSER, AND THAT THE CONTENTS OF THIS PROPOSAL AS TO PRICES, TERMS OR CONDITIONS OF SAID PROPOSAL HAVE NOT BEEN COMMUNICATED BY THE UNDERSIGNED NOR BY ANY EMPLOYEE OR AGENT TO ANY OTHER PERSON ENGAGED IN THIS TYPE OF BUSINESS PRIOR TO THE OFFICIAL OPENING OF THIS PROPOSAL.

PROPOSER Willdan Engineering

ADDRESS 5500 Democracy Drive, Suite 100+130, Plano, TX 75024

PHONE 972.378.6588

FAX _____

PROPOSER (SIGNATURE) 

PROPOSER (PRINTED NAME) Daren Raskin

POSITION WITH COMPANY Deputy Director

SIGNATURE OF COMPANY OFFICIAL
AUTHORIZING THIS PROPOSAL 

COMPANY OFFICIAL
(PRINTED NAME) Daren Raskin

OFFICIAL POSITION Deputy Director

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE





Appendix E – Document 00435

Appendix E – Document 00435

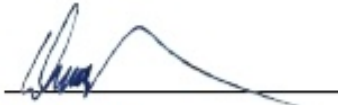
**PROPOSER'S CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY
AND VOLUNTARY EXCLUSION (49 CFR PART 29)**

The undersigned certifies, by submission of this proposal or acceptance of this contract, that neither Contractor nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency. Proposer agrees that by submitting this proposal that Proposer will include this clause without modification in all lower tier transactions, solicitations, proposals, contracts, and subcontracts. Where the Proposer or any lower tier participant is unable to certify to this statement, that participant shall attach an explanation to this document.

Certification-the above information is true and complete to the best of my knowledge and belief.

Daren Raskin

(Printed or typed Name of Signatory)



(Signature)

August 9, 2024

(Date)

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001

END OF DOCUMENT 00435-FAA

THIS DOCUMENT MUST BE COMPLETED AND SUBMITTED AS IT IS A PART OF THE SOLICITATION PACKAGE





Resumes

Resumes for our Key Personnel are presented on the following pages.





Daren Raskin, PE, CBO

Project Manager

EDUCATION

*BS, Engineering,
California State
Polytechnic University-
Pomona*

PROFESSIONAL CERTIFICATIONS

*Texas Professional
Engineer No.143746*

*Florida Professional
Engineer, #57730*

*California Professional
Engineer, CE#57577*

*ICC Plans Examiner No.
8387707*

*ICC Building Official No.
8387707*

Daren Raskin serves as Principal Project Manager and Supervising Plan Check Engineer for Willdan. Daren possesses experience with design of various multi-story structures, shopping centers, commercial buildings, parking structures, and residential units. He has organized, scheduled, and supervised staff of engineers, draftsmen, and technicians. Mr. Raskin's expertise encompasses knowledge of all major building materials, including cold-formed steel, structural steel, concrete, and masonry as well as design of specialized systems of corrugated cold-formed shear walls, concrete shear walls, masonry shear walls, structural steel moment frames, braced frames, and rigid diaphragm analysis.

Mr. Raskin's previous engineering experience includes structural design, analysis, and calculations for repair of fire damaged residential and commercial buildings, room additions, and custom homes and ensuring structural drawings met design and code requirements.

Relevant Project Experience

Plan Review and Inspection Services, University of Texas, Austin, American Campus Communities – Graduate Student Housing. *Plans Examiner and Project Manager* responsible for plans reviews and overseeing inspector of record for multiple student residential buildings and commons building.

Code Compliance Consultant, Texas State Technical College, Waco, TX. Full Plan Review and inspections services for TSTC remodels and new buildings. Oversee all code compliance and issue certificate of occupancy or completion, as necessary.

Third Party Plan Review Services, City of Plano, TX. *Plan Reviewer.* Provide plan review services for applicants requesting expedited review.

Plan Review Services, County of Marion, FL. *Supervising Plan Reviewer.* Willdan's Plan check team was selected and performs residential, commercial, and solar plan check services for the County of Marion. All plan checks performed are via Willdan's electronic plan review system which is accessible to all applicants. Customers can access plan check comments in real time and can track the review through approval on our electronic portal.

Building and Safety Services, City of Lawrence, IN. *Plan Reviewer & Plan Check Supervisor.* Willdan provided a Building Official, Building Department review, building inspection and plan review services.

Project Manager and Building Official, City of Sierra Madre, CA. Coordinate inspections with City staff from other departments. Make all code interpretations. Regularly answers questions on permit applications and fees from staff. In process of implementing unreinforced masonry building retrofit ordinance. Overview of all plans prior to permit issuance. Available remotely full time with part time office hours.

Project Manager and Deputy Building Official, City of West Covina, CA. Managed adoption by City Council of new codes and fee schedule. Attend and manage regular staff meetings, coordinate with inspectors, as well as City staff from other departments. Make code interpretations in Building Official's absence. Regularly answers questions on permit applications and fees from staff and public. Responsible to cover regular counter plan checks and respond to questions from the public. The primary contact of City management. Available remotely full time with part time office hours.

Russell Thornburg

Senior Plans Examiner

EDUCATION

*Building Inspection
Technology Certificate,
North Hennepin
Community College,
Brooklyn Park, MN*

*Advanced Structural
Plan Review II course,
Inver Hills Community
College, Inver Grove
Heights, MN*

*Master of Divinity,
Southwestern Baptist
Theological Seminary,
Ft. Worth, TX*

*Bachelor of Science,
University of Mary
Hardin-Baylor, Belton,
TX*

*Certificate in Industrial
Welding, Amarillo
College, Amarillo, TX*

PROFESSIONAL CERTIFICATIONS

*ICC Building Plans
Examiner No. 8045018*

*ICC Building Inspector
No. 8045018*

*ICC Mechanical
Inspector No. 8045018*

*Certified Building
Contractor*

*Master's Touch
Carpentry, ID#
20002729*

*Certified Building
Official, Limited #MN-
1999*

*Touch Carpentry, ID#
20002729*

Russell Thornburg is a Willdan Engineering building inspector with 25 years of experience. Mr. Thornburg has proven expertise as a residential field inspector, plans examiner, educator, instructor, and presenter. He had extensive experience in public and customer relations. Mr. Thornburg actively participated in development of strategies to strengthen the code official and building trades professions. He has provided on-site training with the field inspector and the plans examiners.

Relevant Project Experience

Johnson County, KS. Contractor Licensing Program Manager. Responsible for preparation and management of \$1.1 million budget. Developed, designed and provided education programs more than 7,500 licensed contractors, building officials, building inspectors, architects, and engineers from 35 states and 3 countries. Provided oversight of program; developed/implemented policies and procedures. Supervised, evaluated, and coached program team; coordinated certification requirements. Processed and successfully resolved customer complaints. Supervised preparation of finance and program reports. Facilitated Education Committee and License Review Board.

Johnson County, KS. Plans Examiner (Temporary). Provided residential and commercial plan review and field inspections. Responsible for energy review, customer service, and research.

Owatonna, MN. City Building Inspector/Plans Examiner. Responsible for review of all residential construction plans for compliance of state/local codes and city ordinances, including all aspects of energy code. Researched alternative methods and materials for use in determining departmental policies and procedures. Designed/developed departmental resource materials and Construction Guidelines for use by community stakeholders. Developed and presented educational programs for professional designers, contractors, architects, engineers, and building inspectors based on the MN Residential Code and Energy Code. Conducted field inspections for residential and commercial projects to determine compliance with plumbing, mechanical, structural, life safety, and energy codes. Customer service contact; addressed issues, answered questions, and conducted plan reviews. Planned, coordinated, and led weekly staff meetings; represented department at monthly contractor meetings. Participated in local and national code development for the International Residential Code and Energy.

Fairmont, MN. City Building Inspector. Responsible for all residential plan reviews and required inspections including energy, structural, life safety, plumbing, and mechanical. Assisted with commercial field inspections. Verified proper installation of energy products. Addressed code related customer service issues. Developed and led International Code Council and Minnesota Energy educational programs for contractors.

Willmar, MN. City Building Inspector Technician. Managed City Rental Program (homes, apartments, & manufactured homes) including the inspection of electrical, plumbing, and mechanical systems. Provided customer service regarding code inquiries. Responsible for residential plan reviews, field inspections, research, and documentation; assisted with commercial plan reviews. Enforced zoning ordinances.

Self-Employed General Contractor.



Frank Smith, CBI

Supervising Building Inspector

EDUCATION

*Bachelor's Program,
Oklahoma State
University*

*Civil Engineering, Allen
Hancock College*

*Associates Degree,
Victor Valley College*

*Certificate Classes,
Pacesetter/Addison
Career*

PROFESSIONAL CERTIFICATIONS

*ICC Commercial Building
Inspector No. 859346*

*ICC Residential
Commercial Inspector
No. 859346*

*ICC Plans Examiner No.
859346*

*ICC Property &
Maintenance Inspector
No. 859346*

*ICC Zoning Inspector No.
859346*

*NFPA 80 Fire Door
Inspector*

IFC Fire Stop Inspector

Frank Smith has 34 years of experience in a wide range of building and safety projects. He led Building and Safety projects for multiple jurisdictions. He has experience in project construction and maintenance and has skills in plan review, International Building/Fire Code, site management, budget and schedule development and performance, and municipal building and safety.

Relevant Project Experience

Plan Review, Texas State Technical College, Waco, TX. *Inspector of Record.* Performs inspections and oversees all inspection services for TSTC.

Inspection Services, University of Texas, Austin, American Campus Communities – Graduate Student Housing. *Inspector of Record.* Performs full time onsite inspections as well as coordinates with specialized inspectors to ensure quality assurance of the project.

FM Services Project Management & Municipal Services, Contract Services. *Plans Examiner/ Counter Technician / Facilities Staff.* Provided plan review for residential and light commercial projects. Provided code compliance and interpretations for commercial projects.

- Palo Alto, California (Plans Examiner)
- National City, California (Contract Consultant)
- Epic Property Management, California
- Stormon Golf, USA/China

Building Official, Building and Safety Manager, Plans Examiner, and Inspector. Mr. Smith has served as Building Official, Building and Safety Manager, Plans Examiner, and Inspector for numerous clients. The following is a condensed list of clients that he has served.

Building Official

- City of Desert Hot Spring, CA
- City of Lompoc, CA
- City of Grover Beach, CA

Plans Examiner

- City of Santa Barbara, CA
- County of Santa Barbara, CA
- City of Palo Alto, CA
- City of Temecula, CA
- County of San Bernardino, CA
- City of Pismo Beach, CA

Building and Safety Manager

- City of National City, CA
- City of Hermosa Beach, CA

Inspector

- University of Texas Inspector of Record, TX
- City of Redondo Beach, CA
- City of Adelanto, CA
- City of Barstow, CA
- City of Santa Monica, CA



EDUCATION

*Bachelor of Science and
Chemical Engineering,
Drexel University*

PROFESSIONAL CERTIFICATIONS

*Professional Engineer,
NJ*

*AZ Professional
Mechanical Engineer
No. 33073*

*AZ Professional Fire
Protection Engineer No.
52547*

*LEED Accredited
Professional*

Russ Healey, PE, LEED AP

Plans Examiner

Russ Healey is a Registered Professional Engineer in Arizona which includes Mechanical and Fire Protection with 41 years of experience including municipal experience. Adept in performing electronic and hard copy Plan Code Reviews of plans and related documents verifying adopted codes, ordinances, and standards of jurisdictions plan review services. Mr. Healey has a thorough understanding of the engineering disciplines.

Relevant Project Experience

Plan Check Engineer. Mr. Healey brings considerable abilities to bridge the engineering disciplines including overseeing and expediting a wide range of project scopes in all phases of engineering and project construction. With over 40 years of professional experience, his projects include engineering, code compliance, construction administration and inspection for hospitals, laboratories, pharmaceutical manufacturing, telecommunications switching centers, and commercial and industrial complexes. Willdan Plan Check engineer since 2019. Adept at performing electronic and hard-copy plan and related document reviews and verifies adopted codes, ordinances, and standards of jurisdictions applicable to individual projects. He possesses a thorough understanding of engineering disciplines involved with infrastructure improvements such as water, roadway, sewer, drainage, grading, etc. Through his LEED training and expertise, Mr. Healey offers knowledge, experience, and appropriate credentials to ensure our clients' desires to join the global movement for innovative, healthy, resource-efficient, cost-saving green buildings is achieved. His professional knowledge covers buildings, HVAC, process piping, process controls, building management systems, energy management and monitoring systems configuration, fire protection and fire alarm, plumbing, electrical and commissioning management. Mr. Healey has applied his practice to numerous laboratory, industrial, institutional, medical, and municipal projects. He has been project engineer on numerous projects inspecting for compliance with design documents and conformity with codes. He has been involved in master planning for site utilities and placement of the building. He is able to read civil engineering drawings and familiar with the terminology. He works well with clients and contractors to coordinate a path forward to make corrections.

Plan Review, Texas State Technical College, Waco, TX. *MEP Plan Reviewer.* Performs plan review and consulting for large MEP systems.

Previous Work Experience

Pinnacle West - Hydrogen Gas Generation, Processing & Dispensing - Phoenix, AZ. Design code compliance and inspection for mechanical, plumbing and fire protection/alarm. Fuel processing and dispensing facility for use of hydrogen gas in alternate fuel motor vehicles. The engineering scope of work included deflagration analysis, design of process piping distribution for up to 6000 psi hydrogen, electrical power in a Class I Division II area, storage, dispensing, HVAC, plumbing, fire protection, fire alarm, hydrogen detection and controls.

Peoria Public Safety Administration Building - City of Peoria, AZ. Design, code compliance and inspection for mechanical, plumbing and fire protection. Design - Build project included police and fire department administrative offices, 911 operations, emergency operations center, police certification five (5) bay firing range, community television production/post production center and Chanel 11 broadcast studio.

West Texas VA Health Care System - New Domiciliary, Big Springs, TX. 24,772 sf, 40-bed, stand-alone, single story Domiciliary building for support of Veterans Affairs clinical programs in mental, social, and physical rehabilitation. Inspections included mechanical, HVAC, plumbing, sanitary, steam distribution, solid waste disposal, electrical, fire protection.



PROFESSIONAL CERTIFICATIONS

*Texas TSBPE Licensed
Plumbing Inspector
TSBPE No. 2244*

*ICC Building Inspector
No. 5187016*

*ICC Commercial Building
Inspector No. 5187016*

*ICC Residential
Commercial Inspector
No. 5187016*

*ICC Residential
Plumbing Inspector No.
5187016*

*ICC Residential Electrical
Inspector No. 5187016*

*ICC Residential Building
Inspector No. 5187016*

*ICC Residential
Mechanical Inspector
No. 5187016*

*ICC Mechanical
Inspector No. 5187016*

*ICC Plumbing Inspector
No. 5187016*

*SBCCI Mechanical
Inspector Certification*

*TNRCC, Backflow
Prevention Tester
License*

*SBCCI Plumbing
Inspector Certification*

Joseph Morein, CBO, TSBPE

Senior Building Inspector

Joseph Morein is a Senior Building Inspector for Willdan Engineering with 25 years of experience. He is well versed with residential, commercial, and industrial plan reviews, inspections, techniques, materials, and equipment employed in the building construction trades. Mr. Morein is based out of Richmond, Texas.

Relevant Project Experience

Building Inspector, Texas. Mr. Morein has served as building inspector for numerous clients. Below is a condensed listing of the clients he's served.

- City of Rosenberg
- City of Sugar Land
- City of Bayou Vista
- City of Bellaire
- City of Katy

Previous Work Experience

Private Contractor, Houston, TX. Superintendent. Conducted field investigations and site surveillance of construction sites for residential, commercial, and industrial projects. Managed day-to-day site operations including the financial aspects of each project and subcontractor coordination and scheduling. Responsible for meeting project milestones and developing contingency plans. Worked on ADA renovations to Houston Community College and Fort Bend Independent School District Warehouse Expansion.

Private Contractor, Houston, TX. Superintendent. Conducted field investigations and site surveillance of construction sites for residential, commercial, and industrial projects. Managed day-to-day site operations including the financial aspects of each project and subcontractor coordination and scheduling. Responsible for meeting project milestones and developing contingency plans. Projects ranged in size from \$50,000 to \$1,000,000.



PROFESSIONAL CERTIFICATIONS

*Texas TSBPE Licensed
Plumbing Inspector
TSBPE No. 3591*

*ICC Commercial
Plumbing Inspector No.
8713600*

*ICC Residential
Plumbing Inspector No.
8713600*

*ICC Plumbing Inspector
No. 8713600*

Marcus Johnson, CBI, TSBPE

Senior Building Inspector

Marcus Johnson is a Building Inspector for Willdan Engineering with 7 years of experience. He is well versed in residential, commercial, and industrial plan reviews, inspections, techniques, materials, and equipment employed in the building construction trades. Mr. Johnson is based out of Balch Springs, Texas.

Relevant Project Experience

Structural Plan Review & Inspection Services, University of Texas, Austin, American Campus Communities – Graduate Student Housing. *Plumbing Inspector* Responsible for plumbing inspections and assisting with other inspections for the project.

Building Inspector, Texas. Mr. Johnson has provided combination building inspection services to the following clients.

- City of Forney
- City of Allen

Senior Mechanical and Plumbing Inspector. Mr. Johnson has provided mechanical and plumbing inspections to the following clients.

- University of Texas
- Texas State Technical College

Previous Work Experience

County Fair, Arlington, TX. Vendor. Mr. Johnson conducted field sales and customer service as a vendor at the County Fair. He was responsible for managing the point of sales opening and closing as well as sharing best practices with other staff to improve efficiency.

Private Firm, Balch Springs, TX. Production Supervisor. Mr. Johnson was responsible for evaluating incoming materials for quality and order verification, as well as work site safety. He monitored production schedules, machinery, output, as well as manpower schedules and daily shipping reports.



5500 Democracy Drive, Suite 100 + 130

Plano, TX 75024

972.378.6588

***willdan.com



RESOLUTION NO. 2025-044

A RESOLUTION APPROVING A CONTRACT WITH WILLDAN ENGINEERING TO PROVIDE THIRD-PARTY BUILDING INSPECTION SERVICES; AND PROVIDING THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the College of the Mainland (COM) 2023 Bond Program includes designing and constructing the Library and Classroom Building (LCB), a 5-story, approximately 160,000 Sq—ft. of multi-use building with an estimated cost of \$67,000,000. Building plans have been reviewed and approved for the project, and a building permit has been issued. The construction period is estimated to be 25 months; and

WHEREAS, proposals for the third-party inspection services were received in response to a duly advertised request for proposals, which have been evaluated and support this recommendation. Funds are available in the Building & Inspections department budget for the third-party contract service fee of \$74,600. The permit fee collected for the COM LCB building permit was \$184,670.00.

WHEREAS, to assist COM with timely inspections and avoid delays in construction progress, staff recommends retaining Willdan Engineering for third-party inspection services for the LCB project.

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

SECTION 1: The City Commission approves a contract with Willdan Engineering to provide third-party building inspection services for the College of the Mainland Library and Classroom new construction project.

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

PASSED AND ADOPTED this 7th day of May 2025.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(9) (f)

Meeting Date: 05/07/2025

Portable Toilet Service Contract

Submitted For: Dj Hutchinson, Public Works

Submitted By: Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

Commission approval for entering into a contract for portable toilet services with Smooth Move for the pricing shown in Exhibit A. Funding for the project is provided for in the Sanatation Departmental budget.

BACKGROUND (Brief Summary)

The objective of the Invitation to Bid was to obtain a qualified firm to provide rental services of Portable Toilets City Wide. Solicitation packages were received from six (6) qualified agencies. Please refer to Exhibit A for the bid tabulation.

RECOMMENDATION

The Purchasing Department recommends awarding the contract to Smooth Move. They provided the most complete response for the required services, including attachments, appendices, references, as well as they are able to offer the City of Texas the best overall value. This vendor has exceptional experience in servicing municipalities.

Gwynetheia Shabazz Pope, CTPM, CTCM Purchasing Coordinator

See Exhibit B for more detailed information.

Fiscal Impact

Attachments

Exhibit A
Exhibit B
Resolution

CITY OF TEXAS CITY, TEXAS

PURCHASING DEPARTMENT • OFFICE: (409) 643-5950 • FAX: (409) 942-1073



Texas City
EST. 1911

**Mayor:
Dedrick Johnson**

**Commissioners
Thelma Bowie
Abel Garza Jr.
DeAndre Knoxson
Keith Love
Chris Sharp
Jami Clark**

To: Dedrick Johnson Sr., Mayor

From: Gwynetheia Shabazz Pope, Purchasing Coordinator

CC: Jack Haralson, Public Works Director
Mike Stump, Sanitation Director

Date: 04/30/2025

Re: ITB 2025-480 Rental and Services for Portable Toilets

Enclosed for your review and approval is the award recommendation for ITB 2025-480 Rental and Services for Portable Toilets.

HISTORY

The objective of the Invitation to Bid was to obtain a qualified firm to handle the rental and servicing of Portable Toilets City Wide. We received solicitation packages from six (6) qualified agencies.

AWARD RECOMMENDATION

The Purchasing Department recommends awarding the contract to Smooth Move, they turned in a complete project, attachments, appendices, references, as well as they were the apparent low bidder.

Gwynetheia Pope

Gwynetheia Shabazz Pope, CTPM, CTCM
Purchasing Coordinator

"QPS - Quality Public Service"

Bid Number 2025-480

Day and Date: Wednesday 4.23.2025 @ 10am

Bids Opened By: Gwynetheia Shabazz Pope

Witnessed By: S. D. DENNIS

[illegible]

Bidder	(3) SPECIAL EVENTS: PER UNIT/ PER EVENT	ADDITIONAL SERVICE DAYS	(4) DAMAGED PORTABLE UNIT: STANDARD/ HANDICAP	DELIVERY TIME
1. SMOOTH MOVE	\$60.00 (S) \$70.00 (HCAP)	\$25.00	\$845 (S) \$2,281.50 (HCAP)	24 HOURS
2. LONE STAR	\$85.00	\$15.00	\$25.00 (S) \$35 (HCAP)	48 HOURS
3. AM-CAN	125.00 (S) \$240.00 (HCAP)	\$80.00	\$1,500.00 (S) \$2,500.00 (HCAP)	48 HOURS
4. TEXAS OUTHUSE	\$125.00	\$25.00	\$750.00 (S) \$850.00 (HCAP)	1-2 BUS. DAYS
5. GFL ENVIRONMENTAL	\$200.00	\$180.00	\$850.00 (S) \$1,200.00 (HCAP)	NO RESPONSE
6. REPUBLIC SERVICES	\$85.00	\$20.00	\$1,200.00 (S) \$3,000.00 (HCAP)	24 HOURS
7				
8				
9				

CITY OF TEXAS CITY, TEXAS

PURCHASING DEPARTMENT • OFFICE: (409) 643-5950 • FAX: (409) 942-1073



**Mayor:
Dedrick Johnson**

**Commissioners
Thelma Bowie
Abel Garza Jr.
DeAndre Knoxson
Keith Love
Chris Sharp
Jami Clark**

To: Dedrick Johnson Sr., Mayor

From: Gwynetheia Shabazz Pope, Purchasing Coordinator

CC: Jack Haralson, Public Works Director
Mike Stump, Sanitation Director

Date: 04/30/2025

Re: ITB 2025-480 Rental and Services for Portable Toilets

Enclosed for your review and approval is the award recommendation for ITB 2025-480 Rental and Services for Portable Toilets.

HISTORY

The objective of the Invitation to Bid was to obtain a qualified firm to handle the rental and servicing of Portable Toilets City Wide. We received solicitation packages from six (6) qualified agencies.

AWARD RECOMMENDATION

The Purchasing Department recommends awarding the contract to Smooth Move, they turned in a complete project, attachments, appendices, references, as well as they are able to offer the City of Texas City the best overall value. This vendor has exceptional experience in servicing Municipalities.

Gwynetheia Pope

Gwynetheia Shabazz Pope, CTPM, CTCM
Purchasing Coordinator

"QPS - Quality Public Service"

RESOLUTION NO. 2025-045

**A RESOLUTION AWARDING A CONTRACT FOR ITB 2025-480
RENTAL AND SERVICES FOR PORTABLE TOILETS; AND
PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE
FROM AND AFTER ITS PASSAGE AND ADOPTION.**

WHEREAS, on April 23, 2025, six bids were received and the low responsible bid meeting all the specifications was received from Smooth Move, Houston, Texas; and

WHEREAS, the Purchasing and Public Works Departments recommend awarding ITB 2025-480 Rental and Services for Portable Toilets to Smooth Move for the unit prices bid.

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 recommendation of the Purchasing and Public Works Departments to select Smooth Move for ITB 2025-480 Rental and Services for Portable Toilets.

SECTION 2: That the Mayor is hereby authorized to execute the proposal with Smooth Move, for ITB 2025-480 Rental and Services for Portable Toilets attached hereto as **Exhibit “A”** and made a part hereof for all intents and purposes.

SECTION 3: That the Mayor is hereby authorized to approve change orders, not to exceed Twenty-Five percent (25.0%) of the total contract amount, without bringing the matter before the City Commission.

SECTION 4: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 7th day of May 2025.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(9) (g)

Meeting Date: 05/07/2025

Award contract for ITB 2025-470 Housing Reconstruction_32536 to A.M.S. Construction

Submitted For: Dedrick Johnson, Mayor's Office

Submitted By: Titilayo Smith, Community Development/ Grant Admin

Department: Mayor's Office

Information

ACTION REQUEST

Consider and approve the award of the contract for Housing Reconstruction 32536 to A.M.S. Construction in response to ITB 2025-470.

BACKGROUND (Brief Summary)

This contract was originally awarded to Dale Construction and Renovation, LLC. Unfortunately, procurement requirements could not be met. A.M.S. Construction is the lowest bidder.

RECOMMENDATION

It is the recommendation of the Mayor and the Director of Community Development & Grants Administration that this contract be awarded to A.M.S. Construction.

Fiscal Impact

Funds Available Y/N: Y

Amount Requested: 221616.00

Source of Funds: ARPA

Account #: 243601-53950-00006

Fiscal Impact:

Funds are available, but budget transfer will be required.

Attachments

Letter to Dale Construction

Bid Comparison Sheet_32536

Resolution

CITY OF TEXAS CITY, TEXAS

PURCHASING DEPARTMENT • OFFICE: (409) 643-5950 • FAX: (409) 942-1073

**Mayor:
Dedrick Johnson**

**Commissioners
Thelma Bowie
Abel Garza Jr.
DeAndre Knoxson
Keith Love
Chris Sharp
Jami Clark**

April 30, 2025

Dale Construction
Attn: Mr. Bernard Dale
629 18th Ave N
Texas City, Tx

Re: ITB 2025-470 Housing Reconstruction _32536 at 601 4th St. Texas City Tx, 77590

Dear Mr. Dale:

This City of Texas City would like to express our appreciation for the time and effort your firm put into completing a bid package on the aforementioned project. After conversations between yourself, our Purchasing Department and our Community Development team, we acknowledge the reservations you have for completing the project at the awarded amount of \$230,440.00. The City of Texas City would like this letter to serve as formal notification that we will be moving on in our selection process and awarding this contract to the next lowest bidder.

We apologize for any inconvenience this may cause and encourage you to continue to submit for future projects. Please sign up on our website <https://www.texascitytx.gov/Bids.aspx> to receive notifications regarding business opportunities with us.

If you have any questions or require further clarification, please do not hesitate to contact me via email at purchasing@texascitytx.gov

Very Respectfully,

Gwynetheia Pope

Gwynetheia Shabazz Pope, CTPM, CTCM
Purchasing Coordinator
409-643-5950

Case32536: Budwine Mae

Work

Write Up159: May Budwine

Bid Open12/12/2024

Bid Close12/18/2024

						222: DALE CONSTRUCTION AND RENOVATION [615]		271: Makina Construction [617]	275: AMS Construction [618]
Id	Spec Id	Category	Item	Cost Estimate					
1	1.00250	General Requirements	PERMITS AND LICENSES	\$	-	\$	-	\$	-
2	1.00500	General Requirements	CODE COMPLIANCE	\$	-	\$	-	\$	-
3	1.02000	General Requirements	WORKMANSHIP & MATERIAL STANDARDS	\$	-	\$	-	\$	-
4	1.02500	General Requirements	SCHEDULING WORK	\$	-	\$	-	\$	-
5	1.02750	General Requirements	COMPLIANCE INSPECTIONS	\$	-	\$	-	\$	-
6	1.05000	General Requirements	GENERAL CLEAN-UP	\$	-	\$	-	\$	-
		Doors, trim, installation of							
7	0	furnishings, landscaping and punch	Installation of the appliances, landscaping and punch list.	\$	47,734.00	\$	38,406.67	\$	-
8	0	Dry-In.	Dry In	\$	47,734.00	\$	38,406.67	\$	-
9	0	Insulation and cover up of interior	Insulation and cover up of the interior and exterior walls.	\$	47,734.00	\$	38,406.67	\$	-
10	0	Rough-In of electrical, plumbing	Rough in of electrical, plumbing and H.V.A.C.	\$	47,734.00	\$	38,406.67	\$	-
		Top-out of plumbing electrical							
11	0	HVAC, painting and flooring work.	Top-out of the plumbing, electrical and H.V.A.C.	\$	47,734.00	\$	38,406.67	\$	-
			Supplemental	\$	-	\$	38,407.00	\$	-
				\$	238,670.00	\$	230,440.35	\$	-

Notes

SignatureTitilayo Smith

RESOLUTION NO. 2025-046

A RESOLUTION AWARDING A RECONSTRUCTION CONTRACT TO A.M.S. CONSTRUCTION IN RESPONSE TO ITB NO. 2025-470 HOUSING RECONSTRUCTION; AND PROVIDING THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the objective of the Invitation to Bid was to obtain qualified vendors to provide the construction of a single-family structure; and

WHEREAS, ITB No. 2025-470 Housing Reconstruction was originally awarded to Dale Construction and Renovation, LLC. However, procurement requirements could not be met, and the City must continue with the project; and

WHEREAS, the Director of Community Development & Grants Administration and the Purchasing Department recommend that the Commission award this contract and allow the Mayor to enter into a contract with A.M.S. Construction for ITB 2025-470 Housing Reconstruction _32536 at 601 4th St. Texas City, Texas, 77590.

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

SECTION 1: The City Commission of the City of Texas City hereby awards a contract with A.M.S. Construction for ITB 2025-470 Housing Reconstruction.

SECTION 2: That the Mayor is hereby authorized to enter into a contract with A.M.S. Construction for the respective unit prices bid in **Exhibit “A”** attached hereto and made a part hereof for all intents and purposes.

SECTION 3: That the Mayor is hereby authorized to approve change orders, not to exceed Twenty-Five percent (25.0%) of the total contract amount, without bringing the matter before the City Commission.

SECTION 4: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 7th day of May 2025.

Dedrick D. Johnson, Sr., Mayor,
City of Texas City, Texas

ATTEST:

Rhomari D. Leigh
City Secretary

APPROVED AS TO FORM:

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(9) (h)

Meeting Date: 05/07/2025

Award Commissioners' Community Grant to TCISD Foundation for the Future

Submitted For: Dedrick Johnson, Mayor's Office

Submitted By: Titilayo Smith, Community Development/ Grant Admin

Department: Mayor's Office

Information

ACTION REQUEST

Consider and approve the award of a Commissioners' Community Grant to the TCISD Foundation for the Future, on behalf of Commissioner Keith Love, to purchase personal hygiene items to be given away at the August 2nd Valero backpack giveaway at Blocker Middle School.

BACKGROUND (Brief Summary)

Commissioner Keith Love has requested the award of \$5,000 to the TCISD Foundation for the Future in support of the Valero backpack giveaway. This will be the entirety of Commissioner Love's Community Grants funds for FY 2025.

RECOMMENDATION

It is the recommendation of the Mayor and the Director of Community Development & Grants Administration that the grant be awarded as requested.

Fiscal Impact

Funds Available Y/N: Y

Amount Requested: \$5000

Source of Funds: Commission Community Grant Fund

Account #: 220-101-54901-00016

Fiscal Impact:

This award will expend the entirety of Commissioner Love's grant funds for FY' 25.

Attachments

Resolution

RESOLUTION NO. 2025-047

A RESOLUTION APPROVING THE RELEASE OF COMMISSION GRANT FUNDS AVAILABLE ON BEHALF OF COMMISSIONER KEITH LOVE, IN THE AMOUNT OF \$5,000.00 TO THE TCISD FOUNDATION FOR THE FUTURE; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, Commissioner District 2 Keith Love has requested that \$5,000.00 of his Fiscal Year 2025 grant funds be awarded to a local nonprofit, The TCISD Foundation for the Future. The organization is committed to providing personal hygiene items to be given away at the August 2nd Valero backpack giveaway at Blocker Middle School.

THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

SECTION 1: That the City Commission of the City of Texas City, Texas, approves the release of Commission Grant funds in the amount of \$5,000.00 to be awarded to TCISD Foundation for the Future.

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

PASSED AND ADOPTED this 7th day of May 2025.

Dedrick D. Johnson, Sr. Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(10) (a)

Meeting Date: 05/07/2025

Consider and take action on the third reading for the final adoption of Ordinance No. 2025-08 to set speed zones for FM 517 as recommended by TxDOT on the basis of an engineering and traffic investigation.

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Consider and take action on the third reading for the final adoption of Ordinance No. 2025-08 for recommended speed zones for FM 517 as recommended by TxDOT on the basis of an engineering and traffic investigation.

BACKGROUND (Brief Summary)

On the basis of an engineering and traffic investigation, TxDOT recommends the following speed limits be fixed by ordinance for vehicles traveling on the named streets and highways, to-wit:

Along FM 517 from the west City limit of the City of Texas City to the intersection of SH 146, a distance of approximately 2.284 miles, the speed limit shall be 50 mph.

RECOMMENDATION

Upon review of the engineering and traffic investigation by an independent professional traffic operations engineer (P.T.O.E.), the City Engineer recommends approval of the TxDOT recommended speed limits indicated for vehicles traveling upon the named streets and highways.

Fiscal Impact

Attachments

Speed Limit Change for - FM 517
Ordinance

TDAI *Traff Data & Associates. Inc.*

a
Traffic Engineering Advocacy Group

(713) 446-8167

February 28, 2025

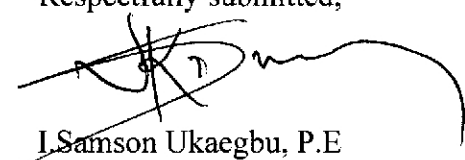
Kim Golden, P.E.
City Engineer
City of Texas City, Texas
7800 Emmett F Lowry Expy.
Texas City, Texas 77591

Re: Speed Zone Study along FM 517 within the City of Texas.

Dear Ms Golden,

Traff Data and Associates, Inc have completed a review and investigation of the speed zone study as presented by the Texas Department of Transportation (TXDOT) along FM 517 within the City of Texas City. This review and investigation indicates that we are in concurrence with the Zone Strip Maps number 5682A and 5682B as presented by TxDOT.

Respectfully submitted,



I. Samson Ukaegbu, P.E
Principal
Traff Data & Associate, Inc.
9894 Bissonnet, Suite 640
Houston, Texas 77036

9894 Bissonnet, Suite 640, Houston, Texas 77036
P.O.BOX 963 . Sugar Land, Texas 77487



P.O. Box 1386 | Houston, Texas 77251-1386
713.802.5000
txdot.gov

January 16, 2025

The Honorable Dedrick Johnson, Sr.
Mayor
City of Texas City
1801 9th Avenue North
Texas City, Texas 77590

9489 0090 0027 6427 0529 25

**RE: Second Request for City Speed Zone Ordinance
City of Texas City
Galveston County
FM 517**

Dear Mayor Johnson:

In reviewing our records, we noticed that we have not received response from your office concerning the above-mentioned subject. I am wondering if our correspondence failed to reach you, so I am enclosing copies of the original correspondence.

TxDOT is required to make every effort to secure the cooperation of the city so that the zones will be set by city ordinance. If you concur with the recommended speed zone, please furnish this office with a copy of your executed ordinance in a timely manner.

Should you have questions, you may contact Mr. Roberto Lewis at (713) 802-5046.

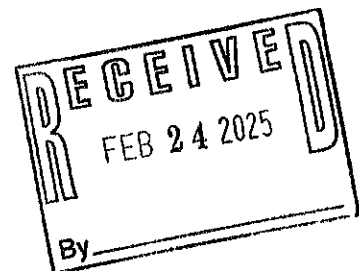
Sincerely,

Signed by:
A handwritten signature in black ink that reads "Sylvester Onwas".
595B7F3D54D54A0...

Sylvester E. Onwas, P.E.
District Traffic Engineer
Houston District

Attachments

CC: Roberto V. Lewis, MBA – Transportation Specialist IV, Houston District, TxDOT





P.O. BOX 1386, HOUSTON, TEXAS 77007-1386 | 713.802.5000 | WWW.TXDOT.GOV

December 20, 2023

The Honorable Dedrick Johnson, Sr.
Mayor
City of Texas City
1801 9th Avenue North
Texas City, Texas 77590

RE: Request City Ordinance: Speed Zone – FM 517 – Galveston County

Dear Mayor Johnson:

Our office has completed a Speed Zone Study along FM 517 within the City of Texas City.

Attached you will find Speed Zone Strip Map numbered 5682 A, 5682 B, and a prepared Speed Zone Ordinance suggested by the Texas League of Municipalities containing the recommended zone along FM 517.

If you concur with the recommended zone, please furnish this office with a copy of your executed ordinance.

Should you have questions please contact Mr. Gaurang Pandit, Transportation Engineer Supervisor at (713) 802-5856.

Sincerely,

Ugonna U. Ughanze, P.E.
Director of Transportation Operations
Houston District

Attachments

cc: Rhomari Leigh – City Secretary
Gaurang S. Pandit, P.E.

SPEED ZONE ORDINANCE #_____

AN ORDINANCE ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF § 545.356, TEXAS TRANSPORTATION CODE, UPON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION, UPON CERTAIN STREETS AND HIGHWAYS, OF PARTS THEREOF, WITHIN THE CORPORATE LIMITS OF THE CITY OF TEXAS, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200 FOR THE VIOLATION OF THIS ORDINANCE.

WHEREAS, § 545.356, Texas Transportation Code, provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an Ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway;

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

Section 1. Upon the basis of an engineering and traffic investigation heretofore made as authorized by the provisions of § 545.356, Texas Transportation Code, the following prima facie speed limits hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, described as follows:

Along FM 517 from the West City limit of City of Texas to the intersection of SH 146, a distance of approximately 2.284 miles, the speed limit shall be 50 MPH.

Section 2. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not more than Two Hundred Dollars (\$200).

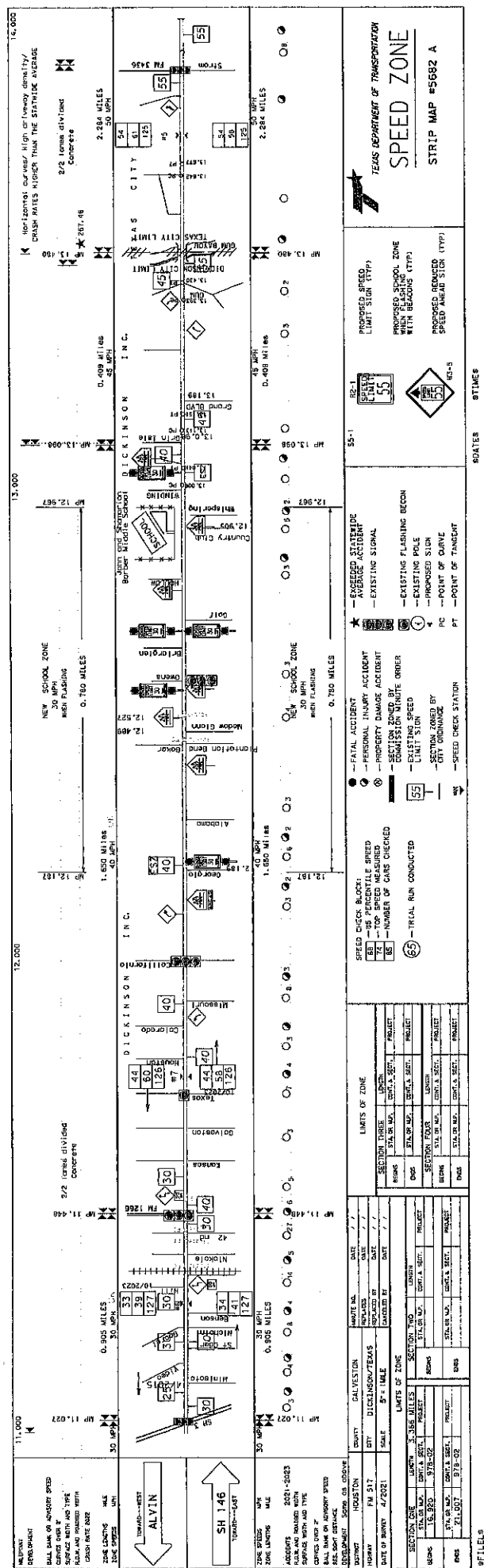
PASSED AND APPROVED THIS _____ day of _____, 2024.

ATTEST:

APPROVED:

City Secretary

Mayor



ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS, ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF SECTIONS 545.356 AND 545.353 OF THE TEXAS TRANSPORTATION CODE, ON CERTAIN STREETS AND HIGHWAYS OR PARTS THEREOF WITHIN THE CORPORATE LIMITS OF THE CITY OF TEXAS CITY, AS SET OUT IN THIS ORDINANCE, TO WIT: SPEED ZONES FOR FM 517 AS RECOMMENDED BY TXDOT ON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION; PROVIDING A PENALTY NOT TO EXCEED \$1000.00 FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, Section 545.356, Texas Transportation Code, provides that whenever the governing body of the City shall determine, upon the basis of an engineering and traffic investigation, that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an Ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway; and

WHEREAS, the Texas Department of Transportation conducted a speed zone study and recommends speed limits to be altered along FM 517 from the west City limit of the City of Texas City to the intersection of SH 146, a distance of approximately 2.284 miles; and,

WHEREAS, the City Commission of the City of Texas City agrees it is in the best interest of the citizens of Texas City to determine and declare such designated areas as suggested by the Texas Department of Transportation as outlined in “**Exhibit A**”.

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

SECTION 1: Upon the basis of the Texas Department of Transportation speed zone study made as authorized by the provisions of section 545.356 of the Texas Transportation Code, the following prima facie speed limits hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, described as follows:

- (1) Along FM 517 from the west City limit of the City of Texas City to the intersection of SH 146, a distance of approximately 2.284 miles, the speed limit shall be 50 mph.

SECTION 2: Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not more than One Thousands Dollars (\$1000.00).

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. In the event any section, clause, sentence, paragraph, or part of this Ordinance shall be for any reason adjudged by any court of competent jurisdiction to be invalid, such invalidity shall not affect, invalidate, or impair the remainder of this Ordinance.

SECTION 4: That this Ordinance shall be read on three (3) separate days and shall become effective upon its final reading, passage, and adoption.

SECTION 5: That this Ordinance shall be finally passed upon the date of its introduction and shall become effective from and after its passage and adoption and publication by caption only in the official newspaper of the City.

PASSED ON FIRST READING this 2nd day of April 2025

Dedrick D. Johnson, Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

PASSED ON SECOND READING this _____ day of _____ 2025.

Dedrick D. Johnson, Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

PASSED ON SECOND READING this _____ day of _____ 2025.

Dedrick D. Johnson, Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(10) (b)

Meeting Date: 05/07/2025

Consider and take action on the third reading for the final adoption of Ordinance No. 2025-09 to set speed zones for FM 519 as recommended by TxDOT on the basis of an engineering and traffic investigation.

Submitted For: Kim Golden, Transportation and Planning

Submitted By: Curt Kelly, Transportation and Planning

Department: Transportation and Planning

Information

ACTION REQUEST

Consider and take action on the third reading for the final adoption of Ordinance No. 2025-09 to set speed zones for FM 519 as recommended by TxDOT on the basis of an engineering and traffic investigation.

BACKGROUND (Brief Summary)

On the basis of an engineering and traffic investigation, TxDOT recommends the following speed limits be fixed by ordinance for vehicles traveling on the named streets and highways, to-wit:

Along FM 519 from the west City limit of the City of Texas City to the intersection of Grant Ave, a distance of approximately 0.431 miles, the speed limit shall be 45 mph.

Along FM 519 from the intersection of Grant Ave. to 1895 feet west of the intersection of Loop 197, a distance of approximately 1.014 miles, the speed limit shall be 50 mph.

Along FM 519 from the 1895 feet west of the intersection of Loop 197 to the intersection of Loop 197, a distance of approximately 0.359 miles, the speed limit shall be 45 mph.

RECOMMENDATION

Upon review of the engineering and traffic investigation by an independent professional traffic operations engineer (P.T.O.E.) the City Engineer recommends approval of the TxDOT recommended speed limits indicated for vehicles traveling upon the named streets and highways.

Fiscal Impact

Attachments

Request for Speed Limit Change - FM 519
Ordinance

TDAI *Traff Data & Associates. Inc.*

a
Traffic Engineering Advocacy Group

(713) 446-8167

February 28, 2025

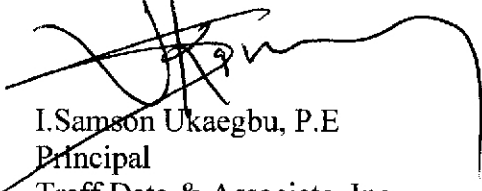
Kim Golden, P.E.
City Engineer
City of Texas City, Texas
7800 Emmett F Lowry Expy.
Texas City, Texas 77591

Re: Speed Zone Study along FM 519 within the City of Texas.

Dear Ms Golden,

Traff Data and Associates, Inc have completed a review and investigation of the speed zone study as presented by the Texas Department of Transportation (TXDOT) along FM 519 within the City of Texas City. This review and investigation indicates that we are in concurrence with the Zone Strip Maps number 5702 as presented by TxDOT.

Respectfully submitted,



I. Samson Ukaegbu, P.E.
Principal
Traff Data & Associate, Inc.
9894 Bissonnet, Suite 640
Houston, Texas 77036

9894 Bissonnet, Suite 640, Houston, Texas 77036
P.O.BOX 963 . Sugar Land, Texas 77487



P.O. Box 1386 | Houston, Texas 77251-1386
713.802.5000
txdot.gov

January 16, 2025

The Honorable Dedrick Johnson, Sr.
Mayor
City of Texas City
1801 9th Avenue North
Texas City, Texas 77590

9489 0090 0027 6427 0529 25

**RE: Second Request for City Speed Zone Ordinance
City of Texas City
Galveston County
FM 519**

Dear Mayor Johnson:

In reviewing our records, we noticed that we have not received response from your office concerning the above-mentioned subject. I am wondering if our correspondence failed to reach you, so I am enclosing copies of the original correspondence.

TxDOT is required to make every effort to secure the cooperation of the city so that the zones will be set by city ordinance. If you concur with the recommended speed zone, please furnish this office with a copy of your executed ordinance in a timely manner.

Should you have questions, you may contact Mr. Roberto Lewis at (713) 802-5046.

Sincerely,

Signed by:

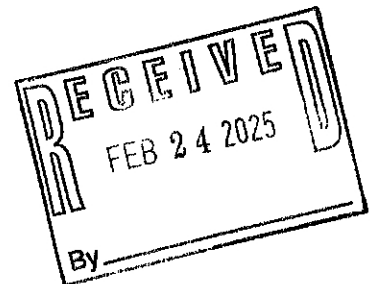
Sylvester Onwas

595B7F3D54D54A0...

Sylvester E. Onwas, P.E.
District Traffic Engineer
Houston District

Attachments

CC: Roberto V. Lewis, MBA – Transportation Specialist IV, Houston District, TxDOT





P.O. BOX 1386, HOUSTON, TEXAS 77007-1386 | 713.802.5000 | WWW.TXDOT.GOV

December 18, 2023

The Honorable Dedrick Johnson, Sr.
Mayor
City of Texas City
1801 9th Avenue N
Texas City, Texas 77590

RE: Request City Speed Zone Ordinance- FM 519 - Galveston County

Dear Mayor Johnson:

Our office has completed a Speed Zone Study along FM 519 within the city limits of Texas City.

Attached you will find Speed Zone Strip Map numbered 5702 C and a prepared Speed Zone Ordinance suggested by the Texas League of Municipalities containing the recommended zone along FM 519. If you concur with the recommended zone, please furnish this office with a copy of your executed ordinance.

Should you have questions please contact Mr. Gaurang Pandit, Transportation Engineer Supervisor at (713) 802-5856.

Sincerely,

Ugonna U. Ughanze, P.E.
Director of Transportation Operations
Houston District

Attachments

cc: Rhomari Leigh - City Secretary City of Texas City
Gaurang S. Pandit, P.E.
bc: Sylvester E. Onwas, P.E.
Roberto Lewis
Igor Ginzburg

OUR VALUES: People • Accountability • Trust • Honesty
OUR MISSION: Connecting You With Texas

An Equal Opportunity Employer

Mailed 12/18/2023
Kme

SPEED ZONE ORDINANCE # _____

AN ORDINANCE ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF § 545.356, TEXAS TRANSPORTATION CODE, UPON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION, UPON CERTAIN STREETS AND HIGHWAYS, OF PARTS THEREOF, WITHIN THE CORPORATE LIMITS OF THE CITY OF TEXAS, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200 FOR THE VIOLATION OF THIS ORDINANCE.

WHEREAS, § 545.356, Texas Transportation Code, provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an Ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway;

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

Section 1. Upon the basis of an engineering and traffic investigation heretofore made as authorized by the provisions of § 545.356, Texas Transportation Code, the following prima facie speed limits hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, described as follows:

Along FM 519 from the West city limit of the City of Texas City to the intersection of Grant Ave, a distance of approximately 0.431 miles, the speed limit shall be 45 MPH.

Along FM 519 from the intersection of Grant Ave. to 1895 feet west of the intersection of Loop 197, a distance of approximately 1.014 miles, the speed limit shall be 50 MPH.

Along FM 519 from the 1895 feet west of the intersection of Loop 197 to the intersection of Loop 197, a distance of approximately 0.359 miles, the speed limit shall be 45 MPH.

Section 2. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not more than Two Hundred Dollars (\$200).

PASSED AND APPROVED THIS _____ day of _____, 2023.

ATTEST:

APPROVED:

City Secretary

Mayor

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS, ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF SECTIONS 545.356 AND 545.353 OF THE TEXAS TRANSPORTATION CODE, ON CERTAIN STREETS AND HIGHWAYS OR PARTS THEREOF WITHIN THE CORPORATE LIMITS OF THE CITY OF TEXAS CITY, AS SET OUT IN THIS ORDINANCE, TO WIT: SPEED ZONES FOR FM 519 AS RECOMMENDED BY TXDOT ON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION; PROVIDING A PENALTY NOT TO EXCEED \$1000.00 FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, Section 545.356, Texas Transportation Code, provides that whenever the governing body of the City shall determine, upon the basis of an engineering and traffic investigation, that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an Ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway; and

WHEREAS, the Texas Department of Transportation conducted a speed zone study and recommends speed limits to be altered along FM 519 from the west City limit of the City of Texas City to the intersection of Grant Ave. to 1895 feet west of the the intersection of Loop 197; and,

WHEREAS, the City Commission of the City of Texas City agrees it is in the best interest of the citizens of Texas City to determine and declare such designated areas as suggested by the Texas Department of Transportation as outlined in “**Exhibit A**”.

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

SECTION 1: Upon the basis of the Texas Department of Transportation speed zone study made as authorized by the provisions of section 545.356 of the Texas Transportation Code, the following prima facie speed limits hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, described as follows:

- (1) Along FM 519 from the west City limit of the City of Texas City to the intersection of Grant Ave., a distance of approximately 0.431 miles, the speed limit shall be 45 mph.

- (2) Along FM 519 from the intersection of Grant Ave. to 1895 feet west of the intersection of Loop 197, a distance of approximately 1.014 miles, the speed limit shall be 50 mph.
- (3) Along FM 519 from the 1895 feet west of the intersection of Loop 197 to the Intersection of Loop 197, a distance of approximately 0.359 miles, the speed limit shall be 45 mph.

SECTION 2: Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not more than One Thousands Dollars (\$1000.00).

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. In the event any section, clause, sentence, paragraph, or part of this Ordinance shall be for any reason adjudged by any court of competent jurisdiction to be invalid, such invalidity shall not affect, invalidate, or impair the remainder of this Ordinance.

SECTION 4: That this Ordinance shall be read on three (3) separate days and shall become effective upon its final reading, passage, and adoption.

SECTION 5: That this Ordinance shall be finally passed upon the date of its introduction and shall become effective from and after its passage and adoption and publication by caption only in the official newspaper of the City.

PASSED ON FIRST READING this 2nd day of April 2025

Dedrick D. Johnson, Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

PASSED ON SECOND READING this _____ day of _____ 2025.

Dedrick D. Johnson, Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

PASSED ON SECOND READING this _____ day of _____ 2025.

Dedrick D. Johnson, Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG**(10) (c)****Meeting Date:** 05/07/2025

MICROSOFT 365 3-YEAR RENEWAL

Submitted For: Cynthia Rushing, Finance**Submitted By:** Cynthia Rushing, Finance**Department:** Information Technology

Information**ACTION REQUEST**

Consideration of and action on City of Texas City Resolution No. 2025-048, A Resolution Authorizing the payment to CDW-G for the 3-Year renewal of Microsoft 365.

BACKGROUND (Brief Summary)

The City has used Microsoft 365 for several years. It allows us access to Word, Excel, PowerPoint, Outlook, and Teams. The annual license fee for FY25 is already budgeted in the FY25 budget.

	YEAR 1	YEAR 2	YEAR 3	TOTAL
LICENSE FEE	\$201,310.10	\$201,310.10	\$201,310.10	\$603,930.30
TOTAL	\$201,310.10	\$201,310.10	\$201,310.10	\$603,930.30

RECOMMENDATION

Staff request the approval to renew a 3-year subscription to Microsoft 365.

Fiscal Impact**Attachments**Resolution

RESOLUTION NO. 2025-048

A RESOLUTION APPROVING THE RENEWAL OF A 3-YEAR LICENSE WITH CDW-G FOR MICROSOFT 365; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the City currently uses Microsoft 365 to access Word, PowerPoint, Excel, Outlook, SharePoint, etc.; and

WHEREAS, the annual license fee for 2025 is budgeted in the 2024-2025 Fiscal Year Budget.

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

SECTION 1: That the City Commission hereby approves the renewal of a 3-year license for Microsoft 365 with CDW-G.

SECTION 2: That the Mayor, or his designee, is hereby authorized to enter into a contract with CDW-G for the renewal of Microsoft 365.

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

PASSED AND ADOPTED this 7th day of May 2025.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(10) (d)

Meeting Date: 05/07/2025

Sanitary Sewer Rehabilitation Project – Phase 24

Submitted For: Dj Hutchinson, Public Works

Submitted By: Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

The Utilities Department is seeking approval to enter into a contract with CZ Construction, LLC., for the Sanitary Sewer Rehabilitation Project Phase 24 in the amount of \$1,139,767. The project will be funded through Account No. 501702-55680

BACKGROUND (Brief Summary)

On April 9, 2025, six (6) bids were received for the referenced project. This project involves the rehabilitation of existing sanitary sewer lines at locations throughout the City. The project was bid with a base bid and one (1) Add Alternate. The Add Alternate included rehabilitation of additional sanitary sewer lines in the City. The Base Bid and Add Alternate No.1 were utilized as a basis for the award of the contract.

RECOMMENDATION

CZ Construction, LLC has successfully completed the Sanitary Sewer Rehabilitation Project – Phase 23, for the City of Texas City. They have completed the work in a satisfactory manner and are extremely familiar with the City's requirements and expectations. They have proven themselves to be a responsible firm that is capable of performing the specified work in a satisfactory manner.

As a result of the aforementioned reasons, Public Works recommends awarding the Sanitary Sewer Rehabilitation Project – Phase 24, to CZ Construction, LLC for the amount of \$1,139,767. For more detailed information and bid tabulation, please see exhibits A & B.

Fiscal Impact

Attachments

Exhibit A
Exhibit B
Resolution



April 29, 2025

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

Re: **Letter of Recommendation for Sanitary Sewer Rehabilitation Project – Phase 24
ITB 2025-478**
City of Texas City
ARKK Job No. 24-060

Dear Mr. Ballast:

On April 9, 2025, six (6) bids were received for the above referenced project. This project involves the rehabilitation of existing sanitary sewer lines at locations throughout the City. Following is a summary of our bid evaluation:

1. Bid Tabulation Sheet – Six (6) 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 one (1) Add Alternate. The Add Alternate included rehabilitation of additional sanitary sewer lines in the City.
2. As discussed with the City of Texas City, the Base Bid and Add Alternate No. 1 was utilized as a basis for award of the contract. The bids for the project (**Base Bid + Add Alternate No. 1**) are as follows:

<u>Bidder</u>	<u>Total Bid</u>
CZ Construction, LLC	\$1,139,767.00
King Solution Services, LLC	\$1,237,760.00
Ram Rod Utilities, LLC	\$1,321,000.00
Lopez Utilities Contractor, LLC	\$1,338,530.00
Bull G Construction, LLC	\$1,381,508.00
Capital Underground Utilities, LLC	\$1,448,560.00

3. Qualifications and References – CZ Construction, LLC submitted a List of Qualifications, Subcontractors and Major Suppliers for this project. CZ Construction, LLC has successfully completed the recently completed Sanitary Sewer Rehabilitation Project – Phase 23, which is close to completion. CZ Construction, LLC has completed the work in a satisfactory manner. CZ Construction, LLC's personnel are familiar with the City's requirements and expectations.

CZ Construction, LLC 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 **Sanitary Sewer Rehabilitation Project – Phase 24 to CZ Construction, LLC for a total amount of \$1,139,767.00.**

If you have any questions, please contact me.

Sincerely,

ARKK ENGINEERS, LLC



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

Cc: Mr. Jack Haralson – City of Texas City

ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	LOW BIDDER											
				CZ Construction, LLC		King Solution Services, LLC		Ram Rod Utilities, LLC		Lopez Utilities Contractor, LLC		Bull G Construction, LLC		Capital Underground Utilities, LLC	
BASE BID ITEMS:															
1	Pipe burst existing 6" sanitary sewer with 6.625" O.D. sanitary sewer, all depths, complete in place the sum of:	L.F.	80	\$ 26.50	\$ 2,120.00	\$ 30.00	\$ 2,400.00	\$ 33.00	\$ 2,640.00	\$ 32.00	\$ 2,560.00	\$ 21.00	\$ 1,680.00	\$ 70.00	\$ 5,600.00
2	Pipe burst existing 6" and 8" sanitary sewer with 8.625" O.D. sanitary sewer, all depths, complete in place the sum of:	L.F.	11,685	\$ 26.50	\$ 309,652.50	\$ 26.00	\$ 303,810.00	\$ 33.00	\$ 385,605.00	\$ 32.00	\$ 373,920.00	\$ 30.00	\$ 350,550.00	\$ 32.00	\$ 373,920.00
3	Pipe burst existing 10" sanitary sewer with 10.75" O.D. sanitary sewer, all depths, complete in place the sum of:	L.F.	4,655	\$ 30.00	\$ 139,650.00	\$ 35.00	\$ 162,925.00	\$ 38.00	\$ 176,890.00	\$ 36.00	\$ 167,580.00	\$ 30.00	\$ 139,650.00	\$ 40.00	\$ 186,200.00
4	Pipe burst existing 12" sanitary sewer with 12.75" O.D. sanitary sewer, all depths, complete in place the sum of:	L.F.	620	\$ 37.00	\$ 22,940.00	\$ 40.00	\$ 24,800.00	\$ 52.00	\$ 32,240.00	\$ 52.00	\$ 32,240.00	\$ 40.00	\$ 24,800.00	\$ 47.00	\$ 29,140.00
5	Slip line existing 10" sanitary sewer with 8.625" O.D. sanitary sewer, includes grouting of annular space, all depths, complete in place the sum of:	L.F.	500	\$ 21.00	\$ 10,500.00	\$ 26.00	\$ 13,000.00	\$ 27.00	\$ 13,500.00	\$ 30.00	\$ 15,000.00	\$ 25.00	\$ 12,500.00	\$ 28.00	\$ 14,000.00
6	Cured-in-place lining of existing 6" and 8" sanitary sewer, all depths, complete in place the sum of:	L.F.	500	\$ 40.00	\$ 20,000.00	\$ 48.00	\$ 24,000.00	\$ 41.00	\$ 20,500.00	\$ 70.00	\$ 35,000.00	\$ 40.00	\$ 20,000.00	\$ 40.00	\$ 20,000.00
7	Cured-in-place lining of existing 12" sanitary sewer, all depths, complete in place the sum of:	L.F.	140	\$ 52.00	\$ 7,280.00	\$ 80.00	\$ 11,200.00	\$ 53.00	\$ 7,420.00	\$ 160.00	\$ 22,400.00	\$ 40.00	\$ 5,600.00	\$ 80.00	\$ 11,200.00
8	Cured-in-place lining of existing 15" sanitary sewer, all depths, complete in place the sum of:	L.F.	965	\$ 72.50	\$ 69,962.50	\$ 89.00	\$ 85,885.00	\$ 73.00	\$ 70,445.00	\$ 98.00	\$ 94,570.00	\$ 140.00	\$ 135,100.00	\$ 70.00	\$ 67,550.00
9	Remove and replace drop connection at manhole or installation of drop connection at existing manhole, including all fittings, bends, associated pipe, (all depths, all pipe sizes and types), complete in place, the sum of:	EA.	4	\$ 1,300.00	\$ 5,200.00	\$ 1,300.00	\$ 5,200.00	\$ 2,000.00	\$ 8,000.00	\$ 2,100.00	\$ 8,400.00	\$ 2,000.00	\$ 8,000.00	\$ 4,200.00	\$ 16,800.00
10	4"/6" service reconnections (by excavation), all depths, includes 8' of service line and cleanout at property line, complete in place the sum of:	EA.	370	\$ 500.00	\$ 185,000.00	\$ 520.00	\$ 192,400.00	\$ 725.00	\$ 268,250.00	\$ 425.00	\$ 157,250.00	\$ 938.00	\$ 347,060.00	\$ 830.00	\$ 307,100.00
11	Additional length of service line beyond the 8' of service line, all depths, complete in place the sum of:	L.F.	3,000	\$ 14.00	\$ 42,000.00	\$ 25.00	\$ 75,000.00	\$ 1.00	\$ 3,000.00	\$ 25.00	\$ 75,000.00	\$ 7.50	\$ 22,500.00	\$ 14.00	\$ 42,000.00
12	Install 4' diameter precast sanitary sewer manhole with 24" frame and cover (Cap One), up to 8' deep, complete in place the sum of:	EA.	22	\$ 5,000.00	\$ 110,000.00	\$ 5,300.00	\$ 116,600.00	\$ 5,000.00	\$ 110,000.00	\$ 5,000.00	\$ 110,000.00	\$ 3,850.00	\$ 84,700.00	\$ 4,800.00	\$ 105,600.00
13	Extra Depth for precast manhole installation over 8' deep, complete in place, the sum of:	V.F.	5	\$ 430.00	\$ 2,150.00	\$ 250.00	\$ 1,250.00	\$ 100.00	\$ 500.00	\$ 300.00	\$ 1,500.00	\$ 140.00	\$ 700.00	\$ 175.00	\$ 875.00
14	End of the line cleanout, complete in place, the sum of:	EA.	4	\$ 2,700.00	\$ 10,800.00	\$ 1,250.00	\$ 5,000.00	\$ 1,850.00	\$ 7,400.00	\$ 1,600.00	\$ 6,400.00	\$ 1,139.00	\$ 4,556.00	\$ 1,200.00	\$ 4,800.00
15	Rework bench and invert of manhole (includes removal of pipe and seal around existing pipes), all depths, complete in place the sum of:	E.A.	2	\$ 200.00	\$ 400.00	\$ 950.00	\$ 1,900.00	\$ 250.00	\$ 500.00	\$ 800.00	\$ 1,600.00	\$ 500.00	\$ 1,000.00	\$ 450.00	\$ 900.00
16	Replace manhole ring and cover to grade (Cap One Cover), complete in place the sum of:	EA.	20	\$ 1,800.00	\$ 36,000.00	\$ 1,750.00	\$ 35,000.00	\$ 1,800.00	\$ 36,000.00	\$ 1,600.00	\$ 32,000.00	\$ 1,420.00	\$ 28,400.00	\$ 1,550.00	\$ 31,000.00
17	Manhole wall liner, 1-inch cementitious, complete in place the sum of:	V.F.	230	\$ 135.00	\$ 31,050.00	\$ 185.00	\$ 42,550.00	\$ 140.00	\$ 32,200.00	\$ 220.00	\$ 50,600.00	\$ 250.00	\$ 57,500.00	\$ 275.00	\$ 63,250.00
18	Manhole wall liner, 1-inch corrosion resistant wall liner, complete in place the sum of:	V.F.	30	\$ 325.00	\$ 9,750.00	\$ 325.00	\$ 9,750.00	\$ 332.00	\$ 9,960.00	\$ 260.00	\$ 7,800.00	\$ 300.00	\$ 9,000.00	\$ 275.00	\$ 8,250.00
19	Cleaning and television inspection of existing 6" thru 10" diameter sanitary sewers, complete in place, the sum of:	L.F.	820	\$ 1.60	\$ 1,312.00	\$ 5.00	\$ 4,100.00	\$ 3.00	\$ 2,460.00	\$ 3.00	\$ 2,460.00	\$ 3.00	\$ 2,460.00	\$ 9.00	\$ 7,380.00
20	Trench safety system, incl. installation, operation & removal, all types of soil, all depths, complete in place the sum of:	L.F.	1,450	\$ 1.50	\$ 2,175.00	\$ 1.50	\$ 2,175.00	\$ 1.50	\$ 2,175.00	\$ 1.50	\$ 2,175.00	\$ 1.50	\$ 2,175.00	\$ 4.00	\$ 5,800.00
21	Allowance for Topographic Survey along Glacier Ave. (Window 1A), as approved by Engineer:	Al.	1	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
22	Miscellaneous allowance, as approved by Engineer:	Al.	1	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
TOTAL BASE BID ITEMS:					\$ 1,052,942.00		\$ 1,153,945.00		\$ 1,224,685.00		\$ 1,233,455.00		\$ 1,292,931.00		\$ 1,336,365.00
SUPPLEMENTAL BID ITEMS:															
23	Abandonment of service connection, all depths, complete in place the sum of:	EA.	3	\$ 150.00	\$ 450.00	\$ 150.00	\$ 450.00	\$ 150.00	\$ 450.00	\$ 150.00	\$ 450.00	\$ 150.00	\$ 450.00	\$ 150.00	\$ 450.00
24	Well pointing system for manhole construction, complete in place the sum of:	EA.	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 2,500.00	\$ 2,500.00
25	Well pointing system for sanitary sewer service reconnections, complete in place the sum of:	EA.	1	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 7,800.00	\$ 7,800.00
26	Well pointing system for main, all depths, complete in place the sum of:	L.F.	50	\$ 20.00	\$ 1,000.00	\$ 20.00	\$ 1,000.00	\$ 25.00	\$ 1,250.00	\$ 20.00	\$ 1,000.00	\$ 20.00	\$ 1,000.00	\$ 20.00	\$ 1,000.00
27	Wet condition bedding for sanitary sewer, all depths, complete in place the sum of:	L.F.	50	\$ 6.00	\$ 300.00	\$ 6.00	\$ 300.00	\$ 6.00	\$ 300.00	\$ 6.00	\$ 300.00	\$ 6.00	\$ 300.00	\$ 6.00	\$ 300.00
28	Wet condition bedding, for manhole construction, complete in place the sum of:	EA.	2	\$ 700.00	\$ 1,400.00	\$ 700.00	\$ 1,400.00	\$ 700.00	\$ 1,400.00	\$ 700.00	\$ 1,400.00	\$ 700.00	\$ 1,400.00	\$ 700.00	\$ 1,400.00
29	Cleaning and television inspection of existing 12" thru 16" diameter sanitary sewers, complete in place, the sum of:	L.F.	100	\$ 3.00	\$ 300.00	\$ 3.00	\$ 300.00	\$ 3.00	\$ 300.00	\$ 5.00	\$ 500.00	\$ 3.00	\$ 300.00	\$ 3.00	\$ 300.00
30	Service Reconnection by remote, all depths, all pipe sizes, complete in place the sum of:	EA.	3	\$ 200.00	\$ 600.00	\$ 200.00	\$ 600.00	\$ 200.00	\$ 600.00	\$ 200.00	\$ 600.00	\$ 200.00	\$ 600.00	\$ 200.00	\$ 600.00
31	Obstruction removal (by remote), all depths, the sum of, complete in place the sum of:	EA.	2	\$ 250.00	\$ 500.00	\$ 250.00	\$ 500.00	\$ 250.00	\$ 500.00	\$ 250.00	\$ 500.00	\$ 250.00	\$ 500.00	\$ 250.00	\$ 500.00
32	Obstruction removal (by excavation), all depths, the sum of, complete in place the sum of:	EA.	8	\$ 850.00	\$ 6,800.00	\$ 850.00	\$ 6,800.00	\$ 850.00	\$ 6,800.00	\$ 1,200.00	\$ 9,600.00	\$ 850.00	\$ 6,800.00	\$ 850.00	\$ 6,800.00
33	Extra length for obstruction removal (by excavation), all depths, complete in place the sum of:	L.F.	50	\$ 20.00	\$ 1,000.00	\$ 20.00	\$ 1,000.00	\$ 20.00	\$ 1,000.00	\$ 100.00	\$ 5,000.00	\$ 20.00	\$ 1,000.00	\$ 20.00	\$ 1,000.00
34	6" to 12" plug at manhole to abandon existing sanitary sewer line, all depths, complete in place the sum of:	EA.	2	\$ 300.00	\$ 600.00	\$ 300.00	\$ 600.00	\$ 300.00	\$ 600.00	\$ 300.00	\$ 600.00	\$ 300.00	\$ 600.00	\$ 300.00	\$ 600.00
35	Point repair of 6" thru 10" sanitary sewer, all depths, complete in place, the sum of:	EA.	2	\$ 1,200.00	\$ 2,400.00	\$ 1,200.00	\$ 2,400.00	\$ 1,200.00	\$ 2,400.00	\$ 1,500.00	\$ 3,000.00	\$ 1,200.00	\$ 2,400.00	\$ 1,200.00	\$ 2,400.00
36	Extra length for point repair of 6" thru 10" sanitary sewer, all depths, complete in place, the sum of:	L.F.	20	\$ 35.00	\$ 700.00	\$ 35.00	\$ 700.00	\$ 35.00	\$ 700.00	\$ 100.00	\$ 2,000.00	\$ 35.00	\$ 700.00	\$ 35.00	\$ 700.00
37	Point repair of 12" thru 16" sanitary sewer, all depths, complete in place, the sum of:	EA.	1	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 5,000.00	\$ 5,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
38	Extra length for point repair of 12" thru 16" sanitary sewer, all depths, complete in place, the sum of:	L.F.	20	\$ 40.00	\$ 800.00	\$ 40.00	\$ 800.00	\$ 40.00	\$ 800.00	\$ 150.00	\$ 3,000.00	\$ 40.00	\$ 800.00	\$ 40.00	\$ 800.00
39	Abandon existing sanitary sewer manhole, complete in place the sum of:	EA.	1	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00
40	RegROUT frame and cover, complete in place the sum of:	EA.	1	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 500.00	\$ 500.00	\$ 200.00	\$ 200.00	\$ <	

RESOLUTION NO. 2025-049

**A RESOLUTION AWARDING A CONTRACT FOR ITB 2025-478
SANITARY SEWER REHABILITATION PROJECT – PHASE 24; AND
PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE
FROM AND AFTER ITS PASSAGE AND ADOPTION.**

WHEREAS, on April 9, 2025, six bids were received and the low responsible bid meeting all the specifications was received from CZ Construction, LLC, Houston, Texas; and

WHEREAS, the Public Works and Utilities Department recommends awarding ITB 2025-478 Sanitary Sewer Rehabilitation Project – Phase 24 to CZ Construction, LLC, for the bid amount of \$1,139,767.00.

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 awards ITB 2025-478 Sanitary Sewer Rehabilitation Project – Phase 24 to CZ Construction, LLC.

SECTION 2: That the Mayor is hereby authorized to enter into a contract with CZ Construction, LLC. for the respective unit prices bid in **Exhibit “A”** attached hereto and made a part hereof for all intents and purposes.

SECTION 3: That the Mayor is hereby authorized to approve change orders, not to exceed Twenty-Five percent (25.0%) of the total contract amount, without bringing the matter before the City Commission.

SECTION 4: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 7th day of May 2025.

Dedrick Johnson, Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney

CITY COMMISSION REGULAR MTG

(10) (e)

Meeting Date: 05/07/2025

Water Line Replacement Project – Phase 22

Submitted For: Dj Hutchinson, Public Works

Submitted By: Dj Hutchinson, Public Works

Department: Public Works

Information

ACTION REQUEST

The Utilities Department is seeking approval to enter into a contract with Bull G Construction, LLC., for the Water Line Replacement Project Phase 22 in the amount of \$1,372,952. This project will be funded through Account No. 501705-55690

BACKGROUND (Brief Summary)

On April 9, 2025, eight (8) bids were received for the referenced project. The project involves the replacement of existing water distribution lines with approximately 12,100 L.F. of new water lines in size ranging from 4" thru 8" in diameter including fire hydrants, valves, services, and all labor, equipment, materials, and incidentals required.

The project also includes three (3) Add Alternates: Add Alternate No. 1 involves approximately 1,270 L.F. of 4" thru 8" water lines. Add Alternate No. 2 involves approximately 590 L.F. of 8" water lines. Add Alternate No. 3 involves approximately 550 L.F. of 8" water lines. As discussed with the City of Texas City, the Base Bid, Add Alternate No. 1, and Add Alternate No. 2 were utilized as a basis for the award of the contract.

Add Alternate No. 3 was NOT considered for award.

RECOMMENDATION

City and ARKK's staff met with Bull G Construction, LLC management personnel to discuss the project requirements and City's expectations. Bull G Construction, LLC management personnel indicated that they are familiar with the City's requirements and expectations and provided a list of references. ARKK has reviewed a list of their completed projects and a list of projects that are presently in various stages of completion. ARKK has contacted three references listed to get further information on their performance. The references have been positive in nature and appear to be a responsible firm, capable of performing the specified work in a satisfactory manner. For these reasons, Public Works Staff recommend the City of Texas City award the Water Line Replacement Project to Bull G Construction, LLC.

Fiscal Impact

Attachments

Exhibit A

Exhibit B

Resolution



April 29, 2025

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 22**
ITB 2025-477
City of Texas City
ARKK Job No. 24-059

Dear Mr. Ballast:

On April 9, 2025, eight (8) bids were received for the above referenced project. The project involves the replacement of existing water distribution lines with approximately 12,100 L.F. of new water lines in the size ranges of 4" thru 8" in diameter, fire hydrants, valves, services, and all labor, equipment, materials, and incidentals required for the project.

The project also includes three (3) Add Alternates.

Add Alternate No. 1 involves approximately 1,270 L.F. of 4" thru 8" water lines.

Add Alternate No. 2 involves approximately 590 L.F. of 8" water lines.

Add Alternate No. 3 involves approximately 550 L.F. of 8" water lines.

1. Bid Tabulation Sheet – Eight (8) 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 three (3) Add Alternates. Add Alternate No. 1, Add Alternate No. 2, and Add Alternate No. 3 includes additional areas for replacement of existing water lines.

As discussed with the City of Texas City, the Base Bid, Add Alternate No. 1, and Add Alternate No. 2 was utilized as a basis for award of the contract. **Add Alternate No. 3 was NOT considered for award.** The bids for the project (**Base Bid + Add Alternate No. 1 + Add Alternate No. 2**) are as follows:

<u>Bidder</u>	<u>Total</u>
	<u>Base Bid + Add. Alt. No. 1 + Add. Alt. No. 2</u>
Bull G Construction, LLC	\$1,372,952.00
Lopez Utilities Contractor, LLC	\$1,398,537.00
Faith Utilities, LLC	\$1,488,882.00
Capital Underground Utilities, LLC	\$1,489,928.50
McKinney Construction, Inc.	\$1,496,658.37
Underground Construction Solutions	\$1,661,662.00
Expert Underground Solutions, LLC	\$1,745,845.50
Scohil Construction Services, LLC	\$1,776,432.00

2. Qualifications and References – Bull G Construction, LLC submitted a List of Qualifications, Subcontractors and Major Suppliers for this project. Bull G Construction, LLC has been in business for approximately five years.

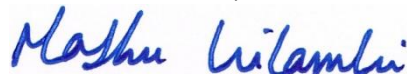
City and ARKK's staff met with Bull G Construction, LLC management personnel to discuss the project requirements and City's expectations. Bull G Construction, LLC management personnel indicated that they are familiar with the City's requirements and expectations, and are excited with this opportunity. Bull G Construction, LLC representatives also indicated that they have the qualified personnel and experience to complete the work, and that they will complete the work successfully. Bull G Construction, LLC also provided a list of references. ARKK has reviewed the list of Bull G Construction, LLC completed projects and a list of projects that are presently in various stages of completion. ARKK has contacted three references listed to get further information on the performance of Bull G Construction, LLC. The references have been positive in nature.

Bull G Construction, LLC 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 22 to Bull G Construction, LLC for a total amount of \$1,372,952.00.**

If you have any questions, please contact me.

Sincerely,

ARKK ENGINEERS, LLC



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

Cc: Mr. Jack Haralson – City of Texas City

ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	LOW BIDDER		LOPEZ UTILITIES CONTRACTOR, LLC		FAITH UTILITIES, LLC		CAPITAL UNDERGROUND UTILITIES, LLC	
				BULL G CONSTRUCTION, LLC							
BASE BID ITEMS:											
1	4" PVC C-900, Class 235 (DR 18) Waterline by Augered Construction, All Depths, Complete in Place, the Sum of:	L.F.	360	\$ 25.00	\$ 9,000.00	\$ 38.00	\$ 13,680.00	\$ 39.00	\$ 14,040.00	\$ 32.00	\$ 11,520.00
2	6" PVC C-900, Class 235 (DR 18) Waterline by Augered Construction, All Depths, Complete in Place, the Sum of:	L.F.	1,560	\$ 39.00	\$ 60,840.00	\$ 40.00	\$ 62,400.00	\$ 49.00	\$ 76,440.00	\$ 45.00	\$ 70,200.00
3	8" PVC C-900, Class 235 (DR 18) Waterline by Augered Construction, All Depths, Complete in Place, the Sum of:	L.F.	10,100	\$ 49.00	\$ 494,900.00	\$ 46.00	\$ 464,600.00	\$ 59.00	\$ 595,900.00	\$ 50.00	\$ 505,000.00
4	4" Resilient Seated Gate Valve with Box, Complete in Place, the Sum of:	EA.	1	\$ 1,600.00	\$ 1,600.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 2,100.00	\$ 2,100.00
5	6" Resilient Seated Gate Valve with Box, Complete in Place, the Sum of:	EA.	4	\$ 1,600.00	\$ 6,400.00	\$ 1,850.00	\$ 7,400.00	\$ 1,500.00	\$ 6,000.00	\$ 2,400.00	\$ 9,600.00
6	8" Resilient Seated Gate Valve with Box, Complete in Place, the Sum of:	EA.	20	\$ 2,000.00	\$ 40,000.00	\$ 2,500.00	\$ 50,000.00	\$ 2,150.00	\$ 43,000.00	\$ 2,700.00	\$ 54,000.00
7	6" Inserta Valve, Complete in Place, the Sum of:	EA.	1	\$ 10,000.00	\$ 10,000.00	\$ 8,900.00	\$ 8,900.00	\$ 8,100.00	\$ 8,100.00	\$ 9,200.00	\$ 9,200.00
8	HydroGuard HG-1 Flushing Valve, by Mueller Co. (Part No. HG1AIN2PVC0LPLG), Including all	EA.	2	\$ 10,000.00	\$ 20,000.00	\$ 6,300.00	\$ 12,600.00	\$ 6,000.00	\$ 12,000.00	\$ 8,100.00	\$ 16,200.00
9	Fire Hydrant Assembly Installed on New Water Main, Including Gate Valve and Lead Pipe, Complete in Place, the Sum of:	EA.	30	\$ 6,000.00	\$ 180,000.00	\$ 6,500.00	\$ 195,000.00	\$ 6,000.00	\$ 180,000.00	\$ 6,800.00	\$ 204,000.00
10	Remove and Salvage Existing Fire Hydrants, Complete in Place, the Sum of:	EA.	13	\$ 100.00	\$ 1,300.00	\$ 500.00	\$ 6,500.00	\$ 250.00	\$ 3,250.00	\$ 1,200.00	\$ 15,600.00
11	Remove and Dispose of Valve Box and Abandon Existing Valves, Complete in Place, the Sum of:	EA.	13	\$ 100.00	\$ 1,300.00	\$ 600.00	\$ 7,800.00	\$ 250.00	\$ 3,250.00	\$ 1,200.00	\$ 15,600.00
12	6" x 6" Tapping Sleeve and Valve, Complete in Place, the Sum of:	EA.	3	\$ 4,650.00	\$ 13,950.00	\$ 5,500.00	\$ 16,500.00	\$ 3,900.00	\$ 11,700.00	\$ 4,200.00	\$ 12,600.00
13	8" x 4" Tapping Sleeve and Valve, Complete in Place, the Sum of:	EA.	1	\$ 4,000.00	\$ 4,000.00	\$ 6,000.00	\$ 6,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,200.00	\$ 4,200.00
14	8" x 8" Tapping Sleeve and Valve, Complete in Place, the Sum of:	EA.	3	\$ 5,300.00	\$ 15,900.00	\$ 6,500.00	\$ 19,500.00	\$ 4,300.00	\$ 12,900.00	\$ 4,800.00	\$ 14,400.00
15	12" x 8" Tapping Sleeve and Valve, Complete in Place, the Sum of:	EA.	1	\$ 5,600.00	\$ 5,600.00	\$ 6,900.00	\$ 6,900.00	\$ 4,800.00	\$ 4,800.00	\$ 7,500.00	\$ 7,500.00
16	6" Wet Connection, Including Coupling and Appurtenances, Complete in Place, the Sum of:	EA.	6	\$ 2,000.00	\$ 12,000.00	\$ 2,400.00	\$ 14,400.00	\$ 800.00	\$ 4,800.00	\$ 2,300.00	\$ 13,800.00
17	8" Wet Connection, Including Coupling and Appurtenances, Complete in Place, the Sum of:	EA.	4	\$ 2,000.00	\$ 8,000.00	\$ 2,800.00	\$ 11,200.00	\$ 850.00	\$ 3,400.00	\$ 2,400.00	\$ 9,600.00
18	Reconnection of Water Sample Station with 3/4" Service, Including all Required Appurtenances, Complete in Place, the Sum of:	EA.	1	\$ 600.00	\$ 600.00	\$ 800.00	\$ 800.00	\$ 1,800.00	\$ 1,800.00	\$ 720.00	\$ 720.00
19	2" Cut, Plug and Abandon Existing Waterline, Complete in Place, the Sum of:	EA.	3	\$ 500.00	\$ 1,500.00	\$ 800.00	\$ 2,400.00	\$ 850.00	\$ 2,550.00	\$ 570.00	\$ 1,710.00
20	6" Cut, Plug and Abandon Existing Waterline, Complete in Place, the Sum of:	EA.	13	\$ 500.00	\$ 6,500.00	\$ 875.00	\$ 11,375.00	\$ 850.00	\$ 11,050.00	\$ 1,200.00	\$ 15,600.00
21	8" Cut, Plug and Abandon Existing Waterline, Complete in Place, the Sum of:	EA.	4	\$ 500.00	\$ 2,000.00	\$ 950.00	\$ 3,800.00	\$ 950.00	\$ 3,800.00	\$ 1,200.00	\$ 4,800.00
22	6" Plug with 2" Male Tap, Complete in Place, the Sum of:	EA.	2	\$ 500.00	\$ 1,000.00	\$ 1,200.00	\$ 2,400.00	\$ 1,500.00	\$ 3,000.00	\$ 1,200.00	\$ 2,400.00
23	Short Side Service, Complete in Place, the Sum of:	EA.	110	\$ 600.00	\$ 66,000.00	\$ 650.00	\$ 71,500.00	\$ 600.00	\$ 66,000.00	\$ 570.00	\$ 62,700.00
24	Long Side Service, Complete in Place, the Sum of:	EA.	28	\$ 1,000.00	\$ 28,000.00	\$ 675.00	\$ 18,900.00	\$ 1,100.00	\$ 30,800.00	\$ 720.00	\$ 20,160.00
25	2" Short Side Service, Complete in Place, the Sum of:	EA.	7	\$ 2,000.00	\$ 14,000.00	\$ 600.00	\$ 4,200.00	\$ 1,200.00	\$ 8,400.00	\$ 1,550.00	\$ 10,850.00
26	2" Long Side Service, Complete in Place, the Sum of:	EA.	8	\$ 2,500.00	\$ 20,000.00	\$ 2,000.00	\$ 16,000.00	\$ 1,500.00	\$ 12,000.00	\$ 1,750.00	\$ 14,000.00
27	Installation of New 'Single' Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	126	\$ 600.00	\$ 75,600.00	\$ 400.00	\$ 50,400.00	\$ 450.00	\$ 56,700.00	\$ 550.00	\$ 69,300.00
28	Installation of New 'Double' Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	12	\$ 650.00	\$ 7,800.00	\$ 650.00	\$ 7,800.00	\$ 500.00	\$ 6,000.00	\$ 740.00	\$ 8,880.00
29	Installation of New 2" Preplumbed Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	15	\$ 600.00	\$ 9,000.00	\$ 1,500.00	\$ 22,500.00	\$ 700.00	\$ 10,500.00	\$ 920.00	\$ 13,800.00
30	Relocation of Private Water Service (Per Plans), Complete in Place, the Sum of:	EA.	7	\$ 300.00	\$ 2,100.00	\$ 925.00	\$ 6,475.00	\$ 1,500.00	\$ 10,500.00	\$ 900.00	\$ 6,300.00
31	Removal and Replacement of Existing Concrete Sidewalk, Complete in Place, the Sum of:	S.Y.	20	\$ 80.00	\$ 1,600.00	\$ 95.00	\$ 1,900.00	\$ 150.00	\$ 3,000.00	\$ 120.00	\$ 2,400.00
32	Removal and Replacement of Existing Concrete Pavement, Complete in Place, the Sum of:	S.Y.	180	\$ 80.00	\$ 14,400.00	\$ 140.00	\$ 25,200.00	\$ 75.00	\$ 13,500.00	\$ 120.00	\$ 21,600.00
33	Removal and Replacement of Existing Asphalt Pavement, Complete in Place, the Sum of:	S.Y.	110	\$ 100.00	\$ 11,000.00	\$ 120.00	\$ 13,200.00	\$ 75.00	\$ 8,250.00	\$ 70.00	\$ 7,700.00
34	Inlet Protection Barrier, Complete in Place, the Sum of:	EA.	16	\$ 50.00	\$ 800.00	\$ 300.00	\$ 4,800.00	\$ 175.00	\$ 2,800.00	\$ 250.00	\$ 4,000.00
35	Trench Safety System for All Water Mains, Greater than 5-Feet Deep, Complete in Place, the Sum of:	L.F.	4,207	\$ 1.00	\$ 4,207.00	\$ 1.00	\$ 4,207.00	\$ 1.00	\$ 4,207.00	\$ 0.50	\$ 2,103.50
36	Miscellaneous Allowance for which Approved by the City (\$25,000.00), Complete in Place, the Sum of:	AL.	1	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
TOTAL BASE BID ITEMS:					\$ 1,175,897.00		\$ 1,197,737.00		\$ 1,264,937.00		\$ 1,269,143.50
SUPPLEMENTAL BID ITEMS:											
37	Extra Concrete, Complete in Place, the Sum of:	C.Y.	50	\$ 60.00	\$ 3,000.00	\$ 60.00	\$ 3,000.00	\$ 60.00	\$ 3,000.00	\$ 60.00	\$ 3,000.00
38	Wet Condition Bedding, All Sizes, All Depths, Complete in Place, the Sum of:	L.F.	50	\$ 5.00	\$ 250.00	\$ 5.00	\$ 250.00	\$ 5.00	\$ 250.00	\$ 5.00	\$ 250.00
39	Installation and Removal of Piezometers, Complete in Place, the Sum of:	EA.	7	\$ 100.00	\$ 700.00	\$ 100.00	\$ 700.00	\$ 100.00	\$ 700.00	\$ 100.00	\$ 700.00
40	Extra Cement Stabilized Sand, Complete in Place, the Sum of;	C.Y.	50	\$ 15.00	\$ 750.00	\$ 15.00	\$ 750.00	\$ 15.00	\$ 750.00	\$ 15.00	\$ 750.00
41	Extra Bank Sand, Complete in Place, the Sum of;	C.Y.	50	\$ 15.00	\$ 750.00	\$ 15.00	\$ 750.00	\$ 15.00	\$ 750.00	\$ 15.00	\$ 750.00
42	Extra 1" Polyethylene Service Tubing, Complete in Place, the Sum of:	L.F.	200	\$ 4.00	\$ 800.00	\$ 4.00	\$ 800.00	\$ 4.00	\$ 800.00	\$ 4.00	\$ 800.00
43	Extra 2" Polyethylene Service Tubing, Complete in Place, the Sum of:	L.F.	50	\$ 5.00	\$ 250.00	\$ 5.00	\$ 250.00	\$ 5.00	\$ 250.00	\$ 5.00	\$ 250.00
44	Solid Sheet Shoring Ordered Left in Place for All Sizes, Complete in Place, the Sum of:	L.F.	100	\$ 10.00	\$ 1,000.00	\$ 10.00	\$ 1,000.00	\$ 10.00	\$ 1,000.00	\$ 10.00	\$ 1,000.00
45	Well Pointing System, All Depths, Complete in Place, the Sum of:	EA.	5	\$ 1,500.00	\$ 7,500.00	\$ 1,500.00	\$ 7,500.00	\$ 1,500.00	\$ 7,500.00	\$ 1,500.00	\$ 7,500.00
46	Brace, Support, and Protect Utility Structures, Complete in Place, the Sum of:	EA.	1	\$ 500.00	\$ 500.00	\$ 1,500.00	\$ 1,500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
47	1.5" Long Side Water Service, Complete in Place, the Sum of:	EA.	1	\$ 600.00	\$ 600.00	\$ 1,800.00	\$ 1,800.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00
48	1.5" Short Side Water Service, Complete in Place, the Sum of:	EA.	1	\$ 550.00	\$ 550.00	\$ 1,300.00	\$ 1,300.00	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00
49	1.5" Sch 40 PVC Water Line, Complete in Place, the Sum of:	L.F.	25	\$ 20.00	\$ 500.00	\$ 20.00	\$ 500.00	\$ 20.00	\$ 500.00	\$ 20.00	\$ 500.00
50	2" Sch 40 PVC Water Line, Complete in Place, the Sum of;	L.F.	25	\$ 25.00	\$ 625.00	\$ 25.00	\$ 625.00	\$ 25.00	\$ 625.00	\$ 25.00	\$ 625.00
TOTAL SUPPLEMENTAL BID ITEMS:					\$ 17,775.00		\$ 20,725.00		\$ 17,775.00		\$ 17,775.00

				LOW BIDDER							
ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	BULL G CONSTRUCTION, LLC		LOPEZ UTILITIES CONTRACTOR, LLC		FAITH UTILITIES, LLC		CAPITAL UNDERGROUND UTILITIES, LLC	
ADD ALTERNATE NO. 1 BID ITEMS:											
51	4" PVC C-900, Class 235 (DR 18) Waterline by Augered Construction, All Depths, Complete in Place, the Sum of:	L.F.	340	\$ 30.00	\$ 10,200.00	\$ 38.00	\$ 12,920.00	\$ 39.00	\$ 13,260.00	\$ 32.00	\$ 10,880.00
52	6" PVC C-900, Class 235 (DR 18) Waterline by Augered Construction, All Depths, Complete in Place, the Sum of:	L.F.	470	\$ 50.00	\$ 23,500.00	\$ 40.00	\$ 18,800.00	\$ 49.00	\$ 23,030.00	\$ 45.00	\$ 21,150.00
53	8" PVC C-900, Class 235 (DR 18) Waterline by Augered Construction, All Depths, Complete in Place, the Sum of:	L.F.	460	\$ 55.00	\$ 25,300.00	\$ 46.00	\$ 21,160.00	\$ 69.00	\$ 31,740.00	\$ 50.00	\$ 23,000.00
54	6" Resilient Seated Gate Valve with Box, Complete in Place, the Sum of:	EA.	1	\$ 1,600.00	\$ 1,600.00	\$ 1,850.00	\$ 1,850.00	\$ 2,000.00	\$ 2,000.00	\$ 2,400.00	\$ 2,400.00
55	Fire Hydrant Assembly Installed on New Water Main, Including Gate Valve and Lead Pipe, Complete in Place, the Sum of:	EA.	2	\$ 6,000.00	\$ 12,000.00	\$ 6,500.00	\$ 13,000.00	\$ 6,500.00	\$ 13,000.00	\$ 6,800.00	\$ 13,600.00
56	Remove and Salvage Existing Fire Hydrants, Complete in Place, the Sum of:	EA.	1	\$ 100.00	\$ 100.00	\$ 500.00	\$ 500.00	\$ 250.00	\$ 250.00	\$ 1,200.00	\$ 1,200.00
57	2" Wet Connection, Including Coupling and Appurtenances, Complete in Place, the Sum of:	EA.	1	\$ 2,000.00	\$ 2,000.00	\$ 2,400.00	\$ 2,400.00	\$ 800.00	\$ 800.00	\$ 1,700.00	\$ 1,700.00
58	8" Wet Connection, Including Coupling and Appurtenances, Complete in Place, the Sum of:	EA.	1	\$ 2,000.00	\$ 2,000.00	\$ 2,800.00	\$ 2,800.00	\$ 800.00	\$ 800.00	\$ 2,300.00	\$ 2,300.00
59	2" Cut, Plug and Abandon Existing Waterline, Complete in Place, the Sum of:	EA.	1	\$ 500.00	\$ 500.00	\$ 800.00	\$ 800.00	\$ 850.00	\$ 850.00	\$ 1,200.00	\$ 1,200.00
60	6" Cut, Plug and Abandon Existing Waterline, Complete in Place, the Sum of:	EA.	1	\$ 500.00	\$ 500.00	\$ 875.00	\$ 875.00	\$ 850.00	\$ 850.00	\$ 1,200.00	\$ 1,200.00
61	Short Side Service, Complete in Place, the Sum of:	EA.	16	\$ 600.00	\$ 9,600.00	\$ 650.00	\$ 10,400.00	\$ 600.00	\$ 9,600.00	\$ 720.00	\$ 11,520.00
62	Long Side Service, Complete in Place, the Sum of:	EA.	14	\$ 1,000.00	\$ 14,000.00	\$ 675.00	\$ 9,450.00	\$ 1,100.00	\$ 15,400.00	\$ 850.00	\$ 11,900.00
63	Installation of New 'Single' Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	10	\$ 400.00	\$ 4,000.00	\$ 400.00	\$ 4,000.00	\$ 450.00	\$ 4,500.00	\$ 650.00	\$ 6,500.00
64	Installation of New 'Double' Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	20	\$ 300.00	\$ 6,000.00	\$ 650.00	\$ 13,000.00	\$ 500.00	\$ 10,000.00	\$ 780.00	\$ 15,600.00
65	Inlet Protection Barrier, Complete in Place, the Sum of:	EA.	6	\$ 50.00	\$ 300.00	\$ 300.00	\$ 1,800.00	\$ 175.00	\$ 1,050.00	\$ 240.00	\$ 1,440.00
66	Trench Safety System for All Water Mains, Greater than 5-Feet Deep, Complete in Place, the Sum of:	L.F.	950	\$ 1.00	\$ 950.00	\$ 1.00	\$ 950.00	\$ 1.00	\$ 950.00	\$ 2.00	\$ 1,900.00
TOTAL ADD ALTERNATE NO. 1 BID ITEMS:					\$ 112,550.00		\$ 114,705.00		\$ 128,080.00		\$ 127,490.00
ADD ALTERNATE NO. 2 BID ITEMS:											
67	8" PVC C-900, Class 235 (DR 18) Waterline by Augered Construction, All Depths, Complete in Place, the Sum of:	L.F.	590	\$ 55.00	\$ 32,450.00	\$ 46.00	\$ 27,140.00	\$ 69.00	\$ 40,710.00	\$ 50.00	\$ 29,500.00
68	Fire Hydrant Assembly Installed on New Water Main, Including Gate Valve and Lead Pipe, Complete in Place, the Sum of:	EA.	1	\$ 6,000.00	\$ 6,000.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,800.00	\$ 6,800.00
69	8" Wet Connection, Including Coupling and Appurtenances, Complete in Place, the Sum of:	EA.	2	\$ 2,000.00	\$ 4,000.00	\$ 2,800.00	\$ 5,600.00	\$ 850.00	\$ 1,700.00	\$ 2,800.00	\$ 5,600.00
70	2" Cut, Plug and Abandon Existing Waterline, Complete in Place, the Sum of:	EA.	2	\$ 500.00	\$ 1,000.00	\$ 800.00	\$ 1,600.00	\$ 850.00	\$ 1,700.00	\$ 1,200.00	\$ 2,400.00
71	Short Side Service, Complete in Place, the Sum of:	EA.	10	\$ 600.00	\$ 6,000.00	\$ 650.00	\$ 6,500.00	\$ 600.00	\$ 6,000.00	\$ 720.00	\$ 7,200.00
72	Long Side Service, Complete in Place, the Sum of:	EA.	10	\$ 1,000.00	\$ 10,000.00	\$ 675.00	\$ 6,750.00	\$ 1,100.00	\$ 11,000.00	\$ 850.00	\$ 8,500.00
73	Installation of New 'Single' Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	10	\$ 400.00	\$ 4,000.00	\$ 400.00	\$ 4,000.00	\$ 450.00	\$ 4,500.00	\$ 650.00	\$ 6,500.00
74	Installation of New 'Double' Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	10	\$ 300.00	\$ 3,000.00	\$ 650.00	\$ 6,500.00	\$ 500.00	\$ 5,000.00	\$ 780.00	\$ 7,800.00
75	Inlet Protection Barrier, Complete in Place, the Sum of:	EA.	2	\$ 50.00	\$ 100.00	\$ 300.00	\$ 600.00	\$ 400.00	\$ 800.00	\$ 250.00	\$ 500.00
76	Trench Safety System for All Water Mains, Greater than 5-Feet Deep, Complete in Place, the Sum of:	L.F.	180	\$ 1.00	\$ 180.00	\$ 1.00	\$ 180.00	\$ 1.00	\$ 180.00	\$ 4.00	\$ 720.00
TOTAL ADD ALTERNATE NO. 2 BID ITEMS:					\$ 66,730.00		\$ 65,370.00		\$ 78,090.00		\$ 75,520.00
ADD ALTERNATE NO. 3 BID ITEMS:											
77	8" PVC C-900, Class 235 (DR 18) Waterline by Augered Construction, All Depths, Complete in Place, the Sum of:	L.F.	550	\$ 55.00	\$ 30,250.00	\$ 46.00	\$ 25,300.00	\$ 69.00	\$ 37,950.00	\$ 50.00	\$ 27,500.00
78	Fire Hydrant Assembly Installed on New Water Main, Including Gate Valve and Lead Pipe, Complete in Place, the Sum of:	EA.	1	\$ 6,000.00	\$ 6,000.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,800.00	\$ 6,800.00
79	8" Wet Connection, Including Coupling and Appurtenances, Complete in Place, the Sum of:	EA.	2	\$ 2,000.00	\$ 4,000.00	\$ 2,800.00	\$ 5,600.00	\$ 850.00	\$ 1,700.00	\$ 2,800.00	\$ 5,600.00
80	2" Cut, Plug and Abandon Existing Waterline, Complete in Place, the Sum of:	EA.	2	\$ 500.00	\$ 1,000.00	\$ 800.00	\$ 1,600.00	\$ 850.00	\$ 1,700.00	\$ 1,200.00	\$ 2,400.00
81	Short Side Service, Complete in Place, the Sum of:	EA.	10	\$ 600.00	\$ 6,000.00	\$ 650.00	\$ 6,500.00	\$ 600.00	\$ 6,000.00	\$ 720.00	\$ 7,200.00
82	Long Side Service, Complete in Place, the Sum of:	EA.	10	\$ 1,000.00	\$ 10,000.00	\$ 675.00	\$ 6,750.00	\$ 1,100.00	\$ 11,000.00	\$ 720.00	\$ 7,200.00
83	Installation of New 'Single' Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	10	\$ 400.00	\$ 4,000.00	\$ 400.00	\$ 4,000.00	\$ 450.00	\$ 4,500.00	\$ 650.00	\$ 6,500.00
84	Installation of New 'Double' Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	10	\$ 300.00	\$ 3,000.00	\$ 650.00	\$ 6,500.00	\$ 500.00	\$ 5,000.00	\$ 780.00	\$ 7,800.00
85	Inlet Protection Barrier, Complete in Place, the Sum of:	EA.	2	\$ 50.00	\$ 100.00	\$ 300.00	\$ 600.00	\$ 400.00	\$ 800.00	\$ 250.00	\$ 500.00
86	Trench Safety System for All Water Mains, Greater than 5-Feet Deep, Complete in Place, the Sum of:	L.F.	170	\$ 1.00	\$ 170.00	\$ 1.00	\$ 170.00	\$ 1.00	\$ 170.00	\$ 2.00	\$ 340.00
TOTAL ADD ALTERNATE NO. 3 BID ITEMS:					\$ 64,520.00		\$ 63,520.00		\$ 75,320.00		\$ 71,840.00
TOTAL BASE BID ITEMS + SUPPLEMENTAL ITEMS:					\$ 1,193,672.00		\$ 1,218,462.00		\$ 1,282,712.00		\$ 1,286,918.50
ADD ALTERNATE NO. 1 ITEMS:					\$ 112,550.00		\$ 114,705.00		\$ 128,080.00		\$ 127,490.00
ADD ALTERNATE NO. 2 ITEMS:					\$ 66,730.00		\$ 65,370.00		\$ 78,090.00		\$ 75,520.00
ADD ALTERNATE NO. 3 ITEMS:					\$ 64,520.00		\$ 63,520.00		\$ 75,320.00		\$ 71,840.00
RECOMMENDATION: TOTAL BASE BID + SUPPLEMENTAL ITEMS + ADD ALTERNATE NO. 1 + ADD ALTERNATE NO. 2:					\$ 1,372,952.00		\$ 1,398,537.00		\$ 1,488,882.00		\$ 1,489,928.50
MATHEMATICAL ERROR CORRECTED BY ENGINEER											

ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	MCKINNEY CONSTRUCTION, INC.		UNDERGROUND CONSTRUCTION SOLUTIONS		EXPERTS UNDERGROUND SOLUTIONS, LLC		SCOHIL CONSTRUCTION SERVICES, LLC	
BASE BID ITEMS:											
1	4" PVC C-900, Class 235 (DR 18) Waterline by Augered Construction, All Depths, Complete in Place, the Sum of:	L.F.	360	\$ 25.00	\$ 9,000.00	\$ 55.00	\$ 19,800.00	\$ 35.00	\$ 12,600.00	\$ 54.00	\$ 19,440.00
2	6" PVC C-900, Class 235 (DR 18) Waterline by Augered Construction, All Depths, Complete in Place, the Sum of:	L.F.	1,560	\$ 38.00	\$ 59,280.00	\$ 60.00	\$ 93,600.00	\$ 42.00	\$ 65,520.00	\$ 67.00	\$ 104,520.00
3	8" PVC C-900, Class 235 (DR 18) Waterline by Augered Construction, All Depths, Complete in Place, the Sum of:	L.F.	10,100	\$ 52.00	\$ 525,200.00	\$ 70.00	\$ 707,000.00	\$ 58.00	\$ 585,800.00	\$ 73.00	\$ 737,300.00
4	4" Resilient Seated Gate Valve with Box, Complete in Place, the Sum of:	EA.	1	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 2,198.00	\$ 2,198.00	\$ 1,250.00	\$ 1,250.00
5	6" Resilient Seated Gate Valve with Box, Complete in Place, the Sum of:	EA.	4	\$ 1,650.00	\$ 6,600.00	\$ 1,600.00	\$ 6,400.00	\$ 2,675.00	\$ 10,700.00	\$ 1,850.00	\$ 7,400.00
6	8" Resilient Seated Gate Valve with Box, Complete in Place, the Sum of:	EA.	20	\$ 2,250.00	\$ 45,000.00	\$ 2,000.00	\$ 40,000.00	\$ 2,890.00	\$ 57,800.00	\$ 2,450.00	\$ 49,000.00
7	6" Inserta Valve, Complete in Place, the Sum of:	EA.	1	\$ 3,500.00	\$ 3,500.00	\$ 9,500.00	\$ 9,500.00	\$ 10,675.00	\$ 10,675.00	\$ 7,800.00	\$ 7,800.00
8	HydroGuard HG-1 Flushing Valve, by Mueller Co. (Part No. HG1AIN2PVC0LPLG), Including all	EA.	2	\$ 1,200.00	\$ 2,400.00	\$ 6,000.00	\$ 12,000.00	\$ 10,800.00	\$ 21,600.00	\$ 2,950.00	\$ 5,900.00
9	Fire Hydrant Assembly Installed on New Water Main, Including Gate Valve and Lead Pipe, Complete in Place, the Sum of:	EA.	30	\$ 7,400.00	\$ 222,000.00	\$ 6,000.00	\$ 180,000.00	\$ 8,645.00	\$ 259,350.00	\$ 6,250.00	\$ 187,500.00
10	Remove and Salvage Existing Fire Hydrants, Complete in Place, the Sum of:	EA.	13	\$ 100.00	\$ 1,300.00	\$ 350.00	\$ 4,550.00	\$ 865.00	\$ 11,245.00	\$ 450.00	\$ 5,850.00
11	Remove and Dispose of Valve Box and Abandon Existing Valves, Complete in Place, the Sum of:	EA.	13	\$ 100.00	\$ 1,300.00	\$ 50.00	\$ 650.00	\$ 725.00	\$ 9,425.00	\$ 150.00	\$ 1,950.00
12	6" x 6" Tapping Sleeve and Valve, Complete in Place, the Sum of:	EA.	3	\$ 2,800.00	\$ 8,400.00	\$ 6,000.00	\$ 18,000.00	\$ 6,098.00	\$ 18,294.00	\$ 3,950.00	\$ 11,850.00
13	8" x 4" Tapping Sleeve and Valve, Complete in Place, the Sum of:	EA.	1	\$ 4,000.00	\$ 4,000.00	\$ 6,000.00	\$ 6,000.00	\$ 5,825.00	\$ 5,825.00	\$ 3,850.00	\$ 3,850.00
14	8" x 8" Tapping Sleeve and Valve, Complete in Place, the Sum of:	EA.	3	\$ 5,200.00	\$ 15,600.00	\$ 6,000.00	\$ 18,000.00	\$ 7,025.00	\$ 21,075.00	\$ 4,875.00	\$ 14,625.00
15	12" x 8" Tapping Sleeve and Valve, Complete in Place, the Sum of:	EA.	1	\$ 9,500.00	\$ 9,500.00	\$ 7,000.00	\$ 7,000.00	\$ 7,489.00	\$ 7,489.00	\$ 4,995.00	\$ 4,995.00
16	6" Wet Connection, Including Coupling and Appurtenances, Complete in Place, the Sum of:	EA.	6	\$ 1,300.00	\$ 7,800.00	\$ 2,000.00	\$ 12,000.00	\$ 1,330.00	\$ 7,980.00	\$ 1,250.00	\$ 7,500.00
17	8" Wet Connection, Including Coupling and Appurtenances, Complete in Place, the Sum of:	EA.	4	\$ 1,500.00	\$ 6,000.00	\$ 2,500.00	\$ 10,000.00	\$ 1,650.00	\$ 6,600.00	\$ 1,850.00	\$ 7,400.00
18	Reconnection of Water Sample Station with 3/4" Service, Including all Required Appurtenances, Complete in Place, the Sum of:	EA.	1	\$ 550.00	\$ 550.00	\$ 950.00	\$ 950.00	\$ 1,025.00	\$ 1,025.00	\$ 850.00	\$ 850.00
19	2" Cut, Plug and Abandon Existing Waterline, Complete in Place, the Sum of:	EA.	3	\$ 300.00	\$ 900.00	\$ 500.00	\$ 1,500.00	\$ 1,200.00	\$ 3,600.00	\$ 250.00	\$ 750.00
20	6" Cut, Plug and Abandon Existing Waterline, Complete in Place, the Sum of:	EA.	13	\$ 600.00	\$ 7,800.00	\$ 750.00	\$ 9,750.00	\$ 1,360.00	\$ 17,680.00	\$ 750.00	\$ 9,750.00
21	8" Cut, Plug and Abandon Existing Waterline, Complete in Place, the Sum of:	EA.	4	\$ 700.00	\$ 2,800.00	\$ 750.00	\$ 3,000.00	\$ 1,600.00	\$ 6,400.00	\$ 1,250.00	\$ 5,000.00
22	6" Plug with 2" Male Tap, Complete in Place, the Sum of:	EA.	2	\$ 600.00	\$ 1,200.00	\$ 800.00	\$ 1,600.00	\$ 1,440.00	\$ 2,880.00	\$ 850.00	\$ 1,700.00
23	Short Side Service, Complete in Place, the Sum of:	EA.	110	\$ 500.00	\$ 55,000.00	\$ 950.00	\$ 104,500.00	\$ 860.00	\$ 94,600.00	\$ 650.00	\$ 71,500.00
24	Long Side Service, Complete in Place, the Sum of:	EA.	28	\$ 650.00	\$ 18,200.00	\$ 1,100.00	\$ 30,800.00	\$ 1,125.00	\$ 31,500.00	\$ 980.00	\$ 27,440.00
25	2" Short Side Service, Complete in Place, the Sum of:	EA.	7	\$ 850.00	\$ 5,950.00	\$ 1,000.00	\$ 7,000.00	\$ 2,498.00	\$ 17,486.00	\$ 1,450.00	\$ 10,150.00
26	2" Long Side Service, Complete in Place, the Sum of:	EA.	8	\$ 980.00	\$ 7,840.00	\$ 1,250.00	\$ 10,000.00	\$ 3,085.00	\$ 24,680.00	\$ 1,950.00	\$ 15,600.00
27	Installation of New 'Single' Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	126	\$ 850.00	\$ 107,100.00	\$ 200.00	\$ 25,200.00	\$ 520.00	\$ 65,520.00	\$ 450.00	\$ 56,700.00
28	Installation of New 'Double' Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	12	\$ 1,100.00	\$ 13,200.00	\$ 250.00	\$ 3,000.00	\$ 560.00	\$ 6,720.00	\$ 750.00	\$ 9,000.00
29	Installation of New 2" Preplumbed Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	15	\$ 5,500.00	\$ 82,500.00	\$ 300.00	\$ 4,500.00	\$ 1,035.00	\$ 15,525.00	\$ 1,150.00	\$ 17,250.00
30	Relocation of Private Water Service (Per Plans), Complete in Place, the Sum of:	EA.	7	\$ 900.00	\$ 6,300.00	\$ 1,250.00	\$ 8,750.00	\$ 1,945.00	\$ 13,615.00	\$ 3,450.00	\$ 24,150.00
31	Removal and Replacement of Existing Concrete Sidewalk, Complete in Place, the Sum of:	S.Y.	20	\$ 75.00	\$ 1,500.00	\$ 120.00	\$ 2,400.00	\$ 145.00	\$ 2,900.00	\$ 90.00	\$ 1,800.00
32	Removal and Replacement of Existing Concrete Pavement, Complete in Place, the Sum of:	S.Y.	180	\$ 75.00	\$ 13,500.00	\$ 150.00	\$ 27,000.00	\$ 149.00	\$ 26,820.00	\$ 135.00	\$ 24,300.00
33	Removal and Replacement of Existing Asphalt Pavement, Complete in Place, the Sum of:	S.Y.	110	\$ 75.00	\$ 8,250.00	\$ 120.00	\$ 13,200.00	\$ 138.00	\$ 15,180.00	\$ 125.00	\$ 13,750.00
34	Inlet Protection Barrier, Complete in Place, the Sum of:	EA.	16	\$ 75.00	\$ 1,200.00	\$ 50.00	\$ 800.00	\$ 175.00	\$ 2,800.00	\$ 50.00	\$ 800.00
35	Trench Safety System for All Water Mains, Greater than 5-Foot Deep, Complete in Place, the Sum of:	L.F.	4,207	\$ 0.01	\$ 42.07	\$ 1.00	\$ 4,207.00	\$ 0.50	\$ 2,103.50	\$ 1.00	\$ 4,207.00
36	Miscellaneous Allowance for which Approved by the City (\$25,000.00), Complete in Place, the Sum of:	AL.	1	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
TOTAL BASE BID ITEMS:					\$ 1,287,212.07		\$ 1,429,157.00		\$ 1,490,210.50		\$ 1,497,827.00
SUPPLEMENTAL BID ITEMS:											
37	Extra Concrete, Complete in Place, the Sum of:	C.Y.	50	\$ 60.00	\$ 3,000.00	\$ 60.00	\$ 3,000.00	\$ 60.00	\$ 3,000.00	\$ 60.00	\$ 3,000.00
38	Wet Condition Bedding, All Sizes, All Depths, Complete in Place, the Sum of:	L.F.	50	\$ 5.00	\$ 250.00	\$ 5.00	\$ 250.00	\$ 5.00	\$ 250.00	\$ 5.00	\$ 250.00
39	Installation and Removal of Piezometers, Complete in Place, the Sum of:	EA.	7	\$ 100.00	\$ 700.00	\$ 100.00	\$ 700.00	\$ 100.00	\$ 700.00	\$ 100.00	\$ 700.00
40	Extra Cement Stabilized Sand, Complete in Place, the Sum of:	C.Y.	50	\$ 15.00	\$ 750.00	\$ 15.00	\$ 750.00	\$ 15.00	\$ 750.00	\$ 15.00	\$ 750.00
41	Extra Bank Sand, Complete in Place, the Sum of:	C.Y.	50	\$ 15.00	\$ 750.00	\$ 15.00	\$ 750.00	\$ 15.00	\$ 750.00	\$ 15.00	\$ 750.00
42	Extra 1" Polyethylene Service Tubing, Complete in Place, the Sum of:	L.F.	200	\$ 4.00	\$ 800.00	\$ 4.00	\$ 800.00	\$ 4.00	\$ 800.00	\$ 4.00	\$ 800.00
43	Extra 2" Polyethylene Service Tubing, Complete in Place, the Sum of:	L.F.	50	\$ 5.00	\$ 250.00	\$ 5.00	\$ 250.00	\$ 5.00	\$ 250.00	\$ 5.00	\$ 250.00
44	Solid Sheet Shoring Ordered Left in Place for All Sizes, Complete in Place, the Sum of:	L.F.	100	\$ 10.00	\$ 1,000.00	\$ 10.00	\$ 1,000.00	\$ 10.00	\$ 1,000.00	\$ 10.00	\$ 1,000.00
45	Well Pointing System, All Depths, Complete in Place, the Sum of:	EA.	5	\$ 1,500.00	\$ 7,500.00	\$ 1,500.00	\$ 7,500.00	\$ 1,500.00	\$ 7,500.00	\$ 1,500.00	\$ 7,500.00
46	Brace, Support, and Protect Utility Structures, Complete in Place, the Sum of:	EA.	1	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
47	1.5" Long Side Water Service, Complete in Place, the Sum of:	EA.	1	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 1,250.00	\$ 1,250.00
48	1.5" Short Side Water Service, Complete in Place, the Sum of:	EA.	1	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00	\$ 950.00	\$ 950.00
49	1.5" Sch 40 PVC Water Line, Complete in Place, the Sum of:	L.F.	25	\$ 20.00	\$ 500.00	\$ 20.00	\$ 500.00	\$ 20.00	\$ 500.00	\$ 20.00	\$ 500.00
50	2" Sch 40 PVC Water Line, Complete in Place, the Sum of:	L.F.	25	\$ 25.00	\$ 625.00	\$ 25.00	\$ 625.00	\$ 25.00	\$ 625.00	\$ 25.00	\$ 625.00
TOTAL SUPPLEMENTAL BID ITEMS:					\$ 17,775.00		\$ 17,775.00		\$ 17,775.00		\$ 18,825.00

ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	MCKINNEY CONSTRUCTION, INC.		UNDERGROUND CONSTRUCTION SOLUTIONS		EXPERTS UNDERGROUND SOLUTIONS, LLC		SCOIL CONSTRUCTION SERVICES, LLC	
ADD ALTERNATE NO. 1 BID ITEMS:											
51	4" PVC C-900, Class 235 (DR 18) Waterline by Augered Construction, All Depths, Complete in Place, the Sum of:	L.F.	340	\$ 25.00	\$ 8,500.00	\$ 55.00	\$ 18,700.00	\$ 39.00	\$ 13,260.00	\$ 54.00	\$ 18,360.00
52	6" PVC C-900, Class 235 (DR 18) Waterline by Augered Construction, All Depths, Complete in Place, the Sum of:	L.F.	470	\$ 38.00	\$ 17,860.00	\$ 60.00	\$ 28,200.00	\$ 51.00	\$ 23,970.00	\$ 67.00	\$ 31,490.00
53	8" PVC C-900, Class 235 (DR 18) Waterline by Augered Construction, All Depths, Complete in Place, the Sum of:	L.F.	460	\$ 52.00	\$ 23,920.00	\$ 70.00	\$ 32,200.00	\$ 65.00	\$ 29,900.00	\$ 73.00	\$ 33,580.00
54	6" Resilient Seated Gate Valve with Box, Complete in Place, the Sum of:	EA.	1	\$ 1,500.00	\$ 1,500.00	\$ 1,600.00	\$ 1,600.00	\$ 2,675.00	\$ 2,675.00	\$ 1,850.00	\$ 1,850.00
55	Fire Hydrant Assembly Installed on New Water Main, Including Gate Valve and Lead Pipe, Complete in Place, the Sum of:	EA.	2	\$ 7,400.00	\$ 14,800.00	\$ 6,000.00	\$ 12,000.00	\$ 8,645.00	\$ 17,290.00	\$ 6,250.00	\$ 12,500.00
56	Remove and Salvage Existing Fire Hydrants, Complete in Place, the Sum of:	EA.	1	\$ 150.00	\$ 150.00	\$ 350.00	\$ 350.00	\$ 865.00	\$ 865.00	\$ 450.00	\$ 450.00
57	2" Wet Connection, Including Coupling and Appurtenances, Complete in Place, the Sum of:	EA.	1	\$ 350.00	\$ 350.00	\$ 500.00	\$ 500.00	\$ 1,200.00	\$ 1,200.00	\$ 450.00	\$ 450.00
58	8" Wet Connection, Including Coupling and Appurtenances, Complete in Place, the Sum of:	EA.	1	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,650.00	\$ 1,650.00	\$ 1,850.00	\$ 1,850.00
59	2" Cut, Plug and Abandon Existing Waterline, Complete in Place, the Sum of:	EA.	1	\$ 400.00	\$ 400.00	\$ 500.00	\$ 500.00	\$ 1,200.00	\$ 1,200.00	\$ 250.00	\$ 250.00
60	6" Cut, Plug and Abandon Existing Waterline, Complete in Place, the Sum of:	EA.	1	\$ 500.00	\$ 500.00	\$ 750.00	\$ 750.00	\$ 1,360.00	\$ 1,360.00	\$ 750.00	\$ 750.00
61	Short Side Service, Complete in Place, the Sum of:	EA.	16	\$ 500.00	\$ 8,000.00	\$ 950.00	\$ 15,200.00	\$ 1,045.00	\$ 16,720.00	\$ 650.00	\$ 10,400.00
62	Long Side Service, Complete in Place, the Sum of:	EA.	14	\$ 650.00	\$ 9,100.00	\$ 1,100.00	\$ 15,400.00	\$ 1,385.00	\$ 19,390.00	\$ 1,950.00	\$ 27,300.00
63	Installation of New 'Single' Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	10	\$ 850.00	\$ 8,500.00	\$ 200.00	\$ 2,000.00	\$ 760.00	\$ 7,600.00	\$ 450.00	\$ 4,500.00
64	Installation of New 'Double' Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	20	\$ 1,250.00	\$ 25,000.00	\$ 250.00	\$ 5,000.00	\$ 980.00	\$ 19,600.00	\$ 750.00	\$ 15,000.00
65	Inlet Protection Barrier, Complete in Place, the Sum of:	EA.	6	\$ 75.00	\$ 450.00	\$ 50.00	\$ 300.00	\$ 175.00	\$ 1,050.00	\$ 50.00	\$ 300.00
66	Trench Safety System for All Water Mains, Greater than 5-Feet Deep, Complete in Place, the Sum of:	L.F.	950	\$ 0.01	\$ 9.50	\$ 1.00	\$ 950.00	\$ 0.50	\$ 475.00	\$ 1.00	\$ 950.00
TOTAL ADD ALTERNATE NO. 1 BID ITEMS:					\$ 120,539.50		\$ 136,150.00		\$ 158,205.00		\$ 159,980.00
ADD ALTERNATE NO. 2 BID ITEMS:											
67	8" PVC C-900, Class 235 (DR 18) Waterline by Augered Construction, All Depths, Complete in Place, the Sum of:	L.F.	590	\$ 52.00	\$ 30,680.00	\$ 70.00	\$ 41,300.00	\$ 58.00	\$ 34,220.00	\$ 73.00	\$ 43,070.00
68	Fire Hydrant Assembly Installed on New Water Main, Including Gate Valve and Lead Pipe, Complete in Place, the Sum of:	EA.	1	\$ 5,500.00	\$ 5,500.00	\$ 6,000.00	\$ 6,000.00	\$ 8,645.00	\$ 8,645.00	\$ 6,250.00	\$ 6,250.00
69	8" Wet Connection, Including Coupling and Appurtenances, Complete in Place, the Sum of:	EA.	2	\$ 1,300.00	\$ 2,600.00	\$ 2,500.00	\$ 5,000.00	\$ 1,650.00	\$ 3,300.00	\$ 1,850.00	\$ 3,700.00
70	2" Cut, Plug and Abandon Existing Waterline, Complete in Place, the Sum of:	EA.	2	\$ 600.00	\$ 1,200.00	\$ 500.00	\$ 1,000.00	\$ 1,200.00	\$ 2,400.00	\$ 250.00	\$ 500.00
71	Short Side Service, Complete in Place, the Sum of:	EA.	10	\$ 500.00	\$ 5,000.00	\$ 950.00	\$ 9,500.00	\$ 860.00	\$ 8,600.00	\$ 1,450.00	\$ 14,500.00
72	Long Side Service, Complete in Place, the Sum of:	EA.	10	\$ 650.00	\$ 6,500.00	\$ 1,100.00	\$ 11,000.00	\$ 1,125.00	\$ 11,250.00	\$ 1,950.00	\$ 19,500.00
73	Installation of New 'Single' Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	10	\$ 850.00	\$ 8,500.00	\$ 200.00	\$ 2,000.00	\$ 520.00	\$ 5,200.00	\$ 450.00	\$ 4,500.00
74	Installation of New 'Double' Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	10	\$ 1,100.00	\$ 11,000.00	\$ 250.00	\$ 2,500.00	\$ 560.00	\$ 5,600.00	\$ 750.00	\$ 7,500.00
75	Inlet Protection Barrier, Complete in Place, the Sum of:	EA.	2	\$ 75.00	\$ 150.00	\$ 50.00	\$ 100.00	\$ 175.00	\$ 350.00	\$ 50.00	\$ 100.00
76	Trench Safety System for All Water Mains, Greater than 5-Feet Deep, Complete in Place, the Sum of:	L.F.	180	\$ 0.01	\$ 1.80	\$ 1.00	\$ 180.00	\$ 0.50	\$ 90.00	\$ 1.00	\$ 180.00
TOTAL ADD ALTERNATE NO. 2 BID ITEMS:					\$ 71,131.80		\$ 78,580.00		\$ 79,655.00		\$ 99,800.00
ADD ALTERNATE NO. 3 BID ITEMS:											
77	8" PVC C-900, Class 235 (DR 18) Waterline by Augered Construction, All Depths, Complete in Place, the Sum of:	L.F.	550	\$ 52.00	\$ 28,600.00	\$ 70.00	\$ 38,500.00	\$ 58.00	\$ 31,900.00	\$ 73.00	\$ 40,150.00
78	Fire Hydrant Assembly Installed on New Water Main, Including Gate Valve and Lead Pipe, Complete in Place, the Sum of:	EA.	1	\$ 5,500.00	\$ 5,500.00	\$ 6,000.00	\$ 6,000.00	\$ 8,645.00	\$ 8,645.00	\$ 6,250.00	\$ 6,250.00
79	8" Wet Connection, Including Coupling and Appurtenances, Complete in Place, the Sum of:	EA.	2	\$ 1,300.00	\$ 2,600.00	\$ 2,500.00	\$ 5,000.00	\$ 1,650.00	\$ 3,300.00	\$ 1,850.00	\$ 3,700.00
80	2" Cut, Plug and Abandon Existing Waterline, Complete in Place, the Sum of:	EA.	2	\$ 300.00	\$ 600.00	\$ 50.00	\$ 100.00	\$ 1,200.00	\$ 2,400.00	\$ 250.00	\$ 500.00
81	Short Side Service, Complete in Place, the Sum of:	EA.	10	\$ 500.00	\$ 5,000.00	\$ 950.00	\$ 9,500.00	\$ 860.00	\$ 8,600.00	\$ 1,450.00	\$ 14,500.00
82	Long Side Service, Complete in Place, the Sum of:	EA.	10	\$ 650.00	\$ 6,500.00	\$ 1,100.00	\$ 11,000.00	\$ 1,125.00	\$ 11,250.00	\$ 1,950.00	\$ 19,500.00
83	Installation of New 'Single' Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	10	\$ 850.00	\$ 8,500.00	\$ 200.00	\$ 2,000.00	\$ 520.00	\$ 5,200.00	\$ 450.00	\$ 4,500.00
84	Installation of New 'Double' Water Meter Box and Water Meter Replacement (Meter Provided by the City as Needed for Replacement), Including Removal and Salvage Existing Water Meters as Needed, All Fittings and Appurtenances, Per Detail, Complete in Place, the Sum of:	EA.	10	\$ 1,100.00	\$ 11,000.00	\$ 250.00	\$ 2,500.00	\$ 560.00	\$ 5,600.00	\$ 750.00	\$ 7,500.00
85	Inlet Protection Barrier, Complete in Place, the Sum of:	EA.	2	\$ 75.00	\$ 150.00	\$ 50.00	\$ 100.00	\$ 175.00	\$ 350.00	\$ 50.00	\$ 100.00
86	Trench Safety System for All Water Mains, Greater than 5-Feet Deep, Complete in Place, the Sum of:	L.F.	170	\$ 0.01	\$ 1.70	\$ 1.00	\$ 170.00	\$ 0.50	\$ 85.00	\$ 1.00	\$ 170.00
TOTAL ADD ALTERNATE NO. 3 BID ITEMS:					\$ 68,451.70		\$ 74,870.00		\$ 77,330.00		\$ 96,870.00
TOTAL BASE BID ITEMS + SUPPLEMENTAL ITEMS:					\$ 1,304,987.07		\$ 1,446,932.00		\$ 1,507,985.50		\$ 1,516,652.00
ADD ALTERNATE NO. 1 ITEMS:					\$ 120,539.50		\$ 136,150.00		\$ 158,205.00		\$ 159,980.00
ADD ALTERNATE NO. 2 ITEMS:					\$ 71,131.80		\$ 78,580.00		\$ 79,655.00		\$ 99,800.00
ADD ALTERNATE NO. 3 ITEMS:					\$ 68,451.70		\$ 74,870.00		\$ 77,330.00		\$ 96,870.00
RECOMMENDATION: TOTAL BASE BID + SUPPLEMENTAL ITEMS + ADD ALTERNATE NO. 1 + ADD ALTERNATE NO. 2:					\$ 1,496,658.37		\$ 1,661,662.00		\$ 1,745,845.50		\$ 1,776,432.00
MATHEMATICAL ERROR CORRECTED BY ENGINEER											

RESOLUTION NO. 2025-050

**A RESOLUTION AWARDING A CONTRACT FOR ITB 2025-477
WATER LINE REPLACEMENT PROJECT - PHASE 22; AND
PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE
FROM AND AFTER ITS PASSAGE AND ADOPTION.**

WHEREAS, on April 9, 2025, eight bids were received and the low responsible bid meeting all the specifications was received from Bull G Construction, LLC, Houston, Texas; and

WHEREAS, the Public Works and Utilities Department recommends awarding ITB 2025-477 Water Line Replacement Project - Phase 22 to Bull G Construction, LLC, for the total amount bid \$1,372,952.00.

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 recommendation of the Public Works Department to select Bull G Construction, LLC for ITB 2025-477 Water Line Replacement Project - Phase 22.

SECTION 2: That the Mayor is hereby authorized to execute the proposal with Bull G Construction, LLC, for ITB 2025-477 Water Line Replacement Project - Phase 22 attached hereto as **Exhibit “A”** and made a part hereof for all intents and purposes.

SECTION 3: That the Mayor is hereby authorized to approve change orders, not to exceed Twenty-Five percent (25.0%) of the total contract amount, without bringing the matter before the City Commission.

SECTION 4: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this 7th day of May 2025.

Dedrick D. Johnson, Sr., Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Rhomari D. Leigh
City Secretary

Kyle L. Dickson
City Attorney