

**CITY OF TEXAS CITY
REGULAR CALLED CITY COMMISSION MEETING**

*** * AGENDA * ***

**WEDNESDAY, NOVEMBER 4, 2009 - 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM - CITY HALL**

- 1. INVOCATION**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PROCLAMATIONS AND PRESENTATIONS**
- 4. CONSENT AGENDA:** All of the following items on the Consent Agenda are considered to be routine by the City Commission and will be enacted by one motion. There will not be separate discussion of these items unless a Commission Member or citizen so requests. For a citizen to request removal of an item, a speaker card must be filled out and submitted to the City Secretary.
 - a.** Consider approval of minutes from the October 21, 2009 Regular Called City Commission Meeting.
 - b.** Consider approval of **Resolution No. 09-118** authorizing the purchase of **two (2) 2009 chassis units** to be utilized by the EMS-Fire Department. (Fire Dept.)
 - c.** Consider approval **Resolution No. 09-119** authorizing the **purchase and delivery of one (1) CT670 Compost Turner and one (1) 510 Cougar Trommel Screen** through the Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program. (Purchasing Dept.)
 - d.** Consider approval of **Resolution No. 09-120** awarding the contract for the **Energy Efficient Lighting Upgrade Project for City Hall, Nestler Center, Gym, Criminal Justice Center and Charles T. Doyle Convention Center**. (Purchasing Dept.)
 - e.** Consider approval of **Resolution No. 09-123** authorizing the Mayor to execute an agreement for the **rental of uniforms and miscellaneous work related items**. (Purchasing Dept.)
 - f.** Consider approval of **Resolution No. 09-122** authorizing the **purchase of 525 Visa Gift cards** to be given to all City employees as an incentive for continued outstanding customer service and performance. (Human Resource Dept.)
 - g.** Consider approval of **Resolution No. 09-121** approving an **exchange of land between the City of Texas City and Sterling Chemicals**; authorizing the Mayor or designee to execute any and all documents pertaining the exchange.

- h. Consider approval of **Resolution No. 09-124** affirming the City's **support of Valero's Enterprise Project (Triple Jumbo) Application to the State of Texas**. Enterprise Project No. EP 528-090104.T.C. (Planning Dept.)

10. PUBLIC COMMENTS

11. MAYOR'S COMMENTS

12. COMMISSIONERS' COMMENTS

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 CERTIFY THAT THE ABOVE NOTICE OF THE MEETING WAS POSTED ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING, 1801 9TH AVENUE NORTH, TEXAS CITY, TEXAS ON THE DATE LISTED BELOW AT 5:00 P.M.

**/s/ Pamela A. Lawrence
PAMELA A. LAWRENCE
CITY SECRETARY**

DATED: October 30, 2009

4.a.

Minutes from the October 21, 2009 Regular Called City Commission Meeting

CITY COMMISSION AGENDA 2

Date: 11/04/2009

Submitted By: Pam Lawrence, Administration

Department: Administration

Agenda Area: Consent

Information

ACTION REQUEST (Brief Summary)

Consider approval of minutes from the October 21, 2009 Regular Called City Commission Meeting.

BACKGROUND

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Link: [10-21-209 City Commission Minutes](#)

REGULAR CALLED CITY COMMISSION MEETING

*** * M I N U T E S * ***

**WEDNESDAY, OCTOBER 21, 2009 – 5:00 P.M.
KENNETH T. NUNN COUNCIL ROOM – CITY HALL**

A **Regular Called Meeting of the City Commission** was held on **Wednesday, October 21, 2009, at 5:00 P.M.** in the Kenneth T. Nunn Council Room in City Hall, Texas City, Texas, with the following in attendance: Mayor Matthew T. Doyle; Commissioners: Dedrick Johnson, Mike Land, Donald Singleton, Rick Wilkenfeld and John W. Wilson. Commissioner Dee Ann Haney, and were not able to attend.

The **Mayor** called upon Commissioner Wilson to offer the **Invocation**. **Commissioner Wilkenfeld** led all present in the **recitation of the Pledge of Allegiance**.

PROCLAMATIONS AND PRESENTATIONS

The Mayor read and presented a **PROCLAMATION** declaring November 1-12 as **Poppy Distribution Days** in Texas City to Mrs. Sonntag. The proclamation read as follows:

P r o c l a m a t i o n

I, Mayor of the City of Texas City, Texas, do hereby proclaim November 1 – 12, 2009 as

Poppy Distribution Days in Texas City

Whereas, America is the land of freedom, preserved and protected willingly and freely by citizen soldiers, millions of whom have served and died for our country in all wars; and

Whereas, the Red Poppy has been designated as a symbol of sacrifice of lives in all wars and reminds the community of the past sacrifices and continuing needs of our veterans and the program providing multiple benefits to the veterans and to the community; and

Whereas, the members of the Col. H. B. Moore American Legion Auxiliary Unit 89 of Texas City will be holding their annual Poppy Distribution Days on November 1 – 12, 2009 in Texas City.

Now, therefore, be it resolved that I, Matthew T. Doyle, Mayor of the City of Texas City am proud to honor the Auxiliary members of Post 89 for their commitment to the men and women who have made the ultimate sacrifice in the name of freedom by wearing the Memorial Poppy during these days.

In testimony whereof, witness my hand and the Seal of the City of Texas City, this the 21st day of October, 2009.

Matthew T. Doyle, Mayor

City Commission

*Mike Land
Donald B. Singleton
Dedrick D. Johnson, Sr.*

*Dee Ann Haney
John "Scooter" Wilson
Rick Wilkenfeld*

The Mayor recognized the presence of Cub Scout Troop #240.

Service Awards were presented to the following:

Brian Berg	Police Department	5 Years
Jeremy Maxwell	Police Department	5 Years
Sal Chapa, Jr.	Police Department	5 Years
Susan Chapa	Administration	10 Years
Claude Harper	Sanitation Department	20 Years
Wayne Solomon	Sewer Department	20 Years

The **Mayor** declared a quorum present and called the meeting to order at 5:00 p.m.; the public hearing was officially declared opened.

- a. Public hearing to consider Stan Armentor c/o Windstorm Plus Warehousing request to rezone from "O" (Open Space) to Site Plan "E" (General Business) & Site Plan "E-4" (Commercial Warehousing) to construct commercial retail and storage; being Lot 4 Abstract 10, Amos Edwards, Block 99, San Leon FM HM Trs.; being approximately .22 acres 1) Abstract 164 page 10 Block 39 Clifton Land & Production Company Subdivision; approximately 4.7 acres 2) Abstract 181 J S Sherman Survey part of Lot A (1-20) Jones Subdivision approximately 0.941 acres, located at 4837 FM 646; 3) Abstract 164 E Payne Survey part of Block TRGS G & H (0-0) Clifton Land & Production Company Subdivision, located at 4837 FM 646 & 4901 FM 646, Texas City, Texas.

Don Carroll reported that he had received a letter from John Voll after the public hearing held by the Zoning Commission. He provided the City Commission with a copy of the letter which also contained pictures of the property.

This is a request for Stan Armentor c/o Windstorm Plus which was recommended for approval by the Zoning Commission on August 18, 2009 for "SP" Site Plan rezone from "O" (Open Space) to "E" (General Business) & "E-4" (Commercial Warehousing) to construct commercial retail and storage. There were no controversial issues associated with the request. There was no one present to speak in opposition to the rezoning request. The development intent was provided to the Zoning Commission by the applicant. Staff departmental comments were provided and the applicant was informed that the proposal would have to adhere to the landscaping provisions, performance standards required with the Sign Ordinance and the masonry ordinance and its provisions. The request is not in conflict with the Land Use Plan. After reviewing the information presented, the Zoning Commission members present unanimously voted to recommend approval of this request. The applicant has some concerns about nuisance control and we are working with the property owners this is separate from the land use request but he will have to adhere to the code enforcement provisions as well.

The Mayor queried, this address that is on this letter from Mr. Voll quotes an address that is on this (rezoning request) description is that not correct. Mr. Carroll responded that Mr. Voll's property is adjacent to the site. Should I determine that Mr. Voll's letter and the pictures that we have are not on the 4901 site. Mr. Carroll responded, yes they are pictures of the site. The Mayor asked if the applicant was going to get this stuff off of there. Mr. Armentor, representative of Windstorm Plus, responded that his boss, Mr. Baugh was basically helping a lady in Kemah who needed those buildings moved so he moved them there and stored them until she had this other piece of property ready. He was going to build the retail center around these buildings but Mr. Armentor said that he convinced them that can't happen. The Code Enforcement also convinced him; they showed up today and let him know that all that has to be removed. Once the City approves the rezoning, that will bind him - no permit comes unless the

place is cleared and he's going to build what is on the site plan. Mayor asked if he was the owner when all this went on. The response was yes. The Mayor remarked that the City has to hold property owners to some kind of standard. The Mayor asked if the owner was present. Mr. Armentor replied no. The Mayor told Mr. Armentor to inform him that this is not tolerable inside our city and that he would not vote to approve this until this property is cleaned up. The consensus of the Commissioners was in agreement with the Mayor. It was decided to table the public hearing until the first meeting in November with the understanding that the property would be cleaned up.

Commissioner Land made a MOTION to TABLE the public hearing until the November 4, 2009 meeting; the motion was SECONDED by Commissioner Wilson. All present voted AYE. MOTION CARRIED.

- b. Public hearing to consider Jerry Marcum c/o William Vaden request to rezone from "O" (Open Space) to Site Plan "E" (General Business) to construct a billboard sign; being Lot 4 Abst. 10, Amos Edwards, .448 acres out of Lots 3 & 4A Block 80 aka Tr 8 & 8B San Leon FM HM Trs.; located at 12002 Hwy 146, Texas City, Texas.

Don Carroll, City Planner, reported that this is a request for Jerry Marcum c/o William Vaden which was recommended for approval by the Zoning Commission on August 18, 2009 to rezone from "O" (Open Space) to "E" (General Business) to construct a billboard sign. It's located at 12002 Highway 146. There were no controversial issues associated with the request. There was no one present to speak in opposition to the rezoning request. The development intent was provided to the Zoning Commission by the applicant. Staff departmental comments were provided and the applicant was informed that the proposal would have to adhere to the design standards established in the City's Sign Ordinance. The request is not in conflict with the Land Use Plan or Zoning Ordinance. After reviewing the information presented, the Zoning Commission members present unanimously voted to recommend approval of this request. The applicants are present to answer any questions that the Commission might have. Mayor asked it does meet our ordinance for billboards is that correct. Yes, well it would have to; the sign ordinance is separate from our zoning; he will have to adhere to those provisions as well. Commissioner Land asked if this was a business for a business or is it a billboard that they are going to lease out. The applicant stated that they would lease the sign out.

Commissioner Johnson made a MOTION to CLOSE the PUBLIC HEARING; Commissioner Land SECONDED the motion. All present voted AYE. MOTION CARRIED.

PRELIMINARY ZONING APPROVAL

- a. Consider preliminary approval of Stan Armentor c/o Windstorm Plus Warehousing request to rezone from "O" (Open Space) to Site Plan "E" (General Business) & Site Plan "E-4" (Commercial Warehousing) to construct commercial retail and storage; located at 4837 FM 646 & 4901 FM 646, Texas City, Texas.

Commissioner Land made a MOTION to preliminary approval of TABLE preliminary approval of Stan Armentor c/o Windstorm Plus Warehousing request to rezone from "O" (Open Space) to Site Plan "E" (General Business) & Site Plan "E-4" (Commercial Warehousing) to construct commercial retail and storage; located at 4837 FM 646 & 4901

FM 646, Texas City, Texas; the motion was SECONDED by Commissioner Wilson. All present voted AYE. MOTION CARRIED.

- b. Consider preliminary approval of Jerry Marcum c/o William Vaden request to rezone from "O" (Open Space) to Site Plan "E" (General Business) to construct a billboard sign.

Commissioner Singleton made a MOTION of preliminary approval of Jerry Marcum c/o William Vaden request to rezone from "O" (Open Space) to Site Plan "E" (General Business) to construct a billboard sign; the motion was SECONDED by Commissioner Land. All present voted AYE. MOTION CARRIED.

CONSENT AGENDA: All of the following items on the Consent Agenda are considered to be routine by the City Commission and will be enacted by one motion. There will not be separate discussion of these items unless a Commission Member or citizen so requests. For a citizen to request removal of an item, a speaker card must be filled out and submitted to the City Secretary.

Commissioner Land requested that item c., Consider approval of Resolution No. 09-112 awarding an Engineering Contract for engineering and construction phase services for the Texas City Dike Road Paving Improvements Project, be pulled for further discussion.

- a. Consider approval of the **Minutes** from the October 7, 2009 Regular Called City Commission Meeting.
- b. Consider approval of **Resolution No. 09-111** authorizing the **acceptance of the Loan Star Libraries Grant** from the Texas State Library and Archives Commission, awarded to the City of Texas City Moore Memorial Public Library for FY 2010.

RESOLUTION NO. 09-111

A RESOLUTION ACCEPTING THE LONE STAR LIBRARIES GRANT FOR \$18,702.00 FROM THE TEXAS STATE LIBRARY AND ARCHIVES COMMISSION THAT WAS AWARDED TO THE CITY OF TEXAS CITY FOR FISCAL YEAR 2010; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

- d. Consider approval of **Resolution No. 09-113** authorizing the purchase and delivery of four (4) 2010 Model Fuel Efficient Vehicles to be utilized by the Police Department.

RESOLUTION NO. 09-113

A RESOLUTION AWARDED A BID AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE PURCHASE AND DELIVERY OF FOUR (4) 2010 MODEL FUEL EFFICIENT VEHICLES FOR THE POLICE DEPARTMENT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

- e. Consider approval of **Resolution No. 09-114** awarding the **annual contract** for the purchase of **personnel protective equipment, fire hose, nozzles and related equipment**, to be utilized by the Fire Department.

RESOLUTION NO. 09-114

A RESOLUTION AWARDDING A BID AND AUTHORIZING THE MAYOR TO ENTER INTO AN ANNUAL CONTRACT FOR THE PURCHASE AND DELIVERY OF PERSONNEL PROTECTIVE EQUIPMENT, FIRE HOSE NOZZLES AND RELATED EQUIPMENT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

- f. Consider approval of **Resolution No. 09-115** awarding the contract for the construction of the Bayou Golf Course Restroom Project.

RESOLUTION NO. 09-115

A RESOLUTION AWARDDING A BID AND AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH TEXCOR CONSTRUCTION SERVICES INC. FOR THE BAYOU GOLF COURSE RESTROOM PROJECT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

RESOLUTION NO. 09-108

A RESOLUTION APPROVING THE PURCHASE AND DELIVERY OF ONE (1) TEREX RS425C RECLAIMER/STABILIZER THROUGH THE TEXAS ASSOCIATION OF SCHOOL BOARDS (TASB), A TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE, FOR PUBLIC WORKS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

- g. Consider approval of **Resolution No. 09-116** accepting the Department of Energy Grant in the amount of \$119,600.00 for improving lighting and installing energy efficient lighting in several City facilities and authorizing the Mayor to execute agreement with the Department of Energy accepting the conditions and use of the funds.

RESOLUTION NO. 09-116

A RESOLUTION ACCEPTING THE DEPARTMENT OF ENERGY GRANT FOR \$191,600 FOR ENERGY CONSERVATION IN LIGHTING AND WINDOW FILM; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

- h. Consider approval of **Resolution No. 09-117** authorizing the Mayor to execute an **agreement** with Joseph Hoover for **architectural services for the Texas City Museum**.

RESOLUTION NO. 09-117

A RESOLUTION APPROVING A PROPOSAL AND AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH JOSEPH HOOVER TO PROVIDE ARCHITECTURAL SERVICES FOR THE TEXAS CITY MUSEUM; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

Commissioner Land made a MOTION to APPROVE the CONSENT AGENDA items a., b., d., e., f., g., and h.; the motion was SECONDED by Commissioner Singleton. All present voted AYE. MOTION CARRIED.

- c. Consider approval of **Resolution No. 09-112** awarding an Engineering Contract for engineering and construction phase services for the **Texas City Dike Road Paving Improvements Project**.

Tommy Maris, Public Works Department, reported that this is a request for approval for award of an Engineering Contract to HDR Engineering, Inc. for Engineering and Construction Phase Services for the Texas City Dike Road Paving Improvements Project. The consultant's fee for the scope of services is \$409,800.00 for design services and miscellaneous and \$289,925.00 for construction phase services for a total contract amount of \$699,725.00. Mr. Maris recommended awarding the contract for services to HDR Engineering, Inc., for the total contract price of \$699,725.00. Mr. Maris remarked that the City is getting everything in place so we are ready to go when the money comes in from FEMA. Our anticipated time schedule, all depending on FEMA, is bids will go out this winter and we anticipate that completion will be October 2010.

Commissioner Johnson queried as to what the citizens could expect the dike to look like when it is done. The Mayor commented that FEMA's deal is nothing better than it's been before; the shoulder will be new they will look good, trash cans will all be new, they gave us some money for our concrete structures. Commissioner Johnson said that he was not asking about the quality of it but as far as the width and length - will that be the same. The response was yes. Mr. Maris remarked that they (the Mayor, Tom Kessler, Doug Kneupper and Tom Maris) had to actually fight with FEMA about the width of the road; their originally proposal was for a 20' wide road, which you know is not wide enough for a boat and trailer. Tom Kessler and Doug Kneupper took them out to the dike and fortunately found a section of road that was still there and measured it; it was 22 feet wide. So FEMA went back and revised their plans and they authorized us to go 22 feet wide. The Mayor said that he believes that Texas-New Mexico is thinking about burying the power this time. Mr. Maris commented that we haven't really had that much discussion with them but they were certainly talking about that. The Mayor added that the City we will probably try to run water a little further; but there will be no sewer because you can't penetrate the levy with the sewer line. Commissioner Wilkenfeld asked if the boat ramps that are presently there will return for use. Mr. Maris replied yes sir, FEMA didn't give us a whole lot of money for the boat ramps but Texas Parks and Wildlife has put up money for additional work on the boat ramps. It is going to be better when we get finished. The Mayor thanked Mr. Maris and Laura Boyd, Asst. Director of Finance, for dealing with FEMA; these two have done yeoman's work maximizing our ability to get money out of FEMA and it hasn't been an easy process. Commissioner Wilson asked about the docking spaces for the shrimp boats. Mr. Maris reported that the amenities (shrimp boats and bait camps) were all individually owned and operated under leases and FEMA has not given us any money to do anything with that. Commissioner Wilson inquired if those individuals want to do things on their own, are we going to allow them to do that. The Mayor replied that all those leases are gone except two, which are both on shrimp boat docks. There are only two left so that will be the only two things going back at least at this time. The City has some things that we are going to have to figure out when the dike gets back.

RESOLUTION NO. 09-112

A RESOLUTION APPROVING A PROPOSAL AND AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH HDR ENGINEERING, INC., TO PROVIDE ENGINEERING AND CONSTRUCTION PHASE SERVICES FOR THE TEXAS CITY DIKE ROAD PAVING IMPROVEMENT PROJECT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

Commissioner Land made a MOTION to APPROVE Resolution No. 09-112 awarding an Engineering Contract for engineering and construction phase services for the Texas City Dike Road Paving Improvements Project; the motion was SECONDED by Commissioner Johnson. All present voted AYE. MOTION CARRIED.

REGULAR ITEMS

- a. Consider approval of the **third and final reading** of **Ordinance No. 08-29** approving revisions to the **Subdivision Ordinance**, Chapter 110.

No changes.

ORDINANCE NO. 08-29

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS, ("CITY") APPROVING NEGOTIATED RESOLUTION BETWEEN THE GULF COAST COALITION OF CITIES AND CENTERPOINT ENERGY ENTEX ("CENTERPOINT" OR "COMPANY") REGARDING THE COMPANY'S COST OF SERVICE ADJUSTMENT ("COSA") FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; REQUIRING THE COMPANY TO REIMBURSE CITIES' REASONABLE RATEMAKING EXPENSES; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED RESOLUTION AND FINDING THE RATES TO BE SET BY THE ATTACHED TARIFFS TO BE JUST AND REASONABLE; ADOPTING A SAVINGS CLAUSE; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; DECLARING AN EFFECTIVE DATE; REPEALING ANY PRIOR ORDINANCES INCONSISTENT WITH THIS ORDINANCE AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND LEGAL COUNSEL.

Commissioner Johnson made a MOTION to APPROVE the THIRD AND FINAL READING of Ordinance No. 08-29 approving revisions to the Subdivision Ordinance, Chapter 110; the motion was SECONDED by Commissioner Singleton. All present voted AYE. MOTION CARRIED.

- b. Consider approval of the third and final reading of **Ordinance No. 09-30** amending the **Code of Ordinances, City of Texas City**, Appendix A Zoning, Section 40-58 Accessory Buildings, 40-58(e) Any **metal shipping containers** used as an accessory building in a district that is zoned for commercial use not to exceed 24 months, containers allowed within the approved zoning districts shall be located within the rear one-half of the lot or must adhere to the established performance standards for the zoning district.

No changes.

ORDINANCE NO. 09-30

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF TEXAS CITY, APPENDIX A (ZONING), BY AMENDING SECTION 40-58(e); PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE READING OF THIS ORDINANCE ON THREE (3) SEPARATE DAYS; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION AND PUBLICATION BY CAPTION ONLY IN THE OFFICIAL NEWSPAPER OF THE CITY.

Commissioner Wilson made a MOTION to APPROVE the THIRD AND FINAL READING of Ordinance No. 09-30 amending the Code of Ordinances, City of Texas City, Appendix A Zoning, Section 40-58 Accessory Buildings; the motion was SECONDED by Commissioner Wilkenfeld. All present voted AYE. MOTION CARRIED.

- c. Consider approval of **Ordinance No. 09-34 amending** the City of Texas City's 2009-2010 fiscal year **budget to provide additional funding for the foundation leveling and asbestos abatement of the City Hall Annex** located at 928 5th Avenue North, Texas City Texas.

ORDINANCE NO. 09-34

AN ORDINANCE AMENDING ORDINANCE NO. 09-31, ADOPTING THE 2009-2010 FISCAL YEAR BUDGET TO PROVIDE FUNDING OF \$42,350.00 FOR FOUNDATION LEVELING AND APPROXIMATELY \$10,000.00 FOR ASBESTOS ABATEMENT OF THE CITY HALL ANNEX; DIRECTING THE CHIEF EXECUTIVE OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET IN THE OFFICE OF THE GALVESTON COUNTY CLERK AND THE STATE COMPTROLLER'S OFFICE; DISPENSING WITH THE REQUIREMENT FOR READING THIS ORDINANCE ON THREE (3) SEPARATE DAYS; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

Cheryl Hunter reported that this budget amendment is needed to provide additional funding in the amount of \$55,000 for the foundation leveling and asbetos abatement of the City Hall Annex located at 928 5th Avenue North. Funds are available in the General Fund.

Commissioner Johnson made a MOTION to APPROVE Ordinance No. 09-34 amending the City of Texas City's 2009-2010 fiscal year budget to provide additional funding for the foundation leveling and asbestos abatement of the City Hall Annex; the motion was SECONDED by Commissioner Wilkenfeld. All present voted AYE. MOTION CARRIED.

- d. Consider approval of **Ordinance No. 09-35 amending** the City of Texas City's 2009-2010 fiscal year **budget to appropriate funds for the acceptance of the Department of Energy Grant.**

ORDINANCE NO. 09-35

AN ORDINANCE AMENDING ORDINANCE NO. 09-31, ADOPTING THE 2009-2010 FISCAL YEAR BUDGET TO ACCEPT THE DEPARTMENT OF ENERGY GRANT; DIRECTING THE CHIEF EXECUTIVE OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET IN THE OFFICE OF THE GALVESTON COUNTY CLERK AND THE STATE COMPTROLLER'S OFFICE; DISPENSING WITH THE REQUIREMENT FOR READING THIS ORDINANCE ON THREE (3) SEPARATE DAYS; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

A budget amendment is needed to appropriate funds for the acceptance of the Department of Energy Grant in the amount of \$191,600.00, as described above in the consent agenda.

Commissioner Singleton made a MOTION to APPROVE Ordinance No. 09-35 Ordinance No. 09-35 amending the City of Texas City's 2009-2010 fiscal year budget to appropriate funds for the acceptance of the Department of Energy Grant; the motion was SECONDED by Commissioner Wilson. All present voted AYE. MOTION CARRIED.

PUBLIC COMMENTS

Elena Bradford, 101 S. Willow Road, Texas City, addressed the Commission concerning the behavior that she had received from police officers on June 18, 2009; the day that her grandbaby drowned. Her daughter, Eboné Bradford, 1207 10th Avenue North, Texas City, also

addressed the Commission. Ms. Eboné Bradford stated that she came to speak on behalf of her son, he's not here today my son did drown on June 18th of this year. She asked that the Commission adopt a policy requiring all police officers be trained and given the proper equipment to perform CPR and also be required to perform cardiopulmonary recitation when paramedics are not on the scene of a life threatening accident. My son was the fiftieth drowning in June. Ms. Bradford noted that it is mandatory that police officers are trained in CPR but in the Texas City policy it also states that they are not suppose to do CPR unless they have an apparatus kit. Texas City does not supply the kits. If the kits are not supplied, the officers cannot do CPR yet, it is mandatory to have CPR - it just isn't adding up – something's not right. This is just not my son it could be anybody's child or parent whether it is a drowning or a heart attack they don't have to help us. Ms. Bradford said that she had started a petition; there are a lot of people backing it up. She said that she is looking for answers, if it is just a city policy then she would like to address it here, if it is a state issue then she would want to address it there as well. This is something that I am very adamant about because out of those 50 drowning on the 18th of June how many of those incidents were officers there first - they outnumber the EMs and the fire men put together. She reiterated that she just wanted to see a policy put in to place that they do not have an option. She does not want any other person to feel the pain that she has every day and every night. My baby is not here and to know that the person that I thought was here to serve and protect me had it in his power to help me and he refused to – I just want to know if you could put a policy in place to get something done. The Mayor said that he would speak with the chief about that; he added that he did not know anything about this issue other than knowing that her son had drown and we are sorry for your loss and we will look into it for you.

MAYOR'S COMMENTS

Doug Kneupper reported that the TxDot Willow Street Overpass Project came in at \$10.4 million. The Mayor remarked that was \$4 million cheaper than they thought it would be.

Jay Williams announce that the Music Festival will be held this weekend. The unveiling of the Charles Brown bust will be held tomorrow at 11:30 a.m.

COMMISSIONERS' COMMENTS

Having no further business, Commissioner Land made a MOTION to ADJOURN at 5:53 p.m.; the motion was SECONDED by Commissioner Johnson. All present voted AYE. MOTION CARRIED.

MATTHEW T. DOYLE, MAYOR

ATTEST:

Pamela A. Lawrence, City Secretary

pal: 10-22-2009

Two (2) Ambulance Chassis Remounts

CITY COMMISSION AGENDA 2

Date: 11/04/2009
Submitted By: Jane Tull, Fire Department
Submitted For: Joseph Gorman
Department: Fire Department
Agenda Area: Consent

Information

ACTION REQUEST (Brief Summary)

Authorize remounting of two (2) units in keeping with the initial purchase strategy of re-mounting units.

BACKGROUND

Cost to remount two (2) units is \$129,417.98 (HGAC cost) vs. the purchase of one (1) new ambulance for \$150,000.00. The 2009 motor is discontinued; however, the ambulance manufacturer has 2009 chassis units available for immediate purchase. Additionally, the 2009 motor has a good durability record.

ANALYSIS

Replacing both chassis prior to new 2010 emissions requirement will save an estimated \$10,000 to \$14,000 and avoid purchase of a first year production engine of which we have no maintenance/durability information on.

ALTERNATIVES CONSIDERED

Purchase one (1) new ambulance for a price of \$150,000.00.

Fiscal Impact

Attachments

Link:
[Res](#)
[09-118](#)

Form Routing/Status

Route Seq	Inbox	Approved By	Date	Status
		Jane Tull	10/26/2009 01:42 PM	CREATED
1	Fire Department	Joseph Gorman	10/29/2009 07:44 AM	APRV
2	Finance			NEW
3	Paralegal			
4	City Attorney Office			
5	Mayor			
6	City Secretary			

Form Started By: Jane Tull

Started On: 10/26/2009 01:42 PM

RESOLUTION NO. 09-118

A RESOLUTION APPROVING THE PURCHASE OF TWO AMBULANCE CHASSIS REMOUNTS, THROUGH THE HOUSTON-GALVESTON AREA COUNCIL (H-GAC) COOPERATIVE PURCHASING PROGRAM, FOR THE FIRE DEPARTMENT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the cost to remount two ambulance chassis units is \$129,417.98, through the Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program (HGAC cost) vs. the purchase of one (1) new ambulance for \$150,000.00; and

WHEREAS, the 2009 motor is discontinued; however, the ambulance manufacturer has 2009 chassis units available for immediate purchase; and

WHEREAS, the 2009 motor has a good durability record; and

WHEREAS, replacing both chassis prior to new 2010 emissions requirements will save an estimated \$10,000.00 to \$14,000.00 and avoid purchase of a first year production engine of which we have no maintenance/durability information.

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

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby approves the purchase of two ambulance chassis units is \$129,417.98, through the Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program.

SECTION 2: That this equipment is to be utilized by the Fire Department.

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

PASSED AND ADOPTED this 4th day of November, 2009.

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

ATTEST:

Pamela A. Lawrence
City Secretary

APPROVED AS TO FORM:

Ronald F. Plackemeier
City Attorney

CT 670 Compost Turner CITY COMMISSION AGENDA 2

Date: 11/04/2009

Submitted By: Rita Williams, Purchasing

Department: Purchasing

Agenda Area: Consent

Information

ACTION REQUEST (Brief Summary)

Approve the purchase and delivery of one (1) CT670 Compost Turner for the total contract price of \$45,800.00 and one (1) 510 Cougar Trommel Screen for the total contract price of \$112,830.00, through the Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program.

The delivering dealer is Vermeer Equipment of Texas, Inc., in Houston.

BACKGROUND

The Compost Turner and Trommel Screen will be utilized by the Sanitation Department. Funds are available in the Certificates of Obligation, 2009 Fund - Capital Outlay account.

The two contract pricing worksheets with all specifications are attached for your review.

ANALYSIS

It is my recommendation to award the purchase of the Compost Turner for \$45,800.00 and the Trommel Screen for \$112,830.00, through the Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program.

Thank you.

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Link: [Res](#)
[09-119](#)

Link:
[Worksheet](#)
[1](#)

Link:
[Worksheet](#)
[2](#)

RESOLUTION NO. 09-119

A RESOLUTION APPROVING THE PURCHASE OF ONE (1) CT670 COMPOST TURNER AND ONE (1) 510 COUGAR TROMMEL SCREEN, THROUGH THE HOUSTON-GALVESTON AREA COUNCIL (H-GAC) COOPERATIVE PURCHASING PROGRAM, FOR THE SANITATION DEPARTMENT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, funds are available in the Certificates of Obligation, 2009 Fund – Capital Outlay account for the purchase of one (1) CT670 Compost Turner for a total contract price of \$45,800.00 and one (1) 510 Cougar Trommel Screen for a total contract price of \$112,830.00, through the Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program, to be delivered by Vermeer Equipment of Texas, Inc., in Houston, Texas.

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

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby approves the purchase of one (1) CT670 Compost Turner for a total contract price of \$45,800.00 and one (1) 510 Cougar Trommel Screen for a total contract price of \$112,830.00, through the Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program, as set out on Exhibit “A”, attached hereto.

SECTION 2: That this equipment is to be utilized by the Sanitation Department.

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

PASSED AND ADOPTED this 4th day of November, 2009.

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

ATTEST:

APPROVED AS TO FORM:

Pamela A. Lawrence
City Secretary

Ronald F. Plackemeier
City Attorney

**CONTRACT PRICING WORKSHEET**

For Catalog & Price Sheet Type Purchases

Contract**No.:****GR01-08****Date****Prepared:**

10/1/2009

This Form must be prepared by Contractor and given to End User. End User issues PO to Contractor, and MUST also fax a copy of PO, together with completed Pricing Worksheet, to H-GAC @ 713-993-4548. Please type or print legibly.

Buying Agency:	City of Texas City			Contractor:	Vermeer Equipment of Texas, Inc.
Contact Person:	Mike Stump			Prepared By:	Tom Lytle
Phone:				Phone:	713.910.9000
Fax:				Fax:	713.910.6535
Email:	mstump@texas-city-tx-org			Email:	toml@vermeertexas.com

Catalog / Price Sheet Name:	65A7 Vermeer Environmental Price List Compost Turner
General Description of Product:	Vermeer Compost Turner

A. Catalog / Price Sheet Items being purchased - Itemize Below - Attach Additional Sheet If Necessary

Quan	Description	Unit Pr	Total
1	CT6700001 CT670 Compost Turner with 48 HP Tier 3 A2300 Cummins diesel naturally aspirated:	66394.08	66394.08
	in cab controller with engine function display, in cab con controls for tongue swing, head lift, adjustable		0
	vanes		0
1	CT6700006 Highway lighting package	476.58	476.58
1	CT6700005 Safety Tow Chain	86.48	86.48
1	CT6700010 Pintle Hitch	213.38	213.38
			0
			0
			0
			0
			0
			0
Total From Other Sheets, If Any:			
Subtotal A:			67170.52

B. Unpublished Options, Accessory or Service items - Itemize Below - Attach Additional Sheet If Necessary

(Note: Unpublished Items are any which were not submitted and priced in contractor's bid.)

Quan	Description	Unit Pr	Total
			0
			0
			0
			0
Total From Other Sheets, If Any:			
Subtotal B:			0

Check: Total cost of Unpublished Options (B) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).

For this transaction the percentage is:

0%

C. Other Allowances, Discounts, Trade-Ins, Freight, Make Ready or Miscellaneous Charges

Freight, Prep and Delivery	1800
Special Discount applied Vermeer mfg. to unit in stock serial number 1VR7182B171000103	-23170.52
Subtotal C:	-21370.52

Delivery Date:**In Stock****D. Total Purchase Price (A+B+C):**

45800

Energy Efficient Lighting Upgrade CITY COMMISSION AGENDA 2

Date: 11/04/2009

Submitted By: Rita Williams, Purchasing

Department: Purchasing

Agenda Area: Consent

Information

ACTION REQUEST (Brief Summary)

Approve and award the Energy Efficient Lighting Upgrade Project for City Hall, Nestler Center, Gym, Criminal Justice Center and Charles T. Doyle Convention Center.

The project will be completed by X-Tara Light Mfg. Partnership, LTD,. in Houston, for the total project amount of \$124,580.00, through the Buy Board Purchasing Cooperative.

Funds are available through the U.S. Department of Energy Technology Laboratory Recovery Act - Energy Efficiency and Conservation Block Grants - Formula Grants. The funds are part of the Stimulus Act and require no funding from the city, although the City committed up to \$24,000 if the amount exceeds the \$191,000. The energy savings is expected between 40% and 60% on lighting at these sites. The exact amount will be determined after the lights are installed.

BACKGROUND

The project incorporates the best lighting technology in the country and is designed to provide better light and save the City money. The project will take about 5 days to install without interrupting any facility activity. X-Tra Light Manufacturing is a full service company manufacturing and installing lighting.

The entire Light Upgrade Proposal is attached for your review.

ANALYSIS

It is my recommendation to award the Energy Efficient Lighting Upgrade Project to X-tra Light Mfg. Partnership, LTD, for the total contract price of \$124,580.00, through the BuyBoard Purchasing Cooperative.

Thank you.

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Link:

Res

09-120

Link:

Proposal

RESOLUTION NO. 09-120

A RESOLUTION APPROVING THE PURCHASE AND INSTALLATION OF ENERGY EFFICIENT LIGHTING UPGRADE THROUGH THE BUY BOARD PURCHASING COOPERATIVE, USING FUNDS FROM THE U. S. DEPARTMENT OF ENERGY TECHNOLOGY LABORATORY RECOVERY ACT – ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANTS – FORMULA GRANTS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, funds are available through the U. S. Department of Energy Technology Laboratory Recovery Act – Energy Efficiency and Conservation Block Grants – Formula Grants, which are part of the Stimulus Act and requires no funding from the City, although the City committed up to \$24,000.00, if the amount exceeds the \$191,000.00 awarded; and

WHEREAS, the energy savings is expected to be between 40 and 60 percent on lighting replacement at City Hall, Nessler Center, Gym, Criminal Justice Center and Charles T. Doyle Convention Center, with the exact amount of savings determined after the lights are installed; and

WHEREAS, this project incorporates the best lighting technology in the country and is designed to provide better light and saving the City money; and

WHEREAS, the project will take about five days to install without interrupting any facility activity; and

WHEREAS, the project will be completed by X-Tara Light Mfg. Partnership, Ltd., Houston, Texas, a full service company manufacturing and installing lighting, for the total project amount of \$124,580.00, through the Buy Board Purchasing Cooperative.

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

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby approves the purchase and installation of the Energy Efficient Lighting Upgrade Project for City Hall, Nessler Center, Gym, Criminal Justice Center and Charles T. Doyle Convention Center, through Buy Board Contract pricing, for a total contract price of \$124,580.00, as set out in the attached Light Upgrade Proposal and made a part hereof.

SECTION 2: That the Mayor is hereby authorized to negotiate and execute any documentation necessary to award the Energy Efficient Lighting Upgrade Project to X-tra Light Mfg. Partnership, Ltd.

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

PASSED AND ADOPTED this 4th day of November, 2009.

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

ATTEST:

APPROVED AS TO FORM:

Pamela A. Lawrence
City Secretary

Ronald F. Plackemeier
City Attorney

October 8, 2009

Nick Finan
Executive Director Management Services
1801 9th Ave N
Texas City, TX 77592-2608

Re: XTRA Light Upgrade Proposal

Nick:

XTRA Light is pleased to submit the following proposal for an Energy Efficient Lighting Upgrade at the Texas City Lighting Retrofit facilities in Texas City, TX. This proposal is based on a lighting survey performed by Stephen Nelson on September 13, 2009.

The following is a short list of included items that will ensure that your project implementation is risk and interruption free:

- All labor and material - Turnkey
- XTRA Light installation crew
- XTRA Light project manager
- Fixtures and retrofit kits manufactured in Houston, Texas by XTRA Light
- 20 year limited warranty on XTRA Light fixtures
- Specification grade premium quality lamps and ballast
- Certified hazardous material disposal report

At XTRA Light we feel it is important to dedicate a single source of contact throughout the process of sales, design, installation and warrantee — One point of contact, one point of responsibility.

If you have any questions, please contact me.

This offer is made under the  Energy Saving Lighting Products Contract #290-08.

With best regards,

Stephen Nelson
stephen.nelson@xtralight.com
713-515-3689

8812 Frey Road, Houston TX 77034
Phone: (713) 943-9927 Fax: (713) 943-2818

Energy-Efficient Lighting Upgrade FOR

Texas City Lighting Retrofit Texas City, TX

Submitted by:
X-Tra Light Manufacturing, Inc

October 8, 2009

"At X-Tra Light We Cut Lighting Cost Up to 65%"

Executive Summary

X-TRA Light has designed a model energy-efficient lighting retrofit specifically for Texas City in Texas City, TX. This project incorporates the best lighting technology in the country and is designed to provide better light and save money.

The net cost of the project is \$113,160 and is conservatively projected to save \$37,394 per year. The project will take about 5 days to install without interrupting any facility activity. The payback period for this upgrade is 3.03 years (excluding any maintenance labor savings) and permanently lowers the operating cost of the facility. This project incorporates the following:

Lighting/Energy Audit – X-TRA Light Manufacturing, Inc. conducted a lighting audit of the Texas City, TX facility. This survey and evaluation has led us to recommend and propose an energy-saving lighting upgrade containing the following:

1) **NEW LIGHTING FIXTURES AND RETROFIT KITS** - The replacement of approximately 1777 outdated and inefficient fixtures with state-of-the-art fluorescent fixtures and retrofit kits. This system has tremendous operating advantages over the existing system, namely: Uses less fixture wattage, lamps last 50 percent longer, better color rendering, much better color, lower replacement cost, and less lumen depreciation over time, all leading to a more comfortable and productive work environment.

2) **OPERATING COST SAVINGS** - Savings will be in three forms: First, a direct reduction in the electric bill since the upgraded system burns less electricity; second, the reduction in the cost of replacement material because the electronic ballast and T8 lamp technology lasts much longer and costs less to replace than the existing system; and, third, maintenance labor expense is reduced because your employees will not have to replace lamps and ballasts at the rate they do today. NOTE: Labor savings are excluded from the financial summary because under normal circumstances, maintenance personnel are not laid off when they are not changing light bulbs, there are plenty of other things to be done. In addition, once the project is complete, the entire facility will be standardized on one major lamp type, thus there is only one major type of lamp to stock as replacement material.

3) **TURNKEY INSTALLATION** – X-TRA Light maintains an installation capability with no geographic or project size limitations. This turnkey project will require minimal involvement of facility maintenance personnel during installation.

4) **PROJECT FINANCIAL SUMMARY –**

Initial Costs	Estimated Rebate	Net Project Cost	Electric Savings	Material Repl. Savings	Maint.Labor Savings	Total Annual Savings	Payback in Years
\$124,580	\$11,420	\$113,160	\$33,962	\$3,433	Not Incl.	\$37,394	3.03 years

TEXAS CITY LIGHTING RETROFIT
Lighting Upgrade
Proposal Summary

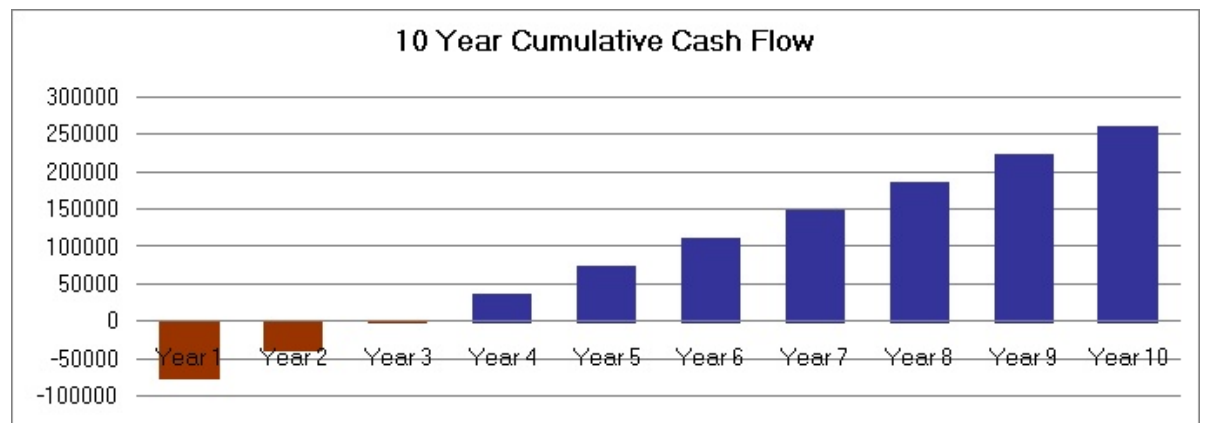
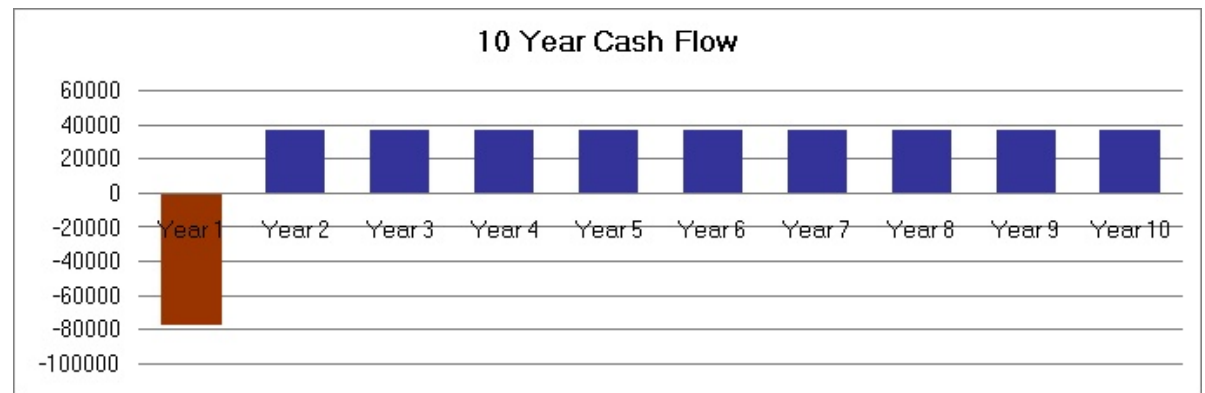
Scope	Project Cost	Estimated Rebate	Net Project Cost	Energy & Demand Savings	Maintenance Savings	Total Savings	Payback in Years
City Hall	\$16,614	\$1,507	\$15,107	\$4,482	\$416	\$4,897	3.08
Nestler Civic Center	\$27,389	\$3,002	\$24,387	\$8,928	\$815	\$9,742	2.50
Criminal Justice	\$34,848	\$2,338	\$32,510	\$6,954	\$881	\$7,834	4.15
Recreation Center	\$18,569	\$3,042	\$15,527	\$9,045	\$627	\$9,672	1.61
Convention Center	\$27,161	\$1,531	\$25,629	\$4,553	\$695	\$5,248	4.88
Total Project	\$124,580	\$11,420	\$113,160	\$33,961	\$3,433	\$37,394	3.03

Texas City Lighting Retrofit Energy Efficient Lighting Upgrade

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Installation Costs	(\$124,580)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$124,580)
Est. Rebate	\$11,420	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,420
Annual Energy / Maintenance Savings	\$37,394	\$37,394	\$37,394	\$37,394	\$37,394	\$37,394	\$37,394	\$37,394	\$37,394	\$37,394	\$373,945
Net Annual Cash Flow Compared to Current Status	(\$75,765)	\$37,394	\$37,394	\$37,394	\$37,394	\$37,394	\$37,394	\$37,394	\$37,394	\$37,394	\$260,785
Discounted Cash Flow (DCF)	(\$68,878)	\$30,905	\$28,095	\$25,541	\$23,219	\$21,108	\$19,189	\$17,445	\$15,859	\$14,417	\$126,900

Assumptions	
Analysis Period (Years)	10
Total Installation Costs	(\$124,580)
Estimated Rebate	\$11,420
Annual Energy/Maint Savings	\$37,394
No. months of savings in Year 1	12
Average Utility Rate Increase	0.00%
Assumes constant demand	Yes
Company Discount Rate	10.00%

Performance Measures	
Payback (Years)	3.03
Internal Rate of Return	48%
Net Present Value	\$126,900



Product Information / Warranty

Product Information

X-TRA Light uses only top quality name brand fixtures and electrical components in our energy-efficient lighting projects. The system is designed to give you many years of greatly reduced lighting maintenance expense and is backed by product warranties that are the best available in the industry.

Warranty

The products are warranted as follows:

- New fluorescent fixtures are warranted by X-TRA Light Manufacturing Partnership Ltd. for a period of 20 years (five years on lenses).
- Reflectors used throughout this project are unconditionally warranted for a period of 25 years (parts and labor)
- Electronic ballasts contained in both new fixtures and retrofits are rated to last 20 plus years and are unconditionally warranted for a period of five years.
- Energy-efficient T5 lamps are rated to last 36,000 hours and are unconditionally warranted for a period of three years.
- Energy-efficient T8 lamps are rated to last 36,000 hours and are unconditionally warranted for a period of three years.

In the event of any outage that may occur with any electronic product, X-TRA Light will coordinate the replacements required. Our program provides the facility with a par stock of replacement material and that stock will be continually replenished throughout the warranty periods. You will not have to buy replacement material on the fixtures we retrofit during this time.

Texas City Lighting Retrofit
ENERGY EFFICIENT LIGHTING UPGRADE
COST, SAVINGS AND PAYBACK ANALYSIS
TOTAL PROJECT

10/08/2009

EXISTING SYSTEM				PROPOSED SOLUTION				Savings								Summary
Qty.	Description	KW Load	Watts Each	Qty.	Description	KW Load	Watts Each	KW Saved	KWH Saved	Annual Hours	Proposed Hours	KW\$ Savings	KWH\$ Savings	Maint Savings	Total Savings	Total Cost
14	Exit 2 Lamp 15 Watt Incandescent	0.4	30	14	Exit Red LED	0.1	4	0.4	3,189	8760	8760	\$31	\$223	\$33	\$286	
7	4' - 2T12 Strip	0.5	72	7	Lamp & Ballast Kit 2 Lamp 4' T8 Low Ballast Factor	0.3	48	0.2	437	2600	2600	\$14	\$31	\$3	\$47	
6	Wrap 4' 2 Lamp T12	0.4	72	6	Lamp & Ballast Kit 2 Lamp 4' T8 Low Ballast Factor	0.3	48	0.1	374	2600	2600	\$12	\$26	\$2	\$41	
6	65 Watt R30	0.4	65	6	Relamp 15 Watt Flood R30 Compact Fluorescent Flood	0.1	15	0.3	780	2600	2600	\$25	\$55	\$78	\$158	
5	75 Watt R40	0.4	75	5	Relamp 26 Watt Compact Fluorescent Flood	0.1	26	0.2	637	2600	2600	\$21	\$45	\$22	\$87	
21	8' - 1T12 Strip	1.6	74	21	Retrofit Cover Kit 8' 2 Lamp T8 Low Ballast Factor	1.0	48	0.5	1,420	2600	2600	\$46	\$99	\$26	\$171	
13	8' - 2T12 Strip	1.4	107	13	Retrofit Cover Kit 8' 4 Lamp T8 Low Ballast Factor	1.2	96	0.1	372	2600	2600	\$12	\$26	\$19	\$57	
23	2x2 - 2T12 U Tube Recessed	1.7	72	23	Retrofit Troffer Kit 2x2 2 Lamp T8 Low Ballast Factor Specular Reflector	0.8	36	0.8	2,153	2600	2600	\$70	\$151	\$41	\$261	
120	2x4 - 4T12 Recessed	17.3	144	120	Retrofit Troffer Kit 2x4 2 Lamp T8 Low Ballast Factor Specular Reflector	5.8	48	11.5	29,952	2600	2600	\$968	\$2,097	\$193	\$3,257	
6	2x4 - 3T8 Recessed Parabolic	0.5	82	6	Retrofit Troffer Kit 2x4 Parabolic 2 Lamp T8 Low Ballast Factor Specular Reflector	0.3	48	0.2	530	2600	2600	\$17	\$37	\$7	\$61	
11	2x4 - 4T12 Recessed	1.6	144	11	RTK 2x4 332L Specular Reflector Retrofit Troffer Kit	0.8	72	0.8	2,059	2600	2600	\$67	\$144	\$14	\$225	
8	2x4 - 4T8 Recessed	0.9	112	8	RTK 2x4 332L Specular Reflector Retrofit Troffer Kit	0.6	72	0.3	832	2600	2600	\$27	\$58	\$9	\$94	
13	300 Watt Incandescent	3.9	300	13	Compact Fluorescent Square Canapy 1X1 2 26W Compact Fluorescents	0.7	54	3.2	19,188	6000	6000	\$269	\$1,343	\$240	\$1,852	
13	Exit 2 Lamp 15 Watt Incandescent	0.4	30	13	Exit Red LED w/ Emergency Heads	0.1	4	0.3	2,961	8760	8760	\$28	\$207	\$30	\$266	
81	4' 1T12 Strip	3.5	43	53	Industrial Strip Channel 4', No Reflector, 1 Lamp T8	1.3	24	2.2	13,266	6000	6000	\$186	\$929	\$23	\$1,137	
50	8' - 2T12 Strip	5.4	107	50	ISC 8' No Reflector 432L Industrial Strip Channel	4.8	96	0.6	3,300	6000	6000	\$46	\$231	\$175	\$452	
8	Vanity 2T12	0.6	73	8	Lamp & Ballast Kit 2 Lamp 3' T8 Low Ballast Factor	0.3	40	0.3	1,584	6000	6000	\$22	\$111	\$6	\$139	
6	4' - 2T12 Industrial	0.5	86	6	Lamp & Ballast Kit 2 Lamp 4' T8 Low Ballast Factor	0.3	48	0.2	1,368	6000	6000	\$19	\$96	\$16	\$131	
47	Wrap 4' 2 Lamp T12	3.4	72	47	Lamp & Ballast Kit 2 Lamp 4' T8 Low Ballast Factor	2.3	48	1.1	6,768	6000	6000	\$95	\$474	\$45	\$613	
12	Wrap 4' 4 Lamp T12	1.7	144	12	Lamp & Ballast Kit 4 Lamp 4' T8 Low Ballast Factor	1.2	96	0.6	3,456	6000	6000	\$48	\$242	\$32	\$323	
8	4x4 6T12	1.7	216	8	Lamp & Ballast Kit 6 Lamp T8 Low Ballast Factor	1.2	146	0.6	3,360	6000	6000	\$47	\$235	\$27	\$309	
14	65 Watt Incandescent	0.9	65	14	Relamp CFL 13W	0.2	14	0.7	4,284	6000	6000	\$60	\$300	\$-25	\$335	
56	2x4 - 4T12 Recessed	8.1	144	56	Retrofit Troffer Kit 2x4 2 Lamp T8 Low Ballast Factor Specular Reflector	2.7	48	5.4	32,256	6000	6000	\$452	\$2,258	\$214	\$2,924	

EXISTING SYSTEM				PROPOSED SOLUTION				Savings								Summary
Qty.	Description	KW Load	Watts Each	Qty.	Description	KW Load	Watts Each	KW Saved	KWH Saved	Annual Hours	Proposed Hours	KW\$ Savings	KWH\$ Savings	Maint Savings	Total Savings	Total Cost
6	4' Strip 4T8	0.7	110	6	Bathroom Vanity Wrap 4' 2 Lamp T8	0.3	55	0.3	1,320	4000	4000	\$28	\$92	\$20	\$140	
3	4' Wrap 1T8	0.1	35	3	Lamp & Ballast Kit 1 Lamp 4' T8 Low Ballast Factor	0.1	25	0	120	4000	4000	\$3	\$8	\$2	\$13	
5	Wrap 4' 2 Lamp T12	0.4	72	5	Lamp & Ballast Kit 2 Lamp 4' T8	0.3	54	0.1	360	4000	4000	\$8	\$25	\$3	\$36	
3	4' - 2T12 Strip	0.2	72	3	Lamp & Ballast Kit 2 Lamp 4' T8 Low Ballast Factor	0.1	48	0.1	288	4000	4000	\$6	\$20	\$2	\$28	
37	4' 2T8 Strip	2.1	58	37	Lamp & Ballast Kit 2 Lamp 4' T8 Low Ballast Factor	1.8	48	0.4	1,480	4000	4000	\$31	\$104	\$18	\$153	
64	Wrap 4' 2T8	3.4	53	64	Lamp & Ballast Kit 2 Lamp 4' T8 Low Ballast Factor	3.1	48	0.3	1,280	4000	4000	\$27	\$90	\$55	\$171	
24	4' Wrap 3T8	2.0	82	24	Lamp & Ballast Kit 3 Lamp 4' T8 Low Ballast Factor	1.7	72	0.2	960	4000	4000	\$20	\$67	\$33	\$121	
123	2x4 - 3T8 Recessed	10.5	85	123	Retrofit Troffer Kit 2x4 2 Lamp T8 Low Ballast Factor Specular Reflector	5.9	48	4.6	18,204	4000	4000	\$382	\$1,274	\$190	\$1,846	
6	2x4 - 4T8 Recessed	0.7	112	6	Retrofit Troffer Kit 2x4 2 Lamp T8 Low Ballast Factor Specular Reflector	0.3	48	0.4	1,536	4000	4000	\$32	\$108	\$13	\$153	
112	2x4 - 3T8 Recessed Parabolic	9.2	82	112	Retrofit Troffer Kit 2x4 Parabolic 2 Lamp T8 Low Ballast Factor Specular Reflector	5.4	48	3.8	15,232	4000	4000	\$320	\$1,066	\$208	\$1,594	
62	2x4 - 4T8 Recessed Parabolic	6.8	110	62	Retrofit Troffer Kit 2x4 Parabolic 2 Lamp T8 Low Ballast Factor Specular Reflector	3.0	48	3.8	15,376	4000	4000	\$323	\$1,076	\$212	\$1,611	
8	2x4 - 3T8 Recessed Parabolic	0.7	82	8	RTK 2x4 132L No Reflector Retrofit Troffer Kit	0.2	26	0.4	1,792	4000	4000	\$38	\$125	\$13	\$176	
66	2x4 - 4T8 Recessed	7.4	112	66	RTK 2x4 332L Specular Reflector Retrofit Troffer Kit	4.8	72	2.6	10,560	4000	4000	\$222	\$739	\$113	\$1,073	
75	400 Watt Metal Halide	34.5	460	55	Fluorescent High Bay 4', 6 Lamp T8 High Ballast Factor-Wireguard	11.8	214	22.7	88,647	3900	3900	\$1,909	\$6,205	\$627	\$8,741	
136	4' Strip 1T8	4.8	35	136	Lamp & Ballast Kit 1 Lamp 4' T8 Low Ballast Factor	3.4	25	1.4	8,160	6000	6000	\$114	\$571	\$128	\$813	
15	3' Strip 2T8	0.6	43	15	Lamp & Ballast Kit 2 Lamp 3' T8 Low Ballast Factor	0.6	40	0	270	6000	6000	\$4	\$19	\$12	\$35	
386	4' 2T8 Strip	22.4	58	386	Lamp & Ballast Kit 2 Lamp 4' T8 Low Ballast Factor	18.5	48	3.9	23,160	6000	6000	\$324	\$1,621	\$281	\$2,227	
20	8' Strip 2 F96 T8	2.1	106	20	Retrofit Cover Kit 8' 4 Lamp T8 Low Ballast Factor	1.9	96	0.2	1,200	6000	6000	\$17	\$84	\$51	\$152	
13	2x2 - 2T8	0.7	55	13	Retrofit Troffer Kit 2x2 2 Lamp T8 Low Ballast Factor Specular Reflector	0.5	36	0.2	1,482	6000	6000	\$21	\$104	\$51	\$175	
14	2x4 - 3T8 Recessed	1.2	85	14	Retrofit Troffer Kit 2x4 2 Lamp T8 Low Ballast Factor Specular Reflector	0.7	48	0.5	3,108	6000	6000	\$44	\$218	\$32	\$293	
40	2x4 - 3T8 Recessed Parabolic	3.3	82	40	Retrofit Troffer Kit 2x4 Parabolic 2 Lamp T8 Low Ballast Factor Specular Reflector	1.9	48	1.4	8,160	6000	6000	\$114	\$571	\$111	\$797	
11	2x4 - 4T8 Recessed	1.2	112	11	RTK 2x4 332L Specular Reflector Retrofit Troffer Kit	0.8	72	0.4	2,640	6000	6000	\$37	\$185	\$28	\$250	
				HVAC Savings					50,979				\$3,569			
1777		171.9		1729		93.3		78.6	390,840			\$6,603	\$27,359	\$3,433	\$37,394	\$124,580

Total Project Summary		Simple Payback
Project Cost	\$124,580	3.03
Estimated Rebates	(\$11,420)	
Net Project Cost	\$113,160	
Energy Savings	\$33,962	
Maintenance Material Savings	\$3,433	
Total Savings	\$37,394	

Texas City Lighting Retrofit
ENERGY EFFICIENT LIGHTING UPGRADE
COST, SAVINGS AND PAYBACK ANALYSIS
City Hall

10/08/2009

EXISTING SYSTEM				PROPOSED SOLUTION				Savings								Summary
Qty.	Description	KW Load	Watts Each	Qty.	Description	KW Load	Watts Each	KW Saved	KWH Saved	Annual Hours	Proposed Hours	KW\$ Savings	KWH\$ Savings	Maint Savings	Total Savings	Total Cost
City Hall - kWh \$0.0700, kW \$7.00																
1	Exit 2 Lamp 15 Watt Incandescent	0.03	30	1	Exit Red LED	0.00	4	0.03	228	8760	8760	\$2	\$16	\$2	\$20	
7	4' - 2T12 Strip	0.50	72	7	Lamp & Ballast Kit 2 Lamp 4' T8 Low Ballast Factor	0.34	48	0.17	437	2600	2600	\$14	\$31	\$3	\$47	
6	Wrap 4' 2 Lamp T12	0.43	72	6	Lamp & Ballast Kit 2 Lamp 4' T8 Low Ballast Factor	0.29	48	0.14	374	2600	2600	\$12	\$26	\$2	\$41	
6	65 Watt R30	0.39	65	6	Relamp 15 Watt Flood R30 Compact Fluorescent Flood	0.09	15	0.3	780	2600	2600	\$25	\$55	\$78	\$158	
5	75 Watt R40	0.38	75	5	Relamp 26 Watt Compact Fluorescent Flood	0.13	26	0.25	637	2600	2600	\$21	\$45	\$22	\$87	
21	8' - 1T12 Strip	1.55	74	21	Retrofit Cover Kit 8' 2 Lamp T8 Low Ballast Factor	1.01	48	0.55	1,420	2600	2600	\$46	\$99	\$26	\$171	
13	8' - 2T12 Strip	1.39	107	13	Retrofit Cover Kit 8' 4 Lamp T8 Low Ballast Factor	1.25	96	0.14	372	2600	2600	\$12	\$26	\$19	\$57	
23	2x2 - 2T12 U Tube Recessed	1.66	72	23	Retrofit Troffer Kit 2x2 2 Lamp T8 Low Ballast Factor Specular Reflector	0.83	36	0.83	2,153	2600	2600	\$70	\$151	\$41	\$261	
120	2x4 - 4T12 Recessed	17.28	144	120	Retrofit Troffer Kit 2x4 2 Lamp T8 Low Ballast Factor Specular Reflector	5.76	48	11.52	29,952	2600	2600	\$968	\$2,097	\$193	\$3,257	
6	2x4 - 3T8 Recessed Parabolic	0.49	82	6	Retrofit Troffer Kit 2x4 Parabolic 2 Lamp T8 Low Ballast Factor Specular Reflector	0.29	48	0.2	530	2600	2600	\$17	\$37	\$7	\$61	
11	2x4 - 4T12 Recessed	1.58	144	11	RTK 2x4 332L Specular Reflector Retrofit Troffer Kit	0.79	72	0.79	2,059	2600	2600	\$67	\$144	\$14	\$225	
8	2x4 - 4T8 Recessed	0.90	112	8	RTK 2x4 332L Specular Reflector Retrofit Troffer Kit	0.58	72	0.32	832	2600	2600	\$27	\$58	\$9	\$94	
				HVAC Savings					5,966				\$418			
227		26.58		227		11.35		15.2	45,740			\$1,280	\$3,202	\$416	\$4,897	\$16,614

Total Project Summary	
Project Cost	\$16,614
Estimated Rebates	(\$1,336)
Net Project Cost	\$15,278
Energy Savings	\$4,482
Maintenance Material Savings	\$416
Total Savings	\$4,897

Simple Payback
3.12

Texas City Lighting Retrofit
ENERGY EFFICIENT LIGHTING UPGRADE
COST, SAVINGS AND PAYBACK ANALYSIS
Nestler Civic Center

10/08/2009

EXISTING SYSTEM				PROPOSED SOLUTION				Savings							Summary
Qty.	Description	KW Load	Watts Each	Qty.	Description	KW Load	Watts Each	KW Saved	KWH Saved	Annual Hours	Proposed Hours	KW\$ Savings	KWH\$ Savings	Maint Savings	Total Savings
Nestler Civic Center - kWh \$0.0700, kW \$7.00															
13	300 Watt Incandescent	3.90	300	13	Compact Fluorescent Square Canapy 1X1 2 26W Compact Fluorescents	0.70	54	3.2	19,188	6000	6000	\$269	\$1,343	\$240	\$1,852
13	Exit 2 Lamp 15 Watt Incandescent	0.39	30	13	Exit Red LED	0.05	4	0.34	2,961	8760	8760	\$28	\$207	\$30	\$266
13	Exit 2 Lamp 15 Watt Incandescent	0.39	30	13	Exit Red LED w/ Emergency Heads	0.05	4	0.34	2,961	8760	8760	\$28	\$207	\$30	\$266
81	4' 1T12 Strip	3.48	43	53	Industrial Strip Channel 4', No Reflector, 1 Lamp T8	1.27	24	2.21	13,266	6000	6000	\$186	\$929	\$23	\$1,137
50	8' - 2T12 Strip	5.35	107	50	ISC 8' No Reflector 432L Industrial Strip Channel	4.80	96	0.55	3,300	6000	6000	\$46	\$231	\$175	\$452
8	Vanity 2T12	0.58	73	8	Lamp & Ballast Kit 2 Lamp 3' T8 Low Ballast Factor	0.32	40	0.26	1,584	6000	6000	\$22	\$111	\$6	\$139
6	4' - 2T12 Industrial	0.52	86	6	Lamp & Ballast Kit 2 Lamp 4' T8 Low Ballast Factor	0.29	48	0.23	1,368	6000	6000	\$19	\$96	\$16	\$131
47	Wrap 4' 2 Lamp T12	3.38	72	47	Lamp & Ballast Kit 2 Lamp 4' T8 Low Ballast Factor	2.26	48	1.13	6,768	6000	6000	\$95	\$474	\$45	\$613
12	Wrap 4' 4 Lamp T12	1.73	144	12	Lamp & Ballast Kit 4 Lamp 4' T8 Low Ballast Factor	1.15	96	0.58	3,456	6000	6000	\$48	\$242	\$32	\$323
8	4x4 6T12	1.73	216	8	Lamp & Ballast Kit 6 Lamp T8 Low Ballast Factor	1.17	146	0.56	3,360	6000	6000	\$47	\$235	\$27	\$309
14	65 Watt Incandescent	0.91	65	14	Relamp CFL 13W	0.20	14	0.71	4,284	6000	6000	\$60	\$300	-\$25	\$335
56	2x4 - 4T12 Recessed	8.06	144	56	Retrofit Troffer Kit 2x4 2 Lamp T8 Low Ballast Factor Specular Reflector	2.69	48	5.38	32,256	6000	6000	\$452	\$2,258	\$214	\$2,924
				HVAC Savings					14,213				\$995		
321		30.43		293		14.95		15.5	108,965			\$1,300	\$7,628	\$815	\$9,742
															\$27,389

Total Project Summary	
Project Cost	\$27,389
Estimated Rebates	(\$3,184)
Net Project Cost	\$24,205
Energy Savings	\$8,928
Maintenance Material Savings	\$815
Total Savings	\$9,742

Simple Payback
2.48

Texas City Lighting Retrofit
ENERGY EFFICIENT LIGHTING UPGRADE
COST, SAVINGS AND PAYBACK ANALYSIS
Criminal Justice

10/08/2009

EXISTING SYSTEM				PROPOSED SOLUTION				Savings								Summary
Qty.	Description	KW Load	Watts Each	Qty.	Description	KW Load	Watts Each	KW Saved	KWH Saved	Annual Hours	Proposed Hours	KW\$ Savings	KWH\$ Savings	Maint Savings	Total Savings	Total Cost
Criminal Justice - kWh \$0.0700, kW \$7.00																
6	4' Strip 4T8	0.66	110	6	Bathroom Vanity Wrap 4' 2 Lamp T8	0.33	55	0.33	1,320	4000	4000	\$28	\$92	\$20	\$140	
3	4' Wrap 1T8	0.11	35	3	Lamp & Ballast Kit 1 Lamp 4' T8 Low Ballast Factor	0.08	25	0.03	120	4000	4000	\$3	\$8	\$2	\$13	
5	Wrap 4' 2 Lamp T12	0.36	72	5	Lamp & Ballast Kit 2 Lamp 4' T8	0.27	54	0.09	360	4000	4000	\$8	\$25	\$3	\$36	
3	4' - 2T12 Strip	0.22	72	3	Lamp & Ballast Kit 2 Lamp 4' T8 Low Ballast Factor	0.14	48	0.07	288	4000	4000	\$6	\$20	\$2	\$28	
37	4' 2T8 Strip	2.15	58	37	Lamp & Ballast Kit 2 Lamp 4' T8 Low Ballast Factor	1.78	48	0.37	1,480	4000	4000	\$31	\$104	\$18	\$153	
64	Wrap 4' 2T8	3.39	53	64	Lamp & Ballast Kit 2 Lamp 4' T8 Low Ballast Factor	3.07	48	0.32	1,280	4000	4000	\$27	\$90	\$55	\$171	
24	4' Wrap 3T8	1.97	82	24	Lamp & Ballast Kit 3 Lamp 4' T8 Low Ballast Factor	1.73	72	0.24	960	4000	4000	\$20	\$67	\$33	\$121	
123	2x4 - 3T8 Recessed	10.46	85	123	Retrofit Troffer Kit 2x4 2 Lamp T8 Low Ballast Factor Specular Reflector	5.90	48	4.55	18,204	4000	4000	\$382	\$1,274	\$190	\$1,846	
6	2x4 - 4T8 Recessed	0.67	112	6	Retrofit Troffer Kit 2x4 2 Lamp T8 Low Ballast Factor Specular Reflector	0.29	48	0.38	1,536	4000	4000	\$32	\$108	\$13	\$153	
112	2x4 - 3T8 Recessed Parabolic	9.18	82	112	Retrofit Troffer Kit 2x4 Parabolic 2 Lamp T8 Low Ballast Factor Specular Reflector	5.38	48	3.81	15,232	4000	4000	\$320	\$1,066	\$208	\$1,594	
62	2x4 - 4T8 Recessed Parabolic	6.82	110	62	Retrofit Troffer Kit 2x4 Parabolic 2 Lamp T8 Low Ballast Factor Specular Reflector	2.98	48	3.84	15,376	4000	4000	\$323	\$1,076	\$212	\$1,611	
8	2x4 - 3T8 Recessed Parabolic	0.66	82	8	RTK 2x4 132L No Reflector Retrofit Troffer Kit	0.21	26	0.45	1,792	4000	4000	\$38	\$125	\$13	\$176	
66	2x4 - 4T8 Recessed	7.39	112	66	RTK 2x4 332L Specular Reflector Retrofit Troffer Kit	4.75	72	2.64	10,560	4000	4000	\$222	\$739	\$113	\$1,073	
				HVAC Savings					10,276				\$719			
519		44.03		519		26.90		17.1	78,784			\$1,439	\$5,515	\$881	\$7,834	\$34,848

Total Project Summary	
Project Cost	\$34,848
Estimated Rebates	(\$2,302)
Net Project Cost	\$32,546
Energy Savings	\$6,954
Maintenance Material Savings	\$881
Total Savings	\$7,834

Simple Payback
4.15

Texas City Lighting Retrofit
ENERGY EFFICIENT LIGHTING UPGRADE
COST, SAVINGS AND PAYBACK ANALYSIS
Recreation Center

10/08/2009

EXISTING SYSTEM				PROPOSED SOLUTION				Savings								Summary
Qty.	Description	KW Load	Watts Each	Qty.	Description	KW Load	Watts Each	KW Saved	KWH Saved	Annual Hours	Proposed Hours	KW\$ Savings	KWH\$ Savings	Maint Savings	Total Savings	Total Cost
Recreation Center - kWh \$0.0700, kW \$7.00																
75	400 Watt Metal Halide	34.50	460	55	Fluorescent High Bay 4', 6 Lamp T8 High Ballast Factor-Wireguard HVAC Savings	11.77	214	22.73	88,647 13,297	3900	3900	\$1,909	\$6,205 \$931	\$627	\$8,741	
75		34.50		55		11.77		22.7	101,944			\$1,909	\$7,136	\$627	\$9,672	\$18,569

Total Project Summary	
Project Cost	\$18,569
Estimated Rebates	(\$2,979)
Net Project Cost	\$15,590
Energy Savings	\$9,045
Maintenance Material Savings	\$627
Total Savings	\$9,672

Simple Payback
1.61

Texas City Lighting Retrofit
ENERGY EFFICIENT LIGHTING UPGRADE
COST, SAVINGS AND PAYBACK ANALYSIS
Convention Center

10/08/2009

EXISTING SYSTEM				PROPOSED SOLUTION				Savings								Summary
Qty.	Description	KW Load	Watts Each	Qty.	Description	KW Load	Watts Each	KW Saved	KWH Saved	Annual Hours	Proposed Hours	KW\$ Savings	KWH\$ Savings	Maint Savings	Total Savings	Total Cost
Convention Center - kWh \$0.0700, kW \$7.00																
136	4' Strip 1T8	4.76	35	136	Lamp & Ballast Kit 1 Lamp 4' T8 Low Ballast Factor	3.40	25	1.36	8,160	6000	6000	\$114	\$571	\$128	\$813	
15	3' Strip 2T8	0.65	43	15	Lamp & Ballast Kit 2 Lamp 3' T8 Low Ballast Factor	0.60	40	0.05	270	6000	6000	\$4	\$19	\$12	\$35	
386	4' 2T8 Strip	22.39	58	386	Lamp & Ballast Kit 2 Lamp 4' T8 Low Ballast Factor	18.53	48	3.86	23,160	6000	6000	\$324	\$1,621	\$281	\$2,227	
20	8' Strip 2 F96 T8	2.12	106	20	Retrofit Cover Kit 8' 4 Lamp T8 Low Ballast Factor	1.92	96	0.2	1,200	6000	6000	\$17	\$84	\$51	\$152	
13	2x2 - 2T8	0.72	55	13	Retrofit Troffer Kit 2x2 2 Lamp T8 Low Ballast Factor Specular Reflector	0.47	36	0.25	1,482	6000	6000	\$21	\$104	\$51	\$175	
14	2x4 - 3T8 Recessed	1.19	85	14	Retrofit Troffer Kit 2x4 2 Lamp T8 Low Ballast Factor Specular Reflector	0.67	48	0.52	3,108	6000	6000	\$44	\$218	\$32	\$293	
40	2x4 - 3T8 Recessed Parabolic	3.28	82	40	Retrofit Troffer Kit 2x4 Parabolic 2 Lamp T8 Low Ballast Factor Specular Reflector	1.92	48	1.36	8,160	6000	6000	\$114	\$571	\$111	\$797	
11	2x4 - 4T8 Recessed	1.23	112	11	RTK 2x4 332L Specular Reflector Retrofit Troffer Kit	0.79	72	0.44	2,640	6000	6000	\$37	\$185	\$28	\$250	
				HVAC Savings					7,227				\$506			
635		36.33		635		28.30		8	55,407			\$675	\$3,878	\$695	\$5,248	\$27,161

Total Project Summary	
Project Cost	\$27,161
Estimated Rebates	(\$1,619)
Net Project Cost	\$25,542
Energy Savings	\$4,553
Maintenance Material Savings	\$695
Total Savings	\$5,248

Simple Payback
4.87

Environmental Impact

	Existing System		Proposed Solution	
	Total Watts	171,867	Total Watts	93,263
	Energy used per yr.	\$54,786	Energy used per yr.*	\$30,995
			Energy Savings per yr.	\$27,359
	KiloWatt Load. (Existing System)	172	KiloWatt Load. (Proposed System)	93

The Cost of Waiting Not changing your lights could be costing you money!

Cost of waiting or Cost of postponing the upgrade	\$2,280	per month	\$27,359	per year*
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Environmental Impact of Lighting Upgrade Changing your lights can benefit the environment!

Annual Carbon Dioxide (CO ₂) emission reduction	121,050 lbs.	56,565 lbs. or	Equivalent acres of forest added	15 acres
Annual Sulfur Dioxide (SO ₂) emission reduction	475 lbs.	26 tons per yr.	Equivalent # cars removed from road	11 cars
Annual Nitrogen Oxide (NO, NO ₂) reduction	233 lbs.	1,222 mg. per yr.	50% US Electric Power Generation in 2005 came from coal-burning power plants.	

Numbers used (based on EPA Energy Star Facts and Assumptions sheet, 2007)

Emission Factors: gases released per kWh of electricity generated (EPA 2007)		Carbon dioxide and mercury released per lb. of coal burned (EPA 2007) (can vary based on type of coal)		Annual carbon dioxide (lbs.) sequestration by forest and emission by cars (EPA 2007)	
lbs. of CO ₂ released	1.54	lbs. of CO ₂ generated	2.14	CO ₂ sequestration per acre	8066
lbs. of SO ₂ released	0.006044	lbs. of mercury released	0.0216	CO ₂ emission per average car	11,470
lbs. of NO _x released	0.002967	Click here to open EPA Energy Star Facts and Assumptions sheet, 2007.			

* Savings includes HVAC reduction

Some interesting environmental impact numbers from EPA Facts and Assumptions sheet, 2007.

CFL's represent a net reduction in mercury emissions because of the coal burning avoided.
A 10,000 hr. 26W CFL replacing a 100W incandescent bulb avoids the burning of 500 lb. of coal over its life.
CFL's represent less than 0.01% of gross US mercury emissions.
Mercury emissions contributed by all types of fluorescent lamps from all sectors is about 1% of
human-caused mercury released into the environment each year.

Fluorescent High Bay T8



Features

- Instant Restrike
- Uplight Options
- Lower Component Replacement Cost
- No Color Shift
- Improved Uniform Illumination
- 480 Volt Option
- Dimming, Occupancy Sensor and Emergency Options Available
- Improved Lumen Maintenance
- Extended Lamp Life

Application

- Energy efficient fluorescent F32 T8 alternative to Low Bay and High Bay lighting.
- Suitable for industrial open and stack aisle, institutional gymnasiums and warehousing.
- Hanging options include pendant, chain and adjustable cable.

Construction

- Body is code gauge steel painted white standard, custom colors available.
- Ballast chamber hat section formed for strength and heat dissipation.
- End caps are riveted to body for strength and rigidity.
- Optics are high reflectance code gauge aluminum.
- No tools required for ballast access.
- Lens options include cam-latched and gasketed heavy duty door frame.

Electrical

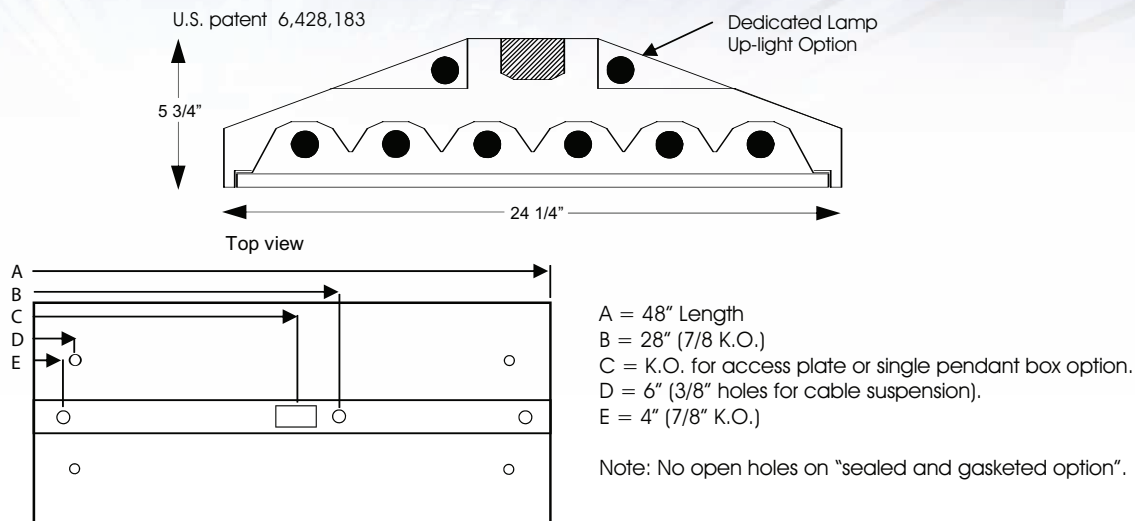
- Quality name brand Class P, HPF electronic ballasts.
- Camlock lampholders.
- Occupancy sensors and emergency options.
- U.L. listed damp location.

Order Logic

FHB® 4		32		N													
Length	# Lamps	Reflector Material		Ballast		Cord Length		Nema Plug		Occupancy Sensors		Emergency Battery Backup					
4 - 4 ft.	04 06 05 08	M - Enhanced alum. W - White alum.		120 - 120v Normal BF 277 - 277v Normal BF UIN - Multi-volt 120-277 Instant start, Normal BF UIH - Multi-volt 120-277 Instant start, High BF		6 - 6 ft. 8 - 8 ft. 1 - 12 ft. X - None		A - 120V 15 amp straight-blade B - 277v 20 amp twistlock C - 480v 20 amp twistlock D - 277v 15 amp twistlock F - 120v 15 amp twistlock X - None		1 - Aisle, multi-volt 120 - 277 2 - Open area, multi-volt 120 - 277 3 - Aisle 480 line voltage 4 - Open area 480 line voltage X - None		3 - (1) F32, 90 min. 8 - (1) or (2) F32, 90 min. X - None					
Up-Light																	
S - Slots L - Lamps on top X - None																	
Mounting				Ballast Configuration				Shielding								Special Options	
A - Pendant mount box C - Pendant mount box & Y hangers (2) G - Adjustable cable system (2) Y - Y hangers (2) X - None				022 - (2) 2 lamp 004 - (1) 4 lamp 023 - (1) 2 lamp, (1) 3 lamp 033 - (2) 3 lamp 024 - (1) 2 lamp, (1) 4 lamp 222 - (3) 2 lamp 044 - (2) 4 lamp 042 - (4) 2 lamp				W2 - Wire guard 11ga., STD steel door frame L1 - Lens Prismatic, STD steel door frame L2 - Lens clear, STD steel door frame L3 - Lens Prismatic, HD sealed door frame L4 - Lens clear, HD sealed door frame L5 - V-bottom lens, STD steel door frame G1 - Lens prismatic, wire guard, HD sealed door frame G2 - Lens clear, wire guard, HD sealed door frame G3 - Lens clear, wire guard, STD steel door frame XX - None								C - Charcoal filter F - Fuse J - Job packing L - Lamps installed S - Sealed Body W - Whip 48T - 480 v Transformer	

Fluorescent High Bay T8

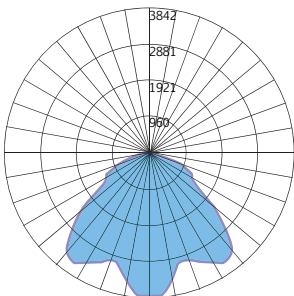
Dimensional Data



Photometric Data

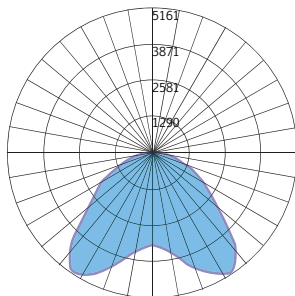
FHB 4X32

Spacing Criteria = 1.42
Efficiency = 82%



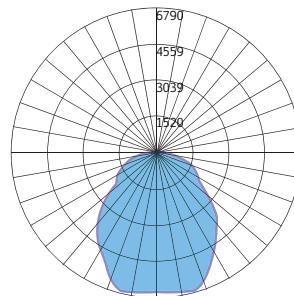
FHB 5X32

Spacing Criteria = 1.86
Efficiency = 90%



FHB 6X32

Spacing Criteria = 1.22
Efficiency = 86%



SPACING	FHB 5X32 T8 Normal, 146 W			FHB 5X32 T8 High Light, 190 W			FHB 6X32 T8 Normal, 174 W			FHB 6X32 T8 High Light, 224 W		
	15	20	25	15	20	25	15	20	25	15	20	25
	OPEN AREA			OPEN AREA			OPEN AREA			OPEN AREA		
50' high	38	19	11	47	26	16	46	26	16	57	31	21
40' high	42	21	13	54	28	18	51	30	18	64	35	24
30' high	46	24	15	62	33	20	58	33	20	70	39	26
20' high	51	28	19	66	37	24	62	36	24	77	44	29

Actual results may vary. Additional layouts available upon request. Quick reference chart based on FHB Enhanced Aluminum Optics without Up-Light or lens. @ 2.5 ft. AFF



Features

- Sturdy Construction
- Ease of Ballast Access
- Continuous Row Capability
- Occupancy Sensor Option
- Emergency Battery Option

- Energy efficient strip channel for commercial and institutional facilities.
- General purpose for warehouse, retail and store rooms.
- Tandem wire option on 12 ft. and 16 ft. available for 1-lamp wide.
- Suitable for surface, pendant or chain hung applications.

- Body and end caps are code gauge cold rolled steel.
- End plates and lampholder brackets snap in place.
- End plates are used as an alignment bracket for continuous row mounting.
- Precision formed aluminum ballast covers are held in place with quarter turn fasteners for quick and easy installation.

- Quality name brand Class P, HPF electronic ballasts.
- U.L. listed damp location.

```

graph TD
    ISC[ISC] --- Length[Length]
    ISC --- Lamps[# Lamps]
    ISC --- LampType[Lamp Type]
    ISC --- Mounting[Mounting]
    ISC --- Ballast[Ballast]
    ISC --- BallastConfig[Ballast Configuration]
    ISC --- CordLength[Cord Length]
    ISC --- NemaPlug[Nema Plug]
    ISC --- Shielding[Shielding]
    ISC --- OccupancySensors[Occupancy Sensors]
    ISC --- EmergencyBatteryBackup[Emergency Battery Backup]
    ISC --- SpecialOptions[Special Options]

    Length --- L4[4 - 4 ft.]
    Length --- L8[8 - 8 ft.]

    Lamps --- L01[01 02]
    Lamps --- L03[03 04]

    LampType --- LT32[32 - F32 T8]
    LampType --- LT54[54 - F54 T8]

    Mounting --- M_Y[Y - Y hangers (2)]
    Mounting --- M_X[X - None]

    Ballast --- B120[120 - 120v Normal BF]
    Ballast --- B277[277 - 277v Normal BF]
    Ballast --- BUIIN[UIN - Multi-volt 120-277]
    Ballast --- BUIH[UIH - Multi-volt 120-277]
    Ballast --- BInstant[Instant start, Normal BF]
    Ballast --- BInstantHigh[Instant start, High BF]
    Ballast --- BUPR[UPR - Universal Programmed Rapid Start]

    BallastConfig --- BC001[001 - (1) 1 lamp]
    BallastConfig --- BC002[002 - (1) 2 lamp]
    BallastConfig --- BC003[003 - (1) 3 lamp]
    BallastConfig --- BC022[022 - (2) 2 lamp]
    BallastConfig --- BC004[004 - (1) 4 lamp]

    CordLength --- CL6[6 - 6 ft.]
    CordLength --- CL8[8 - 8 ft.]
    CordLength --- CL1[1 - 12 ft.]
    CordLength --- CLX[X - None]

    NemaPlug --- NP_A[A - 120V 15 amp straight-blade]
    NemaPlug --- NP_B[B - 277v 20 amp twistlock]
    NemaPlug --- NP_C[C - 480v 20 amp twistlock]
    NemaPlug --- NP_D[D - 277v 15 amp twistlock]
    NemaPlug --- NP_F[F - 120v 15 amp twistlock]
    NemaPlug --- NP_X[X - None]

    Shielding --- S_W1[W1 - Wireguard 11 ga]
    Shielding --- S_XX[XX - None]

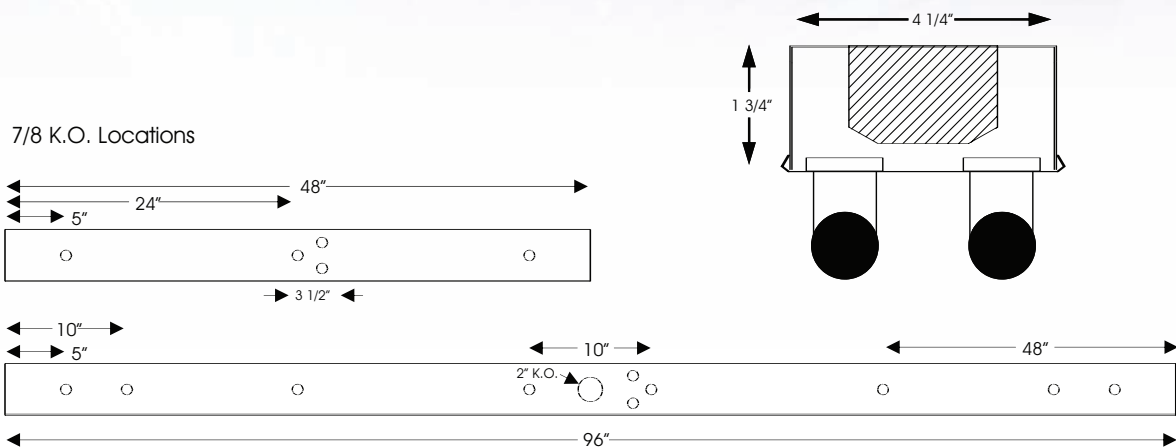
    OccupancySensors --- OS1[1 - Aisle, multi-volt 120 - 277]
    OccupancySensors --- OS2[2 - Open area, multi-volt 120 - 277]
    OccupancySensors --- OS3[3 - Aisle 480 line voltage]
    OccupancySensors --- OS4[4 - Open area 480 line voltage]
    OccupancySensors --- OSX[X - None]

    EmergencyBatteryBackup --- EBB3[3 - (1) F32, 90 min.]
    EmergencyBatteryBackup --- EBB8[8 - (1) F54, 90 min.]
    EmergencyBatteryBackup --- EBBX[X - None]

    SpecialOptions --- SO_F[F - Fuse]
    SpecialOptions --- SO_W[W - Whip]
  
```

Industrial Strip Channel

Dimensional Data

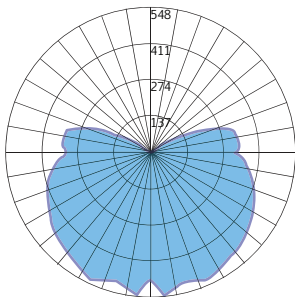


Photometric Data

ISC 4 ft. 1-lamp T8

Spacing Criteria = 1.6

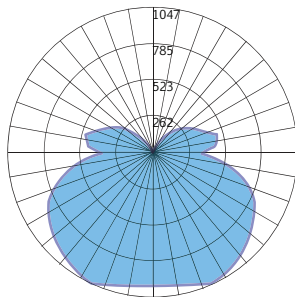
Efficiency = 95%



ISC 4 ft. 2-lamp T8

Spacing Criteria = 1.6

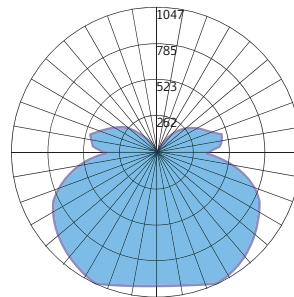
Efficiency = 93%



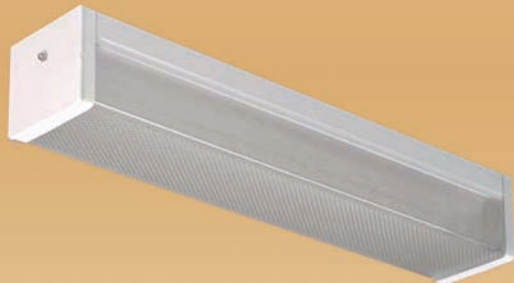
ISC 4 ft. 3-lamp T8

Spacing Criteria = 1.6

Efficiency = 92%

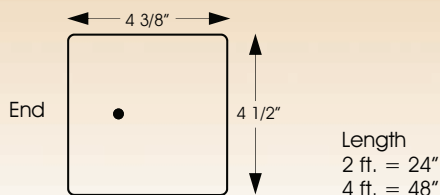


Bathroom Vanity Wrap T8

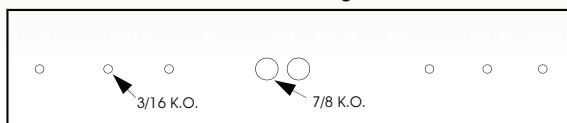


Features

- Slim Profile
- Sturdy Construction
- Standard Lens Replacement
- Electronic Ballast and T8 Lamp
- Available in One or Two Lamp Wide



Back Mounting



Application

- Attractive, energy efficient luminaire for bathroom wall mount applications.
- Ideal for replacement of existing incandescent fixtures.
- Electronic ballast and T8 lamp design.

Construction

- Body and end caps are die formed code gauge steel painted white.
- Smooth contour end plates are secured to body with cap nuts.
- Wrap around clear acrylic lens is front prismatic, top and bottom linear ribbed.
- Convenience outlet and on/off switch optional.

Electrical

- Quality name brand Class P, HPF electronic ballasts.
- U.L. listed damp location.

Order Logic

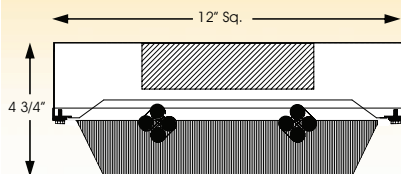
BVW			X	X	X	X		X	X	XX	X	X	
Length	# Lamps	Lamp Type	Ballast					Special Options					
2 - 2 ft.	01	17 - F17 T8	120 - 120v Normal BF 277 - 277v Normal BF UIL - Multi-volt 120-277 Instant start, Low BF UIN - Multi-volt 120-277 Instant start, Normal BF					F - Fuse L - Lamps installed					
4 - 4 ft.	02	32 - F32 T8											
			Ballast Configuration										
			001 - (1) 1 lamp										
			002 - (1) 2 lamp										

Compact Square Canopy

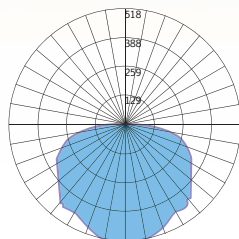
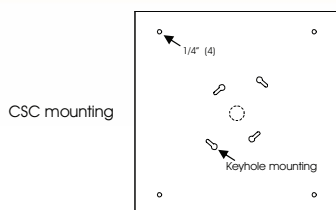


Features

- Compact Profile
- Sturdy Construction
- Longer Component Life
- Easy Ballast Life
- Lamp Configuration options



Efficiency=63%
Spacing=1.4
2-Lamp 26 Watt,
electronic ballast



Application

- Clean lines, architectural designed luminaire for industrial and commercial applications.
- Ideal replacement for incandescent fixtures up to 300 watts.
- Polycarbonate lens and tamper-proof screw options for high abuse areas.
- Suitable for surface mount applications.

Construction

- Housing is code gauge cold rolled steel, painted high gloss white.
- Custom colors available, consult factory.
- Compact lamp options include 13 watt and 26 watt.
- Reflector is high reflectance code gauge aluminum.
- Acrylic lens standard with bottom prismatic, sides linear ribbed.
- Tamper-proof screws optional for high abuse areas.
- Die cut gasket adhered to lens keeps moisture and contaminants out.

Electrical

- Quality name brand Class P, HPF electronic ballasts. Magnetic ballast option available.
- U.L. listed damp location.

Order Logic

CSC 1		M N X X		X X		X X	
# Lamps	Lamp Type	Ballast	Ballast Configuration	Shielding	Special Options		
01	13 - CF13	UPE - Multi-Volt	001 - (1) 1 lamp	L2 - Lens acrylic	L - Lamps installed		
02	18 - CF18	Programmed Start	011 - (2) 1 lamp	L8 - Lens polycarbonate	V - Tamper-Proof Screw		
03	26 - CF26	Electronic	002 - (1) 2 lamp				
		12M- 120v Magnetic	003 - (1) 3 lamp				
		27M- 277v Magnetic					
		12E- 120v Electronic					
		27E- 277v Electronic					

Refer to options terminology matrix for additional options

Emergency Exit

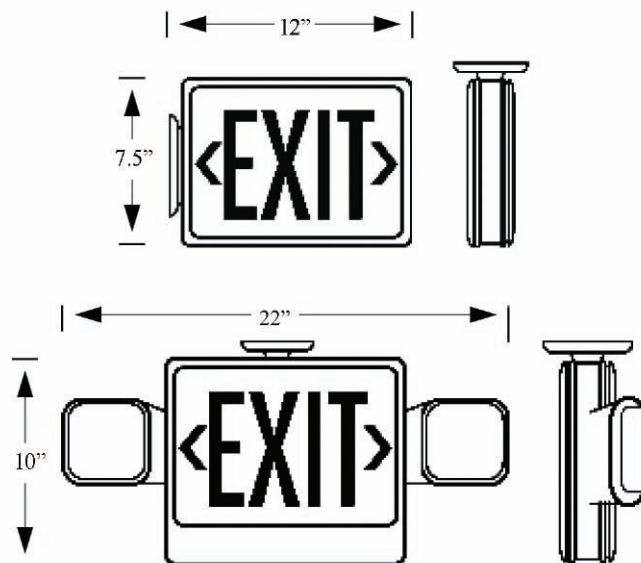


Features

- Slim Profile
- Extended Life LED
- Sturdy Construction
- Red or Green Letters Available
- Adjustable Light Head Option
- Universal Mounting

Construction

- Compact, low profile design in neutral finish.
- Injection molded V-O flame retardant, high impact housing.
- Universal mounting canopy for side or top mount.
- Push to test switch and Ni-cad batteries for emergency units.
- Energy consumption is 4 watts for red, 2 watts for green.
- Universal transformer 120/277 volt.
- Universal single or double face.
- Automatic low voltage disconnect (LVD).
- Optional two adjustable 5.6 watt glare free lighting heads.
- U.L. listed, damp location.



Order Logic

EMX 000



- 2 - Green, AC/DC w/ Battery Backup
- 3 - Red, AC/DC w/ Battery Backup
- 5 - Red, AC Only
- 6 - Exit/Emergency Light, Red w/ Battery Backup

Retrofit Cover Kit



Features

- Ease of Installation
- Sturdy Steel Construction
- Available in 4ft or 8ft Length
- Custom Configurations Available
- Factory Ballast Installation Option

Application

- Retrofit existing strip channels from H.O. or slimline to T8 F32 or F54 T5 HO.
- Suitable for retail, manufacturing or warehousing.
- Three design options available.

Construction

- Cover Kit is code gauge steel painted white.
- Precision formed to fit over existing strip channel.
- Tek screws and ballast mounting hardware included.
- Custom lengths and configurations available.

Electrical

- Lampholders are high profile snap-in rotating camlock design, shunted or non-shunted.
- Factory installed ballast option (Design "A" only).

Order Logic

RCK				X			
Length	# Lamps	Lamp Type	Optics	Bracket Type	Lampholder Type		
4 - 4 ft.	01	32 - F32 T8	A - Design "A"	425 - 4.25" width 1 or 2 Lamp wide Universal	XX - Shunted		
8 - 8 ft.	02	54 - F54 T5	B - Design "B"	500 - 5.00" width 1 or 2 Lamp wide Universal	RS - Non-shunted		
	04		C - Design "C"	ADJ - Adjustable 1 or 2 lamp wide Universal <i>(Available for Design "C" Only)</i>			

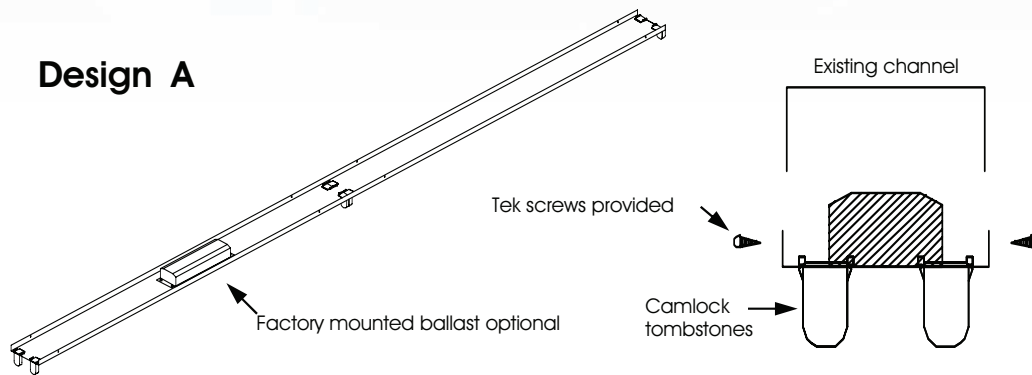
Refer to options terminology matrix for additional options

Retrofit Cover Kit

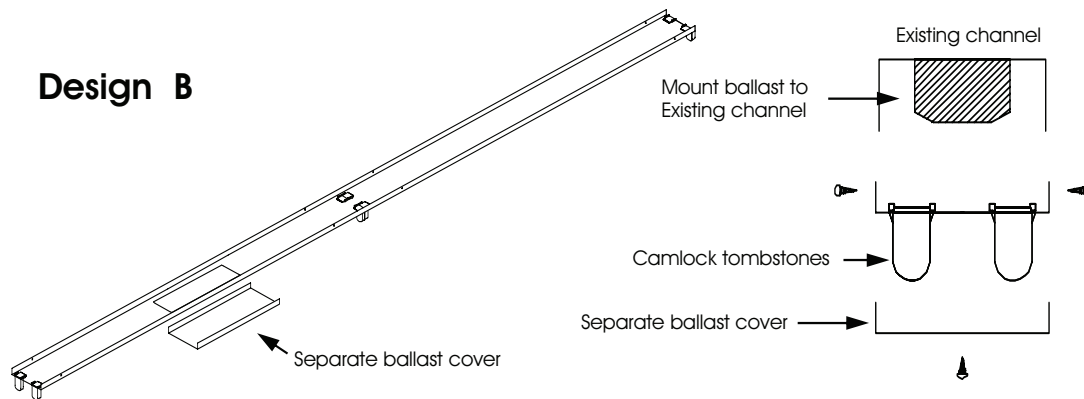
Dimensional Data

Retrofit Cover Kit Designs

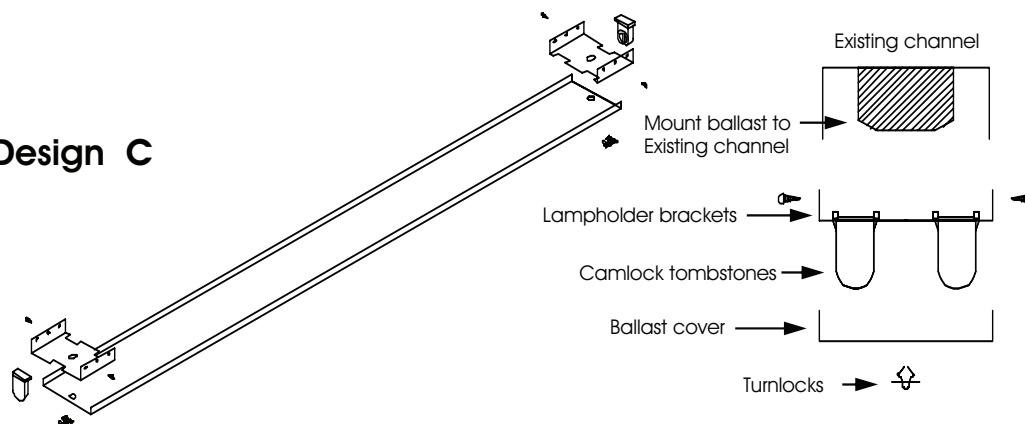
Design A



Design B



Design C



Retrofit Troffer Kit 2-lamp Prismatic

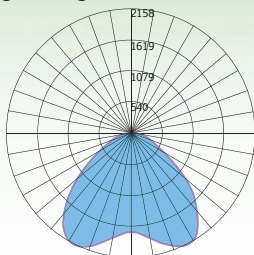


Features

- 2 Profiles Available
- Available in 2ft or 4ft Length
- Custom Profile Available
- Uniform Illumination

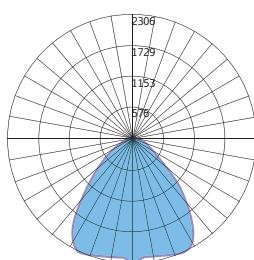
Profile A

Total Luminaire Optical Efficiency=88%
Spacing: 0 deg 1.2 90 deg 1.35



Profile E

Total Luminaire Optical Efficiency=86%
Spacing: 0 deg 1.1 90 deg 1.0



Application

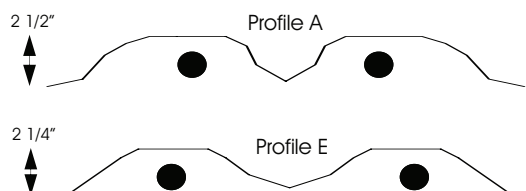
- Universal two lamp retrofit reflector for commercial and institutional facilities.
- Increase efficiency by upgrading existing prismatic recessed troffers to a specular reflector, T8 lamps and an electronic ballast.
- Fits most 4-lamp commercial troffers giving a full lamp appearance.
- Two designs to choose from depending on existing fixture dimensions.

Construction

- One piece reflectors are manufactured from code gauge aluminum and available in specular or high reflectance white.
- Lamp relocation brackets are die formed code gauge steel.
- Brackets may be mounted to roof or end plates of fixture.
- Reflectors are secured to brackets with pinch tabs for ballast access.
- Kit comes complete with reflector, tek screws, lampholder brackets and pre-shunted low profile lampholders.

Electrical

- U.L. listed damp location.



Order Logic

RTK		02			
Length	Lamp Type	Reflector Material	Optics	Special Options	
2 - 2 ft.	17 - F17 T8	M - Enhanced alum.	A - Profile "A"	12" - 12" Jumper Wire	
4 - 4 ft.	32 - F32 T8	W - White alum.	E - Profile "E"		

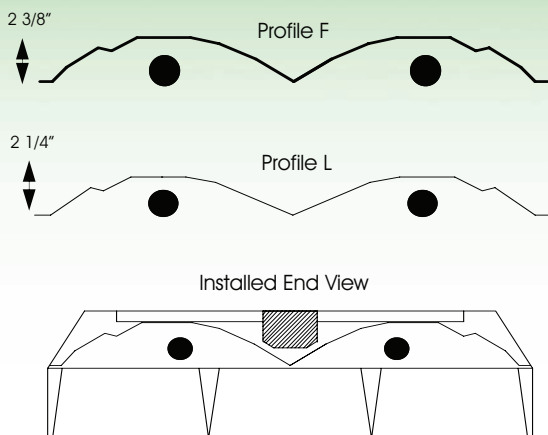
Refer to options terminology matrix for additional options

Retrofit Troffer Kit 2-lamp Parabolic



Features

- Available in 2ft or 4ft Length
- Power Relocation Not Necessary
- Uniform Cell Illumination
- 2 Profiles Available
- Custom Profile Available



Application

- Universal two lamp retrofit reflector for commercial and institutional facilities.
- Increase efficiency by upgrading existing parabolic recessed troffers to a specular reflector, T8 lamps and an electronic ballast.
- Fits most 3-lamp 18 cell troffers giving a full lamp appearance.
- Two designs to choose from depending on existing fixture dimensions.

Construction

- One piece reflectors are manufactured from code gauge aluminum and available in specular or high reflectance white.
- Lamp relocation brackets are die formed code gauge steel.
- Reflector mounts on top of bracket for clearing offset roof power feed.
- Reflectors are secured to brackets with pinch tabs for ballast access.
- Kit comes complete with reflector, tek screws, lampholder brackets and pre-shunted low profile lampholders.

Electrical

- U.L. listed damp location.

Order Logic

RTK		02			
Length	Lamp Type	Reflector Material	Optics	Special Options	
2 - 2 ft.	17 - F17 T8	M - Enhanced alum.	F - Profile "F"	12" - 12" Jumper Wire	
4 - 4 ft.	32 - F32 T8	W - White alum.	L - Profile "L"		

X-TRA Light MFG.
8812 Frey Road
Houston, TX 77031
Ph: (800) 678-6960 Fax: (713) 943-2818

QUOTATION and Authorization to Proceed

Name	Texas City Lighting Retrofit			Date	10/8/2009
Address	1801 9th Ave N				
City	Texas City	State	TX	Zip	77592-2608
Phone	409-643-5927			Contact	Nick Finan
				Destination	

Qty	Description	TOTAL
	JOB NAME/LOCATION - Texas City Lighting Retrofit/Texas City	
	Turnkey installation of the following equipment.	
6	Bathroom Vanity Wrap 4' 2 Lamp T8	
13	Compact Fluorescent Square Canopy 1X1 2 26W Compact Fluorescents	
14	Exit Red LED	
13	Exit Red LED w/ Emergency Heads	
55	Fluorescent High Bay 4', 6 Lamp T8 High Ballast Factor	
53	Industrial Strip Channel 4', No Reflector, 1 Lamp T8	
50	ISC 8' No Reflector 432L Industrial Strip Channel	
139	Lamp & Ballast Kit 1 Lamp 4' T8 Low Ballast Factor	
23	Lamp & Ballast Kit 2 Lamp 3' T8 Low Ballast Factor	
5	Lamp & Ballast Kit 2 Lamp 4' T8	
556	Lamp & Ballast Kit 2 Lamp 4' T8 Low Ballast Factor	
24	Lamp & Ballast Kit 3 Lamp 4' T8 Low Ballast Factor	
12	Lamp & Ballast Kit 4 Lamp 4' T8 Low Ballast Factor	
8	Lamp & Ballast Kit 6 Lamp T8 Low Ballast Factor	
6	Relamp 15 Watt Flood R30 Compact Fluorescent Flood	
5	Relamp 26 Watt Compact Fluorescent Flood	
14	Relamp CFL 13W	
21	Retrofit Cover Kit 8' 2 Lamp T8 Low Ballast Factor	
33	Retrofit Cover Kit 8' 4 Lamp T8 Low Ballast Factor	
36	Retrofit Troffer Kit 2x2 2 Lamp T8 Low Ballast Factor Specular Reflector	
319	Retrofit Troffer Kit 2x4 2 Lamp T8 Low Ballast Factor Specular Reflector	
220	Retrofit Troffer Kit 2x4 Parabolic 2 Lamp T8 Low Ballast Factor Specular Reflector	
8	RTK 2x4 132L No Reflector Retrofit Troffer Kit	
96	RTK 2x4 332L Specular Reflector Retrofit Troffer Kit	

1729

Payment Terms: Net 30

Sub Total	\$124,580
Shipping & Handling	
Taxes	
TOTAL	\$124,580

Offered under the
Comments:



Energy Saving Lighting Products Contract #290-08

Sales tax not included, if applicable.

Electronic Signature by: Stephen Nelson

Stephen Nelson
X-TRA Light MFG.

Acceptance of proposal
and authorization to Proceed

Thank you for your Business!

Agreement for Supply of G&K Services CITY COMMISSION AGENDA 2

Date: 11/04/2009

Submitted By: Rita Williams, Purchasing

Department: Purchasing

Agenda Area: Consent

Information

ACTION REQUEST (Brief Summary)

Approve the Agreement for supply of G&K Services, in Houston, through BuyBoard; a Texas Local Government Purchasing Cooperative, for the rental of uniforms and miscellaneous work related items.

The G&K Services Addendum to Service Agreement price sheet is attached for your review.

BACKGROUND

The uniform and miscellaneous work related items will be utilized by several City departments. Contract pricing will remain unchanged for a term of three (3) years.

ANALYSIS

It is my recommendation to award the Agreement for supply of G&K Services, through BuyBoard, for the unit contract prices, and that the Mayor is authorized to enter into a contract on behalf of the City Commission.

Thank you.

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Link:

Res

09-123

Link:

Price list

Form Routing/Status

Route Seq	Inbox	Approved By	Date	Status
		Rita Williams	10/28/2009 03:12 PM	CREATED
1	Purchasing (Originator)	Rita Williams	10/29/2009 07:29 AM	APRV
2	Finance			NEW
3	Paralegal			

4 City Attorney Office

5 Mayor

6 City Secretary

Form Started By: Rita Williams

Started On: 10/28/2009 03:12 PM

RESOLUTION NO. 09-123

A RESOLUTION APPROVING THE PURCHASE AND AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH G & K SERVICES, THROUGH THE BUY BOARD, FOR RENTAL OF UNIFORMS AND MISCELLANEOUS WORK RELATED ITEMS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, uniforms and miscellaneous work related items are needed by the City, to be utilized by several City departments; and

WHEREAS, it is recommended that the City enter into an agreement, through Buy Board Contract pricing, for a three-year unchanged term with G & K Services to provide uniforms.

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

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby approves the Agreement for Supply of G & K Services, through Buy Board Contract pricing, for uniform rental and miscellaneous work related items, as set out in the price sheet, attached hereto as Exhibit "A", and made a part hereof.

SECTION 2: That the Mayor is hereby authorized to negotiate and execute any documentation necessary to enter into the Agreement for Supply of G & K Services.

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

PASSED AND ADOPTED this 4th day of November, 2009.

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

ATTEST:

APPROVED AS TO FORM:

Pamela A. Lawrence
City Secretary

Ronald F. Plackemeier
City Attorney



G&K Services
8404 Lawndale Ave.
Houston, TX 77012

G&K SERVICES (G&K)						SERVICE AGREEMENT NUMBER	
ADDENDUM TO SERVICE AGREEMENT						2603	
COMPANY NAME (Customer)							
City of Texas City							
ADDRESS							
1801 9th Avenue North							
Texas City, TX 77592-2608							
						Phone Number	
						409-643-5950	

MERCHANDISE / SERVICE ITEMS (ITEMS)

ITEM DESCRIPTION	NUMBER OF PERSONS/QT.	INVENTORY PER PERSON/ITEM	CHARGE PER CHANGE/ITEM	SERVICE FREQUENCY	CURRENT UNIT REPLACEMENT OR LOSS/DAMAGE VALUE
Industrial Shirts		11	\$0.38	W	\$16.65
Industrial Pants		11	\$0.38	W	\$16.65
100% Cotton Shirts		11	\$0.65	W	\$18.73
100% Cotton Pants		11	\$0.64	W	\$18.73
GK Jeans		11	\$0.56	W	\$18.73
Orange Shop Towels			\$0.07	W	\$0.42
3x4 Track Control Mats			\$1.88	W	\$61.38
4x6 Track Control Mats			\$3.00	W	\$92.60
3x10 Track Control Mats			\$3.74	W	\$103.00
8 Bank Lockers			\$2.08	W	\$415.12
Soil Lockers			\$1.04	W	\$311.08

	CHARGE		CHARGE		CHARGE
Prep	No Charge	Outsized	10%	ImageGuard	
Nametag	No Charge	Special Cuts	10%	All Garments	
Emblem	No Charge	Auto Replacement	7%		
Embroidery	\$6.00	Environmental WW	No Charge		
Changeovers	**	Energy Surcharge	No Charge		
Exchanges	**				

COMMENTS **G&K will review agreement after each year of agreement to make sure terms are being met.**

Customer and G&K agree that Merchandise/Service Items listed above shall be governed by the provisions of the Service Agreement between Customer and G&K, which provisions are incorporated by reference into this Addendum.

CUSTOMER AUTHORIZATION	G&K SERVICES AUTHORIZATION	
CUSTOMER SIGNATURE	SALES PROFESSIONAL SIGNATURE	MGMT SUBMISSION DATE
PRINTED NAME	PRINTED NAME	TITLE
	Diane Williams	TSE
TITLE	G&K MGMT SIGNATURE	MGMT ACCEPTANCE DATE
SERVICE AGREEMENT DATE	G&K MGMT PRINTED NAME	TITLE

Visa Gift Cards**CITY COMMISSION AGENDA 2**

Date: 11/04/2009

Submitted By: Rachel Wyatt, Human Resources

Submitted For: Rachel Wyatt

Department: Human Resources

Agenda Area: Consent

Information**ACTION REQUEST (Brief Summary)**

A resolution approving the purchase of 525 Visa Gift cards in the amount of \$50.00 each to be given to all City employees (full and part-time), as an incentive for continued outstanding customer service and performance.

BACKGROUND

The City Commission approved 500 Visa Gift Cards in the amount of \$100.00 each to be given to all City employees (full and part-time) in 2008 for the outstanding customer service and performance during the year, especially after Hurricane Ike.

ANALYSIS

The cost for the 525 cards at \$50.00 each will be \$26,250.00, plus an activation charge of \$1.95 each which will be \$1,023.75, for a total cost of \$27,273.75.

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Link:

Res

09-122

RESOLUTION NO. 09-122

A RESOLUTION APPROVING THE PURCHASE OF 525 VISA GIFT CARDS IN THE AMOUNT OF \$50.00 EACH, TO BE GIVEN TO ALL CITY EMPLOYEES (FULL AND PART-TIME), AS AN INCENTIVE FOR CONTINUED OUTSTANDING CUSTOMER SERVICE AND PERFORMANCE; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the City Commission requests approval of the purchase of 525 Visa Gift Cards in the amount of \$50.00 each, to be given to all City Employees (full and part-time), as an incentive for continued outstanding customer service and performance.

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

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby approves the purchase of 525 Visa Gift Cards in the amount of \$50.00 each, to be given to all City Employees (full and part-time), as an incentive for continued outstanding customer service and performance.

SECTION 2: That the total cost for the cards is \$27,273.75, which includes 525 cards at \$50.00 each, plus a \$1.95 per card activation charge.

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

PASSED AND ADOPTED this 4th day of November, 2009.

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

ATTEST:

APPROVED AS TO FORM:

Pamela A. Lawrence
City Secretary

Ronald F. Plackemeier
City Attorney

Authorize Mayor to exchange land between City and Sterling Chemicals CITY COMMISSION AGENDA 2

Date: 11/04/2009
Submitted By: Linda Jennings, City Attorney Office
Submitted For: Nick Finan
Department: Management Services
Agenda Area: Consent

Information

ACTION REQUEST (Brief Summary)

Consider approving Mayor to exchange land between the City of Texas City and Sterling Chemicals.

BACKGROUND

The City has been requested by Sterling to swap land that they have acquired outside the Industrial Business District for land the City has acquired within the Industrial Business District. City staff has reviewed and visited each of the properties and has had an appraisal performed. All of the City lots are small single properties of no significance. The lots to be received are similar, however, because they are outside the IBD they have the potential for housing development or grouped together for better usage. The appraisal indicates that the property currently owned by the City has a greater value than the property proposed by Sterling. Sterling has agreed to pay the additional money (roughly \$20,000.00) and all closing costs. Attached is a map of the properties to be exchanged (10 Citys to 8 Sterlings).

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Link: [Res 09-121](#)

Link: [Map](#)

Link:
[Appraisals](#)

RESOLUTION NO. 09-121

A RESOLUTION AUTHORIZING THE MAYOR OR HIS DESIGNEE TO SIGN DOCUMENTATION NECESSARY TO SWAP LAND WITH STERLING CHEMICALS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the City has been requested by Sterling Chemical to swap land that Sterling has acquired outside the Industrial Business District for land the City has acquired within the Industrial Business District; and

WHEREAS, City staff has reviewed and visited each of the properties and has had an appraisal performed which indicates that the property currently owned by the City has a greater value than the property proposed by Sterling; and

WHEREAS, Sterling has agreed to pay the additional money (roughly \$20,000.00) and all closing costs associated with this transaction; and

WHEREAS, the City lots are small, single properties of no significance and the lots to be received in exchange are similar, however, because they are outside the IBD, they have the potential for housing development or grouped together for better usage.

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

SECTION 1: That the City Commission of the City of Texas City, Texas, hereby approves a land swap with Sterling Chemicals as set out on the map attached hereto as Exhibit “A”, and made a part hereof with Sterling Chemicals to pay the City the difference in value of the land as set out on the appraisals attached hereto as Exhibit “B” and made a part hereof.

SECTION 2: That the City Commission authorizes the Mayor or his designee to execute any and all documents necessary to complete the transaction set out on the attached Exhibits “A” and “B”,

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

PASSED AND ADOPTED this 4th day of November, 2009.

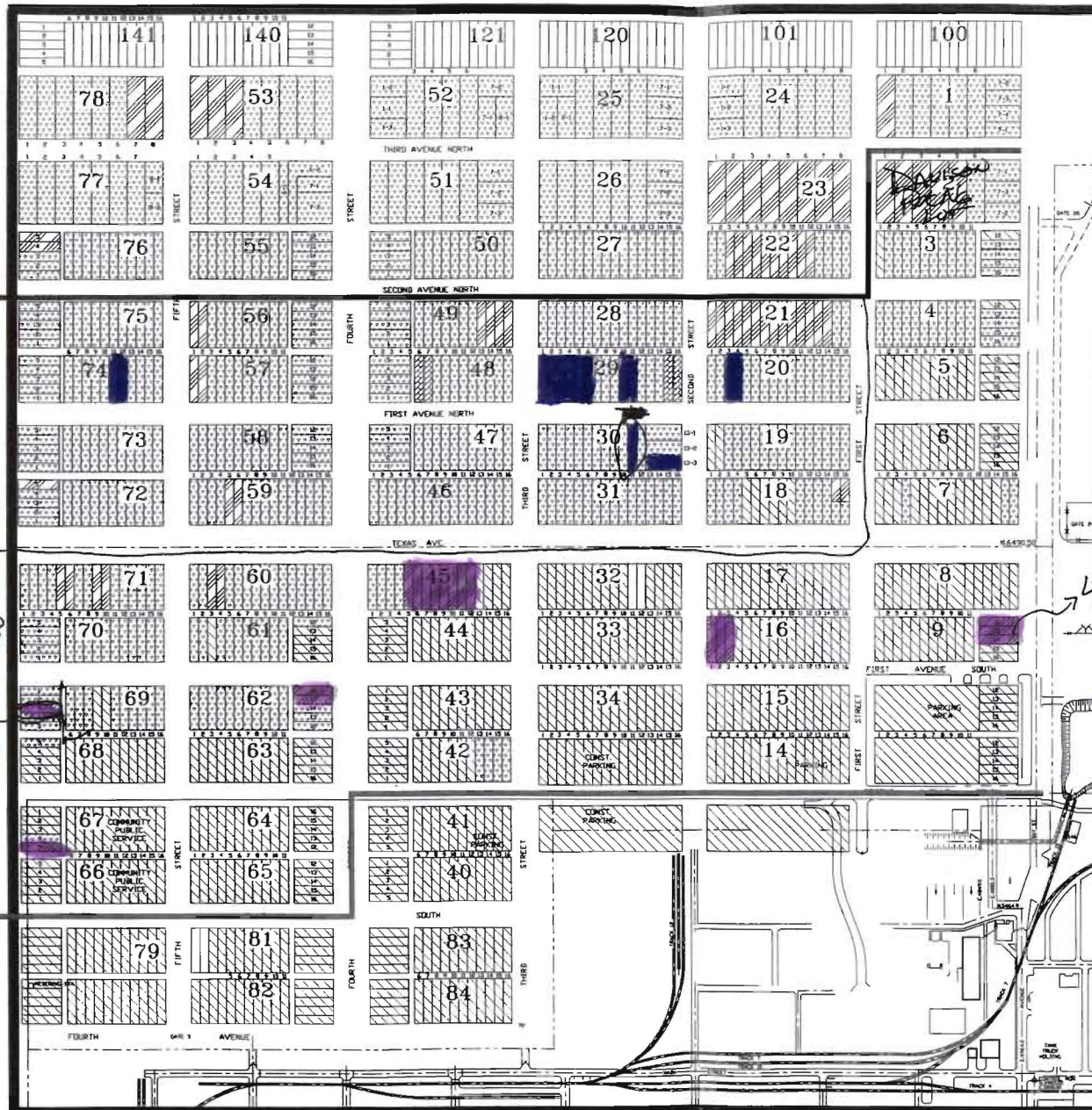
Matthew T. Doyle, Mayor
City of Texas City, Texas

ATTEST:

APPROVED AS TO FORM:

Pamela Lawrence
City Secretary

Ronald F. Plackemeier
City Attorney



LEGEND

- STERLING OWNED
- TEXAS CITY OWNED
- OTHERS
- OTHER GOVERNMENT (GALVESTON/TEXAS)

New Lots Found
in Search

REFERENCE DRAWINGS

CAD FILE: 139GP065000

REV	DATE	DESCRIPTION	APPROVED
1	18/09/08	5/3/08 UPDATED PROPERTY OWNERSHIP	
0	11/05/08	4/08 NEW DRAWING	
REV	DATE	DESCRIPTION	APPROVED

COMPANY CONFIDENTIAL

This drawing is the property of Sterling Chemicals and must not be reproduced for information without the written consent of Sterling Chemicals. It is to be used only for the purpose intended and is not to be used for any other purpose without the written consent of Sterling Chemicals.

ENGINEERING DEPT.	ENG. NO.
STERLING CHEMICALS	18759
TEXAS CITY, TEXAS	TEXAS CITY
GENERAL PLANT	GENERAL PLANT

PLOT PLAN ADJACENT PROPERTY

DATE	BY	DATE	APPROVED	DATE
18/09/08	SPW	4/11/08		
DESIGN CHG.				
DETAILS CHG.				
SCALE	NONE	NO. D - 139GP-0650 00	1	



REAL ESTATE APPRAISING

RICK WILKENFELD, IFAS
State Certified
TX-1321349-G

617 8TH AVENUE NORTH
P.O. BOX 250
TEXAS CITY, TX 77592
(281) 474-7722
(409) 945-8336
FAX (409) 945-0102
wilkenfeldco@aol.com

Sept. 3, 2009

City of Texas City

Dear Sir,

Per your request, I have personally inspected the following lots located in the City of Texas City.

City of Texas City

Block Number	Lot #	Acres	Assessed Value
09	12-14	0.189	\$ 2,730.00
16	1,2	0.143	2,190.00
16	3	0.071	1,909.00
45	11,12	0.143	7,500.00
45	5,6	0.143	7,500.00
45	7,8	0.143	7,500.00
45	9,10	0.143	7,500.00
62	15,16	0.126	1,930.00
67	5	0.063	960.00
69	1	0.063	960.00
Total		1.227	\$39,860.00

Sterling Chemical

20	3,4	0.143	\$ 2,630.00
29	1-5	0.358	6,570.00
29	6-part7	0.000	1,970.00
29	10-11	0.143	2,630.00
30	11	0.071	1,090.00

30	13-16 so	0.095	1,020.00
74	11-12	0.143	2,630.00
Total		0.953	\$18,540.00

It is my opinion that the Galveston Central Appraisal District assessed values are an appropriate indicator of value on all of the above lots except for the following:

Block 69, Lot 1, 0.063, \$960.00
 Block 29, Lot 10-11, 0.143, \$2,630.00

Based on these changes the value of the lots owned by the City of Texas City is

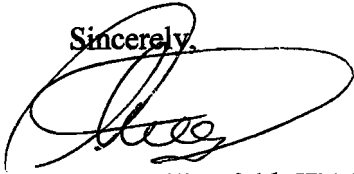
\$39,860.00

The value of the lots owned by Sterling Chemical is

\$18,540.00

If you have any further questions in reference to this matter, please feel free to contact me.

Sincerely,



R.R. Wilkenfeld, IFAS
 RRW/rjm

Resolution to Affirm Support of Valero's Enterprise Project CITY COMMISSION AGENDA 2

Date: 11/04/2009

Submitted By: Jean Vincent, Inspections

Department: Inspections

Agenda Area: Consent

Information

ACTION REQUEST (Brief Summary)

Consider resolution to affirm City's support of Valero's Enterprise Project (Triple Jumbo) Application to the State of Texas. Enterprise Project No. EP 528-090104.T.C.

BACKGROUND

After proper presentation and discussion, the City has decided to affirm their support of the aforementioned project.

ANALYSIS

ALTERNATIVES CONSIDERED

Fiscal Impact

Attachments

Link:
[Res](#)
[09-124](#)

Link:
[memo](#)

Form Routing/Status

Route Seq	Inbox	Approved By	Date	Status
		Jean Vincent	10/29/2009 09:36 AM	CREATED
1	Jean Vincent (Originator)	Jean Vincent	10/29/2009 12:05 PM	APRV
2	Paralegal	Linda Jennings	10/29/2009 01:00 PM	APRV
3	Inspections			NEW
4	Finance			
5	Paralegal			
6	City Attorney Office			
7	Mayor			
8	City Secretary			
Form Started By: Jean Vincent			Started On: 10/29/2009 09:36 AM	

RESOLUTION NO. 09-124

A RESOLUTION AFFIRMING THE CITY'S SUPPORT OF VALERO'S ENTERPRISE PROJECT (TRIPLE JUMBO), APPLICATION TO THE STATE OF TEXAS; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the City of Texas City (the "City") has previously passed Ordinance No. 04-42 electing to participate in the Texas Enterprise Zone Program, and the local incentives offered under this resolution are substantially the same on this date as were outlined in Ordinance No. 04-42.

WHEREAS, the Office of the Governor Economic Development and Tourism (OOGEDT) through the Economic Development Bank (the "Bank") will consider Valero Refining – Texas, L.P. as a triple jumbo enterprise project pursuant to a nomination and an application made by the City.

WHEREAS, the City desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones and to other economically disadvantaged individuals;

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code (the "Act"), Valero Refining – Texas, L.P. has applied to the City for designation as a triple jumbo enterprise project;

WHEREAS, the City finds that Valero Refining – Texas, L.P. meets the criteria for designation as a triple jumbo enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

1. Valero Refining – Texas, L.P. is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction located outside of an enterprise zone and at least thirty-five percent (35.0%) of the business' new employees will be residents of an enterprise zone or economically disadvantaged individuals; and
2. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and
3. The designation of Valero Refining – Texas, L.P. as a triple jumbo enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

WHEREAS, the City finds that Valero Refining – Texas, L.P. meets the criteria for tax relief and other incentives adopted by the City and nominates Valero Refining – Texas, L.P. for triple

jumbo enterprise project status on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity and stability; and

WHEREAS, the City finds that it is in the best interest of the City to nominate Valero Refining – Texas, L.P. as an enterprise project pursuant to the Act;

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

SECTION 1: That the findings of the City and its actions approving this resolution taken at the Council meeting are hereby approved and adopted.

SECTION 2: That Valero Refining – Texas, L.P. is a “qualified business”, as defined in Section 2303.402 of the Act, and meets the criteria for designation as a triple jumbo enterprise project, as set forth in Section 2303, Subchapter F of the Act.

SECTION 3: That the triple jumbo enterprise project shall take effect on the date of designation of the triple jumbo enterprise project by OOGEDT and terminate five years from the date of designation.

PASSED AND ADOPTED this 4th day of November, 2009.

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

ATTEST:

APPROVED AS TO FORM:

Pamela A. Lawrence
City Secretary

Ronald F. Plackemeier
City Attorney

MEMO

TO: Mayor Doyle and City Commissioners

FROM: Don Carroll, City Planner

DATE: October 29, 2009

RE: Valero's Enterprise Project (Triple Jumbo) Application to the State of Texas.
Enterprise Project No. EP 528-090104-T.C.

After proper presentation and discussion, the City has decided to affirm their support of the aforementioned project. All talking points identified and raised by the Commission have been addressed in a satisfactory manner and we are ready to adopt the resolution affirming community support of this project.

DRC:jv