



October 1, 2019

Notice is hereby given of a Regular Meeting of Nacogdoches City Council to be held on the above date in Council Chambers of City Hall, 202 E. Pilar Street, Nacogdoches, Texas, beginning at 5:30 p.m. for the purpose of considering the following agenda items. All agenda items are subject to action.

PLEASE LIMIT PRESENTATIONS TO THREE MINUTES
(UNLESS PRIOR APPROVAL IS OBTAINED)

1. Call to order.
2. Community Recognitions.
3. Open Forum.
4. Items to be removed from Consent Agenda.
5. **CONSENT AGENDA:** Items included under Consent Agenda require little or no deliberation by Council. Approval of Consent Agenda authorizes the City Manager or his designee to proceed with conclusion of each in accordance with staff recommendations as reflected in the minutes of this meeting.
 - A. **Minutes** from September 10, 2019 special session and September 17, 2019 regular session.
 - B. Consider **rejecting bid for construction of restroom facilities at Maroney Park Splash Pad.**
 - C. Consider resolution requesting Texas Department of Transportation allow **closing Main Street for Dia de los Muertos Fiesta.**
 - D. Consider **bid award for Water Utilities Electrician Services Indefinite Deliverables Indefinite Quantities contract.**
 - E. Consider **agreement between City of Nacogdoches and Nacogdoches Convention and Visitors Bureau for convention and tourism services.**
 - F. Consider **bid award for Water Utilities bulk chemicals.**
 - G. Consider **approval of Section 125 Cafeteria Plan Document** effective October 1, 2019.

REGULAR AGENDA:

6. **Public Hearing:** Consider **ordinance amending boundaries of zoning district** within the City of Nacogdoches from B-2, General Business, to B-3, Central Business, for Lots 17, 18, Parcel ID 22764, and 17-A, and part of 13, Parcel ID 22765, City Block 3, generally located at the block along East Hospital Street, between North Church Street and North Mound Street. Submitted by George Barham IV. ZON 019-04 (City Planner)
7. Consider **purchasing six (6) Police vehicles.** (Police Chief)
8. Receive **progress report on Zion Hill Restoration** Project Discovery Phase. (Assistant Historic Sites Manager)
9. Receive **annual report from Keep Nacogdoches Beautiful.** (Katie Rudisill, Executive Director)
10. Receive **report from Nacogdoches Housing Authority.** (Robert Crow, Executive Director)
11. Receive **report from GODTEL.** (June and Nancy Gentry)
12. Consider **bid award for 2019 sanitary sewer and water line improvements.** (Assistant City Engineer)

13. Consider approving **2020 TxDOT – Routine Airport Maintenance Program (RAMP) grant** project proposal. The TxDOT RAMP grant is a 50/50 grant match program. The total RAMP projects cost estimate is \$100,000. (Airport Manager)
14. Consider **resolution nominating a representative from the City of Nacogdoches to Nacogdoches Central Appraisal District Board of Directors.** (City Manager)
15. Consider **appointment of an individual to serve on the Main Street Advisory Committee** to fill vacant position. (Mayor)

For convenience of the audience, Council may conduct Executive Session deliberation in the first floor conference room, Room 112, of City Hall. Reconvening open session for action, if any, on Executive Session items will be in City Council Chambers. Regular Session agenda items appropriate for Executive Session consideration may be moved into Executive Session for deliberation, but not action, upon proper announcement at the meeting by presiding officer.

16. **EXECUTIVE SESSION:**

- A. Deliberation regarding **Economic Development** negotiations under Government Code Section 551.087 as follows:
 1. Discuss or deliberate regarding commercial or financial information the City received from business projects the City body seeks to have locate in the City of Nacogdoches and with which the City is conducting economic development negotiations; and
 2. Deliberate the offer of a financial or other incentive to business prospects described by Subdivision 1 above.
17. Open for action, if any, on Item 16-A-1.
18. Open for action, if any, on item 16-A-2.
19. Adjourn.



Jan Vinson, City Secretary



This agenda is posted as required under G. C. Section 551.041. For more information or a copy of the Open Meetings Act, please contact Attorney General of Texas at 1-800-252-8011; City Secretary at 936/559-2506 or visit City of Nacogdoches web site at www.ci.nacogdoches.tx.us.

Nacogdoches City Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (936) 559-2506 or FAX (936) 559-2912 for further information.

CERTIFICATION

I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on September 24, 2019 at 4 p.m. and remained posted until meeting convened.

JanVinson, City Secretary

ITEM/SUBJECT: **CONSENT AGENDA** - Consider approval of minutes from September 10, 2019 special session and September 17, 2019 regular session.

SUMMARY/BACKGROUND:

FINANCIAL:

- ☒ There is no financial impact associated with this item
☐ Item is budgeted: (____-____-____) In the amount of \$_____
☐ Item is not budgeted (Budget Amendment required; please attach BA ordinance)
 Amount: \$_____
 GL Account #: _____
☐ Item is estimated to generate additional revenue: _____

CITY CONTACT: Jan Vinson, City Secretary
 936-559-2506
 vinsonj@ci.nacogdoches.tx.us

ATTACHMENTS: Minutes



Special Session
Nacogdoches City Council
September 10, 2019 – 3:30 p.m.
City Council Room – City Hall
202 E. Pilar Street

DRAFT

Special Session:

City Council Present: Mayor Shelley Brophy, Council Members Garth Hinze, Roy Boldon, Jay Anderson and Amelia Ruiz Fischer.

1. **Called to order** at 3:32 p.m.
2. Consider selection of firm to perform executive search and recruiting services for position of City Manager. (Human Resources Director)

Stephen Pearl, Human Resources Director introduced Strategic Government Resources (SGR) Recruiter Bob Turner, who is a retired City Manager with over 30 years municipal experience and with experience in East Texas.

Mr. Turner provided an organizational background of SGR and explained what makes SGR a leader in local government management. Mr. Turner outlined the five keys to a successful search which are: an understanding of the organization's culture and community; creating an engaging marketing plan that reaches a national candidate pool and attracts applicants; candidate vetting; candidate understanding of organization and community; and a smooth process that is user-friendly for both candidates and the client. The importance of social media marketing, sources SGR uses for reaching qualified candidates and project methodology were discussed. Typical search timeline is 12 weeks following approval of position profile brochure and Mr. Turner anticipates receiving between 40-50 applications for the position.

Council Member Hinze asked what constituted a complete disqualification of an applicant. Mr. Turner stated all applicants are asked the same initial twelve questions and Mr. Turner further reviewed the SGR screening process and scenarios in which a candidate application wouldn't be presented to Council.

Council Member Hinze wanted to know if a different assessment tool beyond the I-OPT or DiSC assessment tool that SGR administers could be used and Mr. Turner stated a different assessment tool could be used if desired.

Council Member Boldon stated he expects to receive more than 40-50 applications for the position and wanted to know how many applicants would be presented to Council as semi-finalists and finalists. Mr. Turner stated that after initial screening and review of applications, six to eight candidates would be presented to Council as semi-finalists and then Council will narrow selections down to two to four finalists.

Council Member Fischer asked how SGR reaches out to non-traditional candidates that may have more diverse backgrounds. Mr. Turner stated the City has the option to advertise in different markets that are not otherwise included in SGR's standard advertising package.

Council Member Fischer said she wanted to ensure that Council would be able to discuss with SGR what they are looking for in a City Manager. Mr. Turner answered that Council will be sent questionnaires asking for input and based on the responses received and other input from Council, the position profile brochure would be created.

Council Member Fischer wanted to confirm that Council will be responsible for narrowing the applicant list down from the semifinal stage to the final candidates. Mr. Turner stated that SGR will present Council with screened applicants and that Council will be responsible for narrowing the list down.

Minutes unofficial until approved by City Council

Council Member Anderson asked Mr. Turner what his top three priorities in a potential candidate are. Mr. Turner stated that someone possessing finance, city planning, and economic development/downtown economic development experience are at the top of his list.

Mayor Brophy inquired if interim City Manager services are ever needed. Mr. Turner stated that SGR is experienced in providing interim services if needed.

Council Member Fischer moved approval of SGR to perform executive search and recruiting services for the position of City Manager; motion duly seconded by Council Member Anderson and carried by unanimous vote.

3. Meeting **adjourned** at 4:23 p.m.

Mayor Shelley Brophy
City Council
City of Nacogdoches

ATTEST:

Meredith Fleming, Deputy City Secretary



Regular Session
Nacogdoches City Council
September 17, 2019 – 5:30 p.m.
City Council Room – City Hall
202 E. Pilar Street

DRAFT

Regular Session:

City Council Present: Mayor Shelley Brophy, Council Members Garth Hinze, Roy Boldon, Jay Anderson and Amelia Ruiz Fischer.

1. **Called to order** at 5:31 p.m.
2. Kerry Lemon spoke on behalf of Resilient Nacogdoches during open forum regarding global climate strike on September 20, 2019 at Nacogdoches County Courthouse from noon to 1 pm.
3. No items removed from **Consent Agenda**.
4. **CONSENT AGENDA:**
 - A. **Minutes** from September 3, 2019 regular session.
 - B. Consider **formal approval of draft FY2020 Convention and Visitor's Bureau Marketing Plan** presented at September 3, 2019 City Council Meeting.

Council Member Anderson moved approval; motion duly seconded by Council Member Boldon and carried by unanimous vote.

REGULAR AGENDA:

5. Consider approval of **line item budget for Boys and Girls Club funding agreement** for fiscal year beginning October 1, 2019 and ending September 30, 2020; providing that said expenditures for said fiscal year shall be made in accordance with said budget, unless otherwise authorized by an ordinance adopted by City Council.

Item 5 was pulled from FY2019/2020 Budget and voted on separately due to Mayor Brophy's conflict of interest.

Andrew Shipp, Boys and Girls Club Board Member, spoke in support of funding agreement.

Council Member Hinze moved approval; motion duly seconded by Council Member Anderson and carried by the following vote:

Ayes – Council Members Hinze, Boldon, Anderson and Fischer

Nays - None

Mayor Brophy abstained due to conflict of interest.

6. Consider ordinance of the City of Nacogdoches, Texas **approving and adopting annual budget** for fiscal year beginning October 1, 2019 and ending September 30, 2020; providing that said expenditures for said fiscal year shall be made in accordance with said budget, unless otherwise authorized by an ordinance adopted by City Council; providing for a repeal clause; providing a severability clause; providing an effective date.

City Manager Jim Jeffers reviewed budget changes which included adding \$19,500 for software application allowing citizens and staff to report requests for service, \$22,250 for herbicide spraying \$24,000 to purchase vehicle for GIS Technician, and \$25,000 for recycling services.

Council Member Fischer expressed interest in seeking eco-friendly herbicides.

Council Member Fischer moved approval; motion duly seconded by Council Member Hinze and carried by the following vote:

Ayes – Mayor Brophy and Council Members Hinze, Boldon, Anderson and Fischer

Nays - None

Minutes unofficial until approved by City Council

7. Consider ordinance **ratifying and setting tax rate** on all taxable property for 2019 at a rate of \$0.6140 per one hundred dollars (\$100.00) valuation on all taxable property within the corporate limits of the City of Nacogdoches as of January 1, 2019, the said tax rate having a maintenance and operations component and a debt service component; and providing an effective date.

Council Member Hinze moved that the property tax rate be increased by the adoption of a tax rate of \$0.6140 per \$100 valuation, which is effectively a 6.69 percent increase in the tax rate; motion duly seconded by Council Member Boldon and carried by the following vote:

Ayes - Mayor Brophy and Council Members Hinze, Boldon, Anderson and Fischer
Noes - none

8. City Council **work session**.

Council Member Fischer stated she wants to begin a conversation and planning regarding recycling.

Katherine Parrish Whitbeck works for Nacogdoches Independent School District and stated she does see recycling efforts in the school district. Paper recycling is growing and students are excited about recycling.

Pastor Kyle Childress, Austin Heights Baptist Church, stated his congregation is very involved in recycling by source reduction. Pastor Childress stated it is our responsibility to take care of the planet.

Jordon Johnson spoke regarding mismanagement of waste, source reduction and its effects on the community.

Dr. Bob Szafran volunteers on a regular basis sorting bottles at the recycling drop site behind the Public Library. He stated he was impressed with the number of people who do drop off recyclables. Dr. Szafran works at Stephen F. Austin State University and stated the millennial generation cares greatly about climate change and recycling.

Steve Chism, owner C & R KuttBottle, discussed short term costs and long term benefits of recycling, source reduction and need for robust recycling program.

Council Member Fischer stated it is important to begin with a comprehensive public education program. Mrs. Fisher asked the City continue recycling drop site behind Public Library in conjunction with developing a public education program to boost participation while researching what can be done to improve current recycling program. City Council expressed support of creating education programs. Council Member Boldon expressed concern about foam products in our landfill. Council Member Hinze expressed interest in seeing case study and/or research on sustainability of sorting facilities.

Council Member Fischer asked staff to explore possibility and feasibility of transitioning to a staffed recycling drop site, and to collect, bale and store plastic until market increase and save landfill space. Council Member Fischer also asked City Manager Jim Jeffers to work in conjunction with Keep Nacogdoches Beautiful to create an aggressive and sustainable plan for public education on recycling and source reduction, and encouraging community partners to help disseminate information.

Mayor Brophy began discussions on the City's Comprehensive Plan.

Vicki Lunell is concerned about how much of the comprehensive plan is considered and followed, and that it remains a working document. Leo Mantey, Planning Director, stated comprehensive plans should be updated every five to ten years.

Mayor Brophy recommended updating a section or two of the comprehensive plan per year so that it is continuously being updated. Mayor Brophy believes infrastructure, land use and transportation should be updated first. Mayor Brophy also stated some sections can likely be updated by City staff and some sections outsourced.

City Council agrees some sections of the comprehensive plan can be updated by City staff and some sections outsourced. Council Member Boldon is most interested in transportation. Council Member Hinze believes affordable housing should also be addressed. Council Member Anderson agrees that infrastructure, land use and transportation should be updated first. Council Member Fischer recommends updating transportation and infrastructure.

9. Consider City Council work session topic(s) selection for future City Council work sessions.

Mayor Brophy suggested previous City Council work session topics be revisited in order to receive information from staff on status of said discussions. Focus of City Council work session of October 15, 2019 will be economic development to include research on relocating the Nacogdoches Farmer's Market.

10. No Executive Session was held.

Meeting **adjourned** at 6:55 p.m.

ATTEST:

Mayor Shelley Brophy
City Council
City of Nacogdoches

Jan Vinson, City Secretary

PRESENTER: Brian W. Bray, Director of Community Services

ITEM/SUBJECT: **CONSENT AGENDA** - Consider rejecting bid for construction of restroom facility at Maroney Park Splash Pad.

SUMMARY/BACKGROUND: Request for proposal was released on August 12, 2019 for a small ADA compliant restroom facility near Maroney Park Splash Pad. Bids were opened on August 21, 2019. One local company, Cox Contractors, submitted a proposal to build restroom facility for \$89,400. This estimate is for a larger restroom than the architect's plans required, and is also well over the estimated cost of a restroom facility in the 12x15 size range.

Staff is requesting City Council to formally dismiss all bids, allowing the architect to complete some value engineering and try to reduce cost of the structure. Per Local Government Code Section 271.058: "The governing body may reject any and all bids submitted for a contract for which competitive bidding is required by this subchapter."

Staff expects to advertise and receive bids again later this fall.

FINANCIAL:

 X There is no financial impact associated with this item
 Item is budgeted: (_____) In the amount of \$xx,xxx
 Item is not budgeted (Budget Amendment required; please attach BA ordinance)
Amount: \$_____ GL Account #: _____
 Item is estimated to generate additional revenue: _____

CITY CONTACT: Brian Bray, Director of Community Services
936-559-2935
brayb@ci.nacogodches.tx.us

ATTACHMENTS: Cox Contractors proposal can be viewed at the Parks and Recreation Department.

PRESENTER: Amy Mehaffey, Communications/Main Street Director

ITEM/SUBJECT: **CONSENT AGENDA** - Consider resolution requesting Texas Department of Transportation allow closing Main Street for Dia de los Muertos Fiesta.

SUMMARY/BACKGROUND: Organizers of the Dia de los Muertos Fiesta are requesting the City of Nacogdoches close Main Street (SH 21) from its intersection with North Street eastwardly to its intersection at Mound Street from 12:00 p.m. Saturday, November 2, 2019 until 9:00 p.m. Saturday, November 2, 2019 in order to provide safety for the vendors and participants.

FINANCIAL:

☒ There is no financial impact associated with this item
☐ Item is budgeted: (_____-_____-_____) In the amount of \$_____
☐ Item is not budgeted (Budget Amendment required; please attach BA ordinance)
Amount: \$_____ GL Account #: _____
☐ Item is estimated to generate additional revenue: _____

CITY CONTACT: Amy Mehaffey, Communications/Main Street Director
mehaffeya@ci.nacogdoches.tx.us
936-559-2573

SUPPORTING DOCUMENTATION: 5C: 1 Resolution
5C: 2-13 Required TxDOT agreement

PRESENTER: Case Opperman, PE, Assistant City Engineer

ITEM/SUBJECT: **CONSENT AGENDA** - Consider bid award for Water Utilities Electrician Services Indefinite Deliverables Indefinite Quantities contract.

SUMMARY/BACKGROUND: In the past, the City has employed an in-house electrician within Water Utilities Department to perform such work as troubleshooting control panels, SCADA control, wiring, breaker and motor installation, generator configuration and lighting installation. This position has been vacant for several years and the City has been unable to fill this position since. The City has outsourced this electrical work to contractors with annual indefinite deliverables indefinite quantities (IDIQ) contracts to avoid any issues with procurement requirements.

On July 3, 2019, the City received bids for an IDIQ contract for Water Utilities Electrician Services. Bidders were given an example work order scenario to bid and were to provide hourly rate schedules to accompany their bid. These rates will be held for a one-year duration. There is an optional renewal of this contract for up to two (2) additional one (1) year extensions [three (3) years total].

Four (4) contractors submitted bids on the example work order scenario as follows:

White Electric Co.	\$ 6,900.00
Saicom Electric	\$ 7,168.76
AIC Automation	\$ 7,424.70
Ludco, Inc.	\$ 8,536.63

The City has the ability to award multiple contracts of this type when it is deemed necessary. Due to the on-call nature of services, it is recommended that two (2) Water Utilities Electrician Services IDIQ contracts be awarded to White Electric Co. and Saicom Electric to allow for either company to be contacted in the event of an urgent service need. These contracts are estimated at \$40,000.00 per year each.

FINANCIAL:

There is no financial impact associated with this item

☒ Item is budgeted: 30.36 620.35 (*Water Production Equip/Maint*) In the amount of \$ 100,000
30.39 620.35 (*Wastewater Equip/Maint*) In the amount of \$ 300,000

☐ Item is not budgeted (*Budget Amendment required – see attached*)

Amount: _____ GL Account #: _____

☐ Item is estimated to generate additional revenue: \$ _____

CITY CONTACT: Case Opperman, PE, Assistant City Engineer
(936) 559-2515
oppermanc@ci.nacogdoches.tx.us

ATTACHMENTS: Bid Tab

PRESENTER: Jefferson Davis, City Attorney

ITEM/SUBJECT: **CONSENT AGENDA** - Consider agreement between City of Nacogdoches and Nacogdoches Convention and Visitors Bureau for convention and tourism services.

SUMMARY/BACKGROUND: The City of Nacogdoches Department of Convention and Tourism was created two years ago whereby the City and the CVB determined it would be advantageous and beneficial to the City and its citizens to make available the services of department personnel to advance the convention and tourism purposes of the CVB.

Convention and Visitors Bureau director and staff are City employees and paid as such by the City. Although subject to ultimate oversight by the City, the director and staff will generally perform the duties traditionally provided by the Executive Director and support staff of the CVB. The City will continue to provide salary and other benefits (health insurance, retirement, etc.) to the director and staff as is customary for other City employees. The Convention and Visitors Bureau will continue to pay compensation to the City, which equals the actual costs incurred by the City for salary, related expenses and benefits directly associated with the services the executive director and staff provide to the Convention and Visitors Bureau.

FINANCIAL:

X There is no financial impact associated with this item
___ Item is budgeted: (____-____-____) In the amount of \$_____
___ Item is not budgeted (Budget Amendment required; please attach BA ordinance)
Amount: \$_____ GL Account #: _____
___ Item is estimated to generate additional revenue: _____

CITY CONTACT: Jim Jeffers, City Manager
jeffers@ci.nacogdoches.tx.us
936-559-2501

SUPPORTING DOCUMENTATION: 5E: 1-5 Agreement

PRESENTER: Bart Allen, Water Utilities Manager

ITEM/SUBJECT: **CONSENT AGENDA** - Consider bid award Water Utilities bulk chemicals.

SUMMARY/BACKGROUND: City of Nacogdoches utilizes a number of different chemicals in the treatment of water and wastewater at various facilities across the City, spending approximately \$580,000 per year. On September 11, 2019, the City received bids for purchase of annual bulk chemicals which were not in a renewal period. Chemicals in this bid include Liquid Aluminum Sulfate, Chlorine Gas, Sulfur Dioxide, Fluoride and Liquid Polyphosphate. Liquid Aluminum Sulfate (Alum) aids in binding solids in water so they can settle out and be removed in the treatment process. Chlorine is added to water and wastewater to kill pathogens that are harmful to humans when consumed. Sulfur Dioxide is used to remove excess chlorine from wastewater at the end of the treatment process before it is released into the environment. Hydrofluorosilicic Acid (Fluoride) is an additive to drinking water which helps to prevent tooth decay. Liquid Polyphosphate is added to drinking water as a corrosion inhibitor and to prevent buildup in the lines.

Bidders were allowed to bid on one or all of the chemicals and award of low bid contracts are considered individually for each chemical. Bids were comprised of individual Unit Prices (per pound, per ton, etc.) with no minimum or maximum quantity guaranteed. Unit prices are held for a one-year duration and purchases will be made by purchase order.

Seven (7) suppliers submitted bids for one or more of the chemicals listed. The following companies were found to be the lowest qualified bidder for a particular chemical:

Affinity Chemical, LLC	Liquid Aluminum Sulfate - \$0.1120/lb
DPC Industries, Inc.	Chlorine Gas - \$719/ton
Brenntag Southwest, Inc.	Sulfur Dioxide - \$825/ton
	Fluoride - \$1.9895/gal
Napco Chemical Company	Liquid Polyphosphate - \$9.50/gal

Other bidders included Chameleon Industries, Chemtrade Chemicals US and GEO Specialty Chemicals.

Staff recommends the award of an annual unit price contract to Affinity Chemical for Liquid Aluminum Sulfate, to DPC Industries for Chlorine Gas, to Brenntag Southwest for Sulfur Dioxide and Fluoride and to Napco Chemical Company for Liquid Polyphosphate as our 2018-2019 bulk chemical suppliers.

FINANCIAL:

	There is no financial impact associated with this item	
<u>X</u>	Item is budgeted: 30.36 610.80 (<i>Water Production Chemicals</i>)	In the amount of \$ 588,775
<u>X</u>	Item is budgeted: 30.39 610.80 (<i>Wastewater Treatment Chemicals</i>)	In the amount of \$ 289,000
	Item is not budgeted (<i>Budget Amendment required – see attached</i>)	
	Amount: _____	GL Account #: _____
	Item is estimated to generate additional revenue: \$ _____	

CITY CONTACT: Bart Allen, Water Utilities Manager: (936) 564-5046 ext 2585
Case Opperman, PE, Assistant City Engineer: (936) 559-2515

ATTACHMENTS: Bid Tab



Bid Tabulation

2019 Water Utilities Bulk Chemicals
Wednesday, September 11, 2019 @ 2:00 PM

Vendor	Liquid Aluminum Sulfate (\$/lb)	Chlorine Gas (\$/ton)	Sulfur Dioxide (\$/ton)	Hydrofluorosilicic Acid (\$/gal)	Liquid Polyphosphate (\$/gal)
*Affinity Chemical, LLC	0.1120				
Brenntag Southwest, Inc.	0.1322	800.00	825.00	1.9895	
Chameleon Industries, Inc.	0.1190				
Chemtrade Chemicals US, LLC	0.1375				
DPC Industries, Inc.		719.00	855.00		
GEO Specialty Chemicals, Inc.	0.1910				
Napco Chemical Company					9.50

*Bid Irregularity: Did not submit acknowledgement of all bid addenda.

Low Bid	Liquid Aluminum Sulfate (\$/lb)	Chlorine Gas (\$/ton)	Sulfur Dioxide (\$/ton)	Hydrofluorosilicic Acid (\$/gal)	Liquid Polyphosphate (\$/gal)
Affinity Chemical, LLC	0.1120				
DPC Industries, Inc.		719.00			
Brenntag Southwest, Inc.			825.00	1.9895	
Napco Chemical Company					9.50



City of Nacogdoches – Water Utilities Department
P.O. Drawer 635030 • Nacogdoches, TX 75963 • (936) 564-5046 • Fax (936) 569-2729 •
www.ci.nacogdoches.tx.us • Home of Stephen F. Austin State University • www.sfasu.edu

PRESENTER: Stephen Pearl, Human Resources Director

ITEM/SUBJECT: **CONSENT AGENDA** - Consider approval of Section 125 Cafeteria Plan Document effective October 1, 2019.

SUMMARY/BACKGROUND: Section 125 refers to a provision of the Internal Revenue Code allowing employees to convert taxable cash benefit (salary) into non-taxable benefits. Section 125 plans provide the opportunity to save money by reducing both employer's and employees' tax liability.

A Section 125 Plan, or as commonly referred to as a Cafeteria Plan, is an employee benefits program designed to take advantage of Section 125 of the Internal Revenue Code. This Plan allows employees to pay certain qualified expenses (such as medical, dental and vision premiums) on a pre-tax basis, thereby reducing their total taxable income and increasing their spendable/take-home income. It also allows the employee to set funds aside in Flexible Spending Accounts (FSAs) that are not subject to federal, state, or Social Security taxes for qualified medical care expenses and/or qualified dependent care expenses.

In order to provide pre-tax benefits under Code 125, a written Plan Document must be in place and officially adopted by the employer. The Plan Document is a separate written plan maintained by an employer for employees that meets specific requirements of and regulations of Section 125 of the Internal Revenue Code. The Plan Document specifically describes all benefits and establishes rules for eligibility and elections. The City currently has a Section 125 Plan document in place that was approved around the same time last year. Each year, at benefits renewal, it is recommended a new Plan Document be adopted to ensure our documents contain the most current regulations, Plan eligibility, and/or benefit changes.

FINANCIAL:

X There is no financial impact associated with this item
____ Item is budgeted: (____ - ____ - ____) In the amount of \$_____
____ Item is not budgeted (Budget Amendment required; please attach BA ordinance)
Amount: _____ GL Account #: _____
____ Item is estimated to generate additional revenue: _____

CITY CONTACT: Stephen Pearl, Human Resources Director
936-559-2565
pearls@ci.nacogdoches.tx.us

ATTACHMENTS: Section 125 Plan Document can be viewed in Human Resources.

PRESENTER: Leo Mantey, Planning Director

ITEM/SUBJECT: **Public Hearing:** Consider ordinance amending boundaries of zoning district within the City of Nacogdoches from B-2, General Business, to B-3, Central Business, for Lots 17, 18, Parcel ID 22764, and 17-A, and part of 13, Parcel ID 22765, City Block 3, generally located at the block along East Hospital Street, between North Church Street and North Mound Street. Submitted by George Barham IV. ZON2019-04.

SUMMARY/BACKGROUND: Request is for zone change from B-2, General Business, to B-3, Central Business, for Lots 17, 18, Parcel ID 22764, and 17-A, and Part of 13, Parcel ID 22765. City Block 3, generally located at the block along East Hospital Street, between North Church Street and North Mound Street. The block is made up of three parcels and three parcels are being rezoned to B-3. One of the parcels is vacant and serves as a parking lot. The applicant proposes to redevelop the parking lot into a mixed use development that will comprise of residences and offices.

Existing Land Use: Two of the lots are currently being utilized for commercial businesses and parking. The third lot which will be developed for the mixed use project is currently a paved lot that serve as a private parking facility. The surrounding land uses are as follows:

North	Residence
South	Offices / Services
East	Retail / Brewery
West	Hotel / Services

To the north are residences, south are offices and professional services, east are retail, professional services, and a brewery, and west is the Fredonia Hotel and Convention Center. Staff does not believe the introduction of a mixed use development will create additional automobile traffic that will negatively impact surrounding land uses. It will likely provide a catalyst for further economic development in the area.

Zoning: Zoning designations for the properties are B-2, General Business. Surrounding zoning includes:

North	B-2, General Business
South	B-2, General Business and B-3, Central Business
East	B-2, General Business
West	B-3, Central Business

All zoning districts in a 200 foot radius are commercial. The major difference between B-2, General Business, and B-3, Central Business, is that the former allows for higher-intensity lands uses by-right. These include general transportation, storage, and auto services. B-3, Central Business, either does not allow these land uses or restricts them through a Specific Use Permit process. B-3, Central Business, also allows for mixed uses in development patterns, such as one building having commercial on the first floor and residential on the second floor. B-2, General Business, restricts and excludes different intensity land uses from mixing inside the same structure. Future build-out on the vacant parcels will be restricted to exclusionary land uses unlike the compact and efficient downtown area. Staff does not believe the introduction of a mixed use development will likely have an adverse impact on surrounding residential or retail uses, nor will increased automobile traffic negatively impact the adjacent corridors.

Future Land Use: Per 2003 Nacogdoches Comprehensive Plan, the Future Land Use designates the property as Central City Mixed Use. Surrounding Future Land Use designation as follows:

North	Central City Mixed Use
South	Central City Mixed Use
East	Central City Mixed Use
West	Central City Mixed Use

Central City Mixed Use Land Uses, per the Comprehensive Plan, is dictated as,

"Central core of the City, in and around the traditional downtown, where a mix of retail, office, residential and public uses is permitted and encouraged subject to development and compatibility"

Current development is in line with the Future Land Use Plan, and this rezoning will facilitate compatible and proper redevelopment on the subject property that conforms to the Future Land Use Plan.

Flood Damage Prevention: Per FEMA Floodplain Map, no portion of the property falls in the 100 or 500 foot floodplain area.

Notices: Staff sent out 23 notices to property owners within the 200 foot notification area. There were zero (0) responses received in favor, and zero (0) responses received in opposition of the request.

Staff Findings and Recommendation:

- Current development is allowed by-right in both B-2, General Business, and B-3, Central Business. However, mixed use development is not allowed in current zoning district, nor is transportation, general auto services, and storage services restricted in current zoning district.
- Rezoning to B-3, Central Business, will restrict future redevelopment, allow less-intense uses on site, and permit mixed use development compatible with surrounding uses. Staff believes it is unlikely future development will have neither a negative impact on surrounding commercial uses nor residential streets on perimeter of the area.
- Redeveloping the parking lot into a mixed use development will turn a largely inefficient land use into a high-return parcel that should generate exceptional tax revenue for the City while also remaining compatible with the surrounding neighborhood character.

Based on above findings, Staff recommends City Council approve proposed rezoning request from B-2, General Business, to B-3, Central Business.

FINANCIAL:

 X There is no financial impact associated with this item
 Item is budgeted: (____ - ____ - ____) In the amount of \$ _____
 Item is not budgeted (Budget Amendment required; please attach BA ordinance)
Amount: \$ _____ GL Account #: _____
 Item is estimated to generate additional revenue: _____

CITY CONTACT: Leo Mantey, Planning Director
manteyl@ci.nacogdoches.tx.us
559-2572

SUPPORTING DOCUMENTATION:

6: 1	Ordinance
6: 2	Aerial Map
6: 3	Zoning Map
6: 4	Future Land Use Map
6: 5	Notification Map
6: 6	Site Photos

PRESENTER: Jim Sevey Chief of Police

ITEM/SUBJECT: Consider purchasing six (6) Police vehicles.

SUMMARY/BACKGROUND: Nacogdoches Police Department is requesting approval to purchase six (6) Police vehicles from Holiday Chevrolet, through the Tarrant County Cooperative contact number 2019-014. Holiday Chevrolet/Defender Supply quoted a price to purchasing six (6) Police rated Tahoes with emergency lighting including installation of Police Department purchased equipment (Radar, MVR and Mobile Radio) and graphics for a total price of \$254,433.00. Over the past 11 years Chevrolet Tahoes have proven to be the most cost efficient vehicle for the money taking into consideration the included 5 year warranty, average fuel consumption and capability of maintaining needed equipment. This purchase is for vehicles with emergency lighting and installation of department purchased equipment only. Remaining needed equipment will be purchased separately utilizing the remaining \$145,567.00.

This purchase will replace vehicles purchased in 2009-2012 with high mileage, several with well over 100,000 miles, and 3-5 years out of warranty for power train issues. Police vehicles, once they reach around 75,000-80,000 miles, as a rule, require extensive frontend maintenance due to the driving conditions that are required in police work. Due to take home program being in place, maintenance on vehicles has been reduced greatly over the years. It is beneficial to the City that vehicles are sold prior to major mechanical issues and mileage above 100,000 miles for the resale value, which was one of the major factors of going to Tahoe in 2009. The resale, on average, is approximately double amount received in comparison to the sale of the sedan type vehicles.

FINANCIAL:

- ☐ There is no financial impact associated with this item
- ☒ Item is budgeted: 60-60-680-20 (*Equipment Replacement Fund Vehicle Capital*)
In the amount of \$400,000.00
- ☐ Item is not budgeted (Budget Amendment required; please attach BA ordinance)
Amount: \$ _____ GL Account #: _____
- ☐ Item is estimated to generate additional revenue: _____

CITY CONTACT: Jim Sevey
seveyj@ci.nacogdoches.tx.us
Chief of Police

ATTACHMENTS: None

PRESENTER: Jessica Sowell, Assistant Historic Sites Manager

ITEM/SUBJECT: Receive progress report on Zion Hill Restoration Project Discovery Phase.

SUMMARY/BACKGROUND: Discovery Phase of Zion Hill Church Restoration project is designed to allow investigation into several places with underlying structural issues through selective demolition. Once demolition is done, a complete plan for restoration can be completed, sent to Texas Historical Commission for review, and used for bidding.

Discovery Phase expenditures are estimated between \$40,000 to \$50,000. The range is due to potential for changes in shoring design and the anticipated time required for shoring to be in place. These expenditures will ultimately be incorporated into the Guaranteed Maximum Price (GMP) of the CMAR Contract. A summary of the anticipated Discovery Phase expenditures follows:

- Exterior shoring and interior scaffolding
 - o Mondello Scaffolding and Shoring – will provide 2-4 wall braces, 2 shoring towers, engineering of the structure and erection
 - o Estimating that the shoring could be up between 4-6 months
- Temporary fencing
- Selective demolition
- Storage containers for interior boards that will be replaced
- Materials to weather proof opened walls
- Supervision, builders risk insurance and CM fee

Cox Contractors and Army Curtis estimate the Discovery Phase will take approximately 16 weeks.

Project History: Zion Hill Baptist Church is a 1914 African American Church owned by the City of Nacogdoches and managed by the Historic Sites Department. The Church was designed by famous architect Deidrich Rulfs and was the first all African American church in Nacogdoches. The Zion Hill congregation is one of the oldest African American congregations in Texas and was organized in 1878 by Reverend Lawson Reed. Even though the Zion Hill congregation moved from the building in 1987 it still remains the focal point of the Zion Hill National Register Historic District.

Nacogdoches County Historical Foundation, over a period of ten years, worked towards restoration of the exterior of the building before deeding it to the City in 2010 for continued restoration and management. In 2014 the City entered into an Architectural agreement with Curtis Architecture for the architectural, mechanical, electrical and plumbing design. City Council approved a contract for Construction Manager at Risk for Cox Contractors in May 2019.

FINANCIAL:

- ___ There is no financial impact associated with this item
- X Item is budgeted: 18.49.680.00 (*Hotel Tax Fund Building/Structure Capital*)
In the amount of \$1,200,000.00
- ___ Item is not budgeted (Budget Amendment required; please attach BA ordinance)
Amount: \$_____ GL Account #: _____
- ___ Item is estimated to generate additional revenue: _____

CITY CONTACT: Brian W. Bray, Director of Community Service
brayb@ci.nacogdoches.tx.us
936-559-2935

ATTACHMENTS: Project Summary to date

Zion Hill Spring/Summer Project steps

March 27, 2019 – First Advertisement for CMAR

April 3, 2019 – Second Advertisement for CMAR

April 9, 2019 – Deadline for written questions and inquiries

April 11, 2019 – Mandatory pre-proposal meeting (Attended by Cox and KDW)

April 18, 2019 – Proposal submission deadline (proposals from Cox Contractors submitted)

April 23, 2019 – Recommendation in favor of Cox Contractors written by Army Curtis to City, Attn: Brian Bray

April 24, 2019 – Requested insurance certificate from Cox Contractors. Sent contract to Cox Contractors for their signature.

April 29, 2019 – Signed contract and insurance documents received from Cox Contractors.

May 10, 2019 – Submitted Agenda Information Sheet for Zion Hill CMAR. Placed on May 21st CC Agenda.

May 21, 2019 – City Council approves contract with Cox Contractors as Construction Manager at Risk.

May 23, 2019 – CMAR Contract signed by City Manager and City Attorney.

Notice to proceed sent to Cox Contractors Attn: Sandy Cox (Contract No. 18-10-142)

June 12, 2019 – Zion Hill Pre Construction meeting with Army Curtis, Cox Contractors, Brian Bray and Jessica Sowell at the Zion Hill Site.

**Bill Richardson (project manager) and Cox staff visited the site several times to go over plans and scope out the project. They researched shoring standard procedures and developed several shoring possibilities that could be done in house. Based on the history of the structure, current state and unknown building method they decided to sub-contract the shoring work to an experienced shoring company. Bill proceeded to reach out to numerous companies (approximately 20 by his estimate) to ask about their experience, qualifications and if they would be willing or interested in the project. Bill set up site visits with two companies willing to visit the site and requested estimates.*

July 8, 2019 – Plans and project description discussed with and distributed to three contractors for shoring proposals. Proposals due no later than August 1st.

July 31, 2019 – Ken Jones reports on three proposals received for exterior shoring at Zion Hill to Army, Brian and Jessica. Recommends meeting to further discuss proposals.

August 6, 2019 – Army Curtis and structural engineer John Holland review shoring plans and support Cox's recommendation of Mondello.

August 9, 2019 – Shoring meeting with Army Curtis, Cox Contractors, Brian Bray and Jessica Sowell at Curtis Architecture. Recommends Mondello Shoring & Scaffolding as the sub-contractor.

**Cox Contractors, Army Curtis and structural engineers had several meetings and conversations about the scaffolding specifics. One of the main items discussed was the estimated weight of the roof and the appropriate amount of scaffolding needed to bear the weight of the roof. Scaffolding plans were laid out during this time and developed an estimated cost of the Discovery Phase.*

September 4, 2019 – Received detailed information from Cox to be submitted to City Council for review.

September 5, 2019 – Agenda Information Sheet submitted to City Secretary and placed on October 1st City Council Agenda.

PRESENTER: Katie Rudisill, Keep Nacogdoches Beautiful Executive Director

ITEM/SUBJECT: Receive annual report from Keep Nacogdoches Beautiful.

SUMMARY/BACKGROUND: Per agreement between City of Nacogdoches and Keep Nacogdoches Beautiful (KNB), Keep Nacogdoches Beautiful will provide a report detailing efforts and accomplishments of KNB regarding general recycling and beautification efforts conducted within the City. The report will also provide budgetary information as it pertains to monies received from the City.

FINANCIAL:

☒ There is no financial impact associated with this item
☐ Item is budgeted: (____-____-____) In the amount of \$_____
☐ Item is not budgeted (Budget Amendment required; please attach BA ordinance)
Amount: \$_____ GL Account #: _____
☐ Item is estimated to generate additional revenue: _____

CITY CONTACT: Jim Jeffers, City Manager
jeffers@ci.nacogdoches.tx.us
936-559-2501

ATTACHMENTS: None

PRESENTER: Robert Crow, Nacogdoches Housing Authority Executive Director

ITEM/SUBJECT: Receive report on Nacogdoches Housing Authority.

SUMMARY/BACKGROUND: The mission of the Housing Authority is to create strong, sustainable, inclusive communities and quality affordable homes for all. To meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination.

The Nacogdoches Housing Authority was created in 1975 and started Section 8 assistance in 1976. The first public housing project was completed in 1986 with the second project completed in 1994. Other important dates include:

- Nacogdoches Housing Development Corporation created 1997
- First IRS tax credit property completed 2006
- Second IRS tax credit property completed 2014
- Converted all public housing to project-based vouchers under Rental Assistance Demonstration December 2016

FINANCIAL:

☒ There is no financial impact associated with this item
☐ Item is budgeted: (_____-_____-_____) In the amount of \$_____
☐ Item is not budgeted (Budget Amendment required; please attach BA ordinance)
Amount: \$ 0.00 GL Account #: _____
☐ Item is estimated to generate additional revenue: _____

CITY CONTACT: Jim Jeffers, City Manager
jeffers@ci.nacogdoches.tx.us
936-559-2501

SUPPORTING DOCUMENTATION: 10: 1-2 Program budgets
10: 3-5 Assisted Family Reports (Household
Composition Report Averages Report)
10: 6 Waiting list statistics
10: 7 Income Limits

PRESENTER: June and Nancy Gentry, GODTEL

ITEM/SUBJECT: Receive report from GODTEL.

SUMMARY/BACKGROUND: GODTEL Nacogdoches Mission began in 1975 in obedience to God's command to help the poor and to demonstrate what we call "Practical Christianity." In January of 1977 GODTEL purchased the Old Redland Hotel at 330 E Main where the homeless were housed, the hungry were fed, and those in need of clothing and household items were provided for. In 2009 GODTEL purchased 29 acres on Douglass Road between Ritchie and Jordan Streets and began construction of a new facility which can more efficiently accommodate twice as many people (there are beds for over 120 people). Operations moved from downtown to the new location on November 1, 2016.

GODTEL provides short-term housing for the homeless, on-site meals for the hungry, and clothing, household items, and furniture (when available) for those in need of these items. There is no monetary cost to recipients of GODTEL's services but those wishing to live at the mission are required to abide by a set of house rules which include attendance at daily Bible devotions, abstinence from alcoholic beverages and illegal narcotics, and seeking employment.

FINANCIAL:

☒ There is no financial impact associated with this item
☐ Item is budgeted: (_____-_____-_____) In the amount of \$_____
☐ Item is not budgeted (Budget Amendment required; please attach BA ordinance)
Amount: \$ 0.00 GL Account #: _____
☐ Item is estimated to generate additional revenue: _____

CITY CONTACT: Jim Jeffers, City Manager
jeffers@ci.nacogdoches.tx.us
936-559-2501

ATTACHMENT: 2018 Statistics

GODTEL Ministries 2018 Statistics

Three-County 2018 Totals:

People Housed —	1,789
Bed/Night's Lodging	26,174
Meals Served —	82,518
Non-Residents/CHC	9,676
Professions of Faith	10

(Average Cost per person per day — \$10.00)

Nacogdoches Mission 2018 Totals

Mission Residents —	753
Night's Lodging Provided	11,272
Meals Served —	35,889
Non-Resident Clients/CHC	5,241
Professions of Faith in Christ	1

At the Nacogdoches location, the number of people, night's stay, and meals served continues to rise.

From 2017 to 2018 the increase was:

People — 107 more

Night's lodging — 1,769

Meals served — 5,465

Projected increase for 2019 over 2018 (Based on the averages of the first six months of 2019)

People — 143

Night's lodging — 1,326

Meals to be served — 3,389

PRESENTER: Case Opperman, Assistant City Engineer

ITEM/SUBJECT: Consider bid award for 2019 sanitary sewer and water line improvements.

SUMMARY/BACKGROUND: On September 12, 2019, the City received bids for 2019 Sanitary Sewer and Water Line Improvements. Four (4) contractors submitted base bids as follows:

<i>Duplichain Contractors</i>	<i>\$ 412,195.00</i>
5-T Utilities	\$ 549,084.13
MK Constructors	\$ 550,244.00
Terry Black Construction	\$ 555,647.00

Duplichain Contractors was the lowest responsible bidder. Duplichain Contractors is a qualified and experienced utility contractor that has successfully completed many projects for the City in the past.

This project includes installation of approximately 2,300 linear feet of new 12" domestic water line along Highway 7 East beginning around a few residences just west of Cordova Construction extending 12" water supply to the east and replace an existing 1.5" line which has been repeatedly repaired and which is undersized.

The project also includes rehabilitation and relocation of an existing 6" sanitary sewer line around Complete Fleet Auto Sales on SE Stallings Drive running east and then south along a creek toward Ridgewood Drive, upsizing it to a 10" line. This line, which was originally located away from the creek, is now exposed as the creek has meandered and has required multiple repairs.

This bid also included both an additive bid extending sewer line rehabilitation and upsizing to Ridgewood Drive and an alternate bid replacing an existing manhole along the route and extending the length of directionally drilled line to connect. The additive bid is \$80,600 and the alternate bid increases the base bid by \$8,508. Duplichain is still the lowest bid when including these additive and alternate items.

It is recommended that base bid, additive bid and alternate bid for this project be awarded to Duplichain Contractors in the total amount of \$501,303.00 for this work. This work will be funded by both the CIP Miscellaneous Water and Sewer Line Additions and Replacements accounts.

FINANCIAL:

- ☐ There is no financial impact associated with this item
- ☒ Item is budgeted: 30 179.02 (*CIP Miscellaneous Water Line Additions/Replacements*)
In the amount of \$ 1,000,000
- ☒ Item is budgeted: 30 179.03 (*CIP Miscellaneous Sewer Line Additions/Replacements*)
In the amount of \$ 1,000,000
- ☐ Item is not budgeted (*Budget Amendment required – see attached*)
Amount: \$ _____ GL Account #: (_____)
- ☐ Item is estimated to generate additional revenue: \$ _____

CITY CONTACT: Case Opperman, PE, Assistant City Engineer
(936) 559-2515
oppermanc@ci.nacogdoches.tx.us

ATTACHMENTS: Bid Tabulation

September 17, 2019



Mr. Case Opperman
City of Nacogdoches
202 East Pilar Street
PO Box 635030
Nacogdoches, Texas 75963

Re: Sanitary Sewer & Water Line Improvements - Recommendation of Award

Dear Mr. Opperman:

Bids were received on Thursday, September 12, 2019 for the above project. We have performed a review of the bid information. We recommend that award for the above referenced project be made to Duplichain Contractors, LL, Alto, Texas for the Base Bid Items 1 through 17, 19 through 20, and 22 through 32, Alternate Bid Items 18A and 21A, and Additive Items 33 through 39 for a Total Contract Amount of \$501,303.00. Included herewith is a copy of the Bid Tabulation of the bids received.

If you have any questions please let us know.

Sincerely,
Schaumburg & Polk, Inc.
F-000520

A handwritten signature in blue ink, appearing to read "Mark Mann".

Mark Mann, P.E.
Vice President

BID TABULATION
CITY OF NACOGDOCHES, TEXAS
SANITARY SEWER & WATER LINE IMPROVEMENTS

BID OPENING DATE: THURSDAY, 9/12/2019 @ 2:00PM

Item	Qty	Unit	Description	Duplichain Contractors, LLC 100 Elkhart St. Alto, Texas 75925		S-T Utilities Inc. 1302 US Hwy 190 Huntsville, Texas 77340		BDS Constructors LLC dba MK Constructors PO Box 1208 Vidor, Texas 77670		Terry Black Construction 203 W San Antonio Alto, Texas 75925	
				Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total
BASE BID											
1.	1	LS	Mobilization cost, including payment bond, performance bond, insurance, moving equipment to project, project signage, all in strict accordance with plans and specifications; NOT TO EXCEED 3% OF WATER LINE PROJECT BID for,	\$7,600.00	\$7,600.00	\$3,450.00	\$3,450.00	\$14,625.00	\$14,625.00	\$8,300.00	\$8,300.00
2.	1	LS	Storm Water Pollution Prevention, Prepare, furnish, install, maintain, and remove stormwater pollution prevention, all in accordance with plans and specifications and applicable TPDES criteria for,	\$1,500.00	\$1,500.00	\$2,300.00	\$2,300.00	\$2,250.00	\$2,250.00	\$1,500.00	\$1,500.00
3.	1	LS	Tie-in to Existing 12" Water Line, Station 0+57, including all excavation, backfill, fittings, gate valves with boxes and markers, embedment, tracer wire, restraint, blocking, surface restoration, testing and sterilization, all in strict accordance with plans and specifications for,	\$7,900.00	\$7,900.00	\$3,487.95	\$3,487.95	\$3,413.00	\$3,413.00	\$2,430.00	\$2,430.00
4.	2,360	LF	Horizontal Directional Drilling - 12" Water Line, including all excavation, backfill, pipe deflection, fittings, gate valves and markers, installation under driveways, embedment, tracer wire, restraint, blocking, surface restoration, testing and sterilization all in strict accordance with plans and specifications	\$68.00	\$160,480.00	\$71.59	\$168,952.40	\$70.10	\$165,436.00	\$81.00	\$191,160.00
5.	82	LF	Bore State Highway 7, complete in place, including casing, tie-ins, bore pits, shoring, all carrier pipe cost, with tracer wire and installation, surface restoration, and all necessary appurtenances, all in strict accordance with plans and specifications for	\$200.00	\$16,400.00	\$402.50	\$33,005.00	\$394.00	\$32,308.00	\$254.00	\$20,828.00
6.	1	LS	Gate Valve Assembly, Sta 22+50, South of Highway, with valve box, gate valve, and tee, complete in place, including all thrust blocking, reducers, caps, spool pipe, concrete pad, gaskets, connectors, and adapters, all in strict accordance with the plans and specifications for,	\$3,450.00	\$3,450.00	\$2,875.00	\$2,875.00	\$2,812.00	\$2,812.00	\$3,732.00	\$3,732.00
7.	1	LS	Gate Valve assembly, Sta 22+50, North of Highway, with valve boxes and 2 gate valves, and 12" cross, complete in place, including all thrust blocking, reducers, caps, spool pipe, concrete pad, gaskets, connectors, and adapters, all in strict accordance with the plans and specifications for,	\$11,500.00	\$11,500.00	\$14,247.73	\$14,247.73	\$13,937.00	\$13,937.00	\$10,174.00	\$10,174.00
8.	7	LS	Hydrant assembly, including all excavation, backfill, fittings, tees, gate valves with boxes and markers, blind flange, cap, cross, embedment, tracer wire, blocking, surface restoration, testing and sterilization, all in strict accordance with plans and specifications for,	\$5,000.00	\$35,000.00	\$5,556.80	\$38,897.60	\$5,436.00	\$38,052.00	\$4,219.00	\$29,533.00
9.	22	EA	Connect existing services to new water line, complete in place, all depths, includes tapping materials, service line, meter stops, meter, meter box, embedment, backfill, compaction, surface restoration, disinfection and testing, for	\$700.00	\$15,400.00	\$741.75	\$16,318.50	\$726.00	\$15,972.00	\$782.00	\$17,204.00
10.	1	LS	Trench Safety System in accordance with the Technical Specification Item 2010 and approved trench safety plan for,	\$100.00	\$100.00	\$2,875.00	\$2,875.00	\$2,812.00	\$2,812.00	\$750.00	\$750.00
11.	1	LS	Abandon Line Segments. Furnish all labor, material and equipment to abandon existing pipe, all depths, all in strict accordance with plans and specifications for,	\$100.00	\$100.00	\$3,450.00	\$3,450.00	\$3,375.00	\$3,375.00	\$1,000.00	\$1,000.00
12.	1	LS	Furnish and Install TRAFFIC CONTROL, all locations, per TxDOT requirements, all in accordance with the plans and specifications for,	\$500.00	\$500.00	\$5,750.00	\$5,750.00	\$5,625.00	\$5,625.00	\$1,000.00	\$1,000.00
Loop 224 Sewer Line Improvements											
13.	1	LS	Mobilization costs, including payment bond, performance bond, insurance, erection of field office, and moving equipment to project; all in strict accordance with plans and specifications for; NOT TO EXCEED 3% OF SEWER LINE PROJECT BID for,	\$4,500.00	\$4,500.00	\$3,450.00	\$3,450.00	\$3,375.00	\$3,375.00	\$11,000.00	\$11,000.00
14.	1	LS	Allowance for Groundwater Control. Reimbursement based on supplied invoices	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
15.	1	LS	Trench Safety System in accordance with Specification Item No. 2010, for,	\$3,000.00	\$3,000.00	\$5,750.00	\$5,750.00	\$5,625.00	\$5,625.00	\$1,000.00	\$1,000.00
16.	2	EA	Prop. 4' diameter concrete sanitary sewer manhole 0'-6' deep, installed, complete in place, including backfill, connection to existing line, ring & cover, 10" base, surface restoration and testing, all in strict accordance with plans and specifications for,	\$3,100.00	\$6,200.00	\$4,600.00	\$9,200.00	\$4,500.00	\$9,000.00	\$2,797.00	\$5,594.00
17.	1	EA	Remove and replace existing manhole with proposed 4' diameter concrete sanitary sewer manhole 0' 6' deep, installed, complete in place, including backfill, ring & cover, 10" base, surface restoration and testing, all in strict accordance with plans and specifications for,	\$4,400.00	\$4,400.00	\$6,325.00	\$6,325.00	\$6,187.00	\$6,187.00	\$3,797.00	\$3,797.00
18.	1	EA	Connect to existing manhole with proposed sanitary sewer line, complete in place, including backfill, surface restoration and testing, all in strict accordance with plans and specifications for,	\$1,500.00	\$1,500.00	\$2,300.00	\$2,300.00	\$2,250.00	\$2,250.00	\$1,500.00	\$1,500.00
19.	24	VF	Extra depth on ALL 4' diameter concrete sanitary sewer manholes for each vertical foot in excess of six (6) feet, complete in place, all in strict accordance with plans and specifications for,	\$200.00	\$4,800.00	\$575.00	\$13,800.00	\$563.00	\$13,512.00	\$295.00	\$7,080.00
20.	1,174	LF	Horizontal Directional Drilling - Sanitary Sewer - Furnish all labor, material and equipment to install proposed 10" sanitary sewer line by horizontal directional drilling, complete in place, all depths, including nominal 10" SDR-17 HDPE, connection/terminations, setup fees, surface restoration, testing and necessary appurtenances, all in strict accordance with plans and specifications for,	\$64.00	\$75,136.00	\$86.25	\$101,257.50	\$85.00	\$99,790.00	\$112.00	\$131,488.00
21.	111	LF	Horizontal Directional Drilling - Sanitary Sewer, Station 11+70.56 to Station 12+80.94 - Furnish all labor, material and equipment to install proposed 10" sanitary sewer line by horizontal directional drilling, complete in place, all depths, including nominal 10" SDR-17 HDPE, connection/terminations, setup fees, surface restoration, testing and necessary appurtenances, all in strict accordance with plans and specifications for,	\$64.00	\$7,104.00	\$92.00	\$10,212.00	\$90.00	\$9,990.00	\$115.00	\$12,765.00
22.	1	EA	Remove Manhole & Replace with Sanitary Sewer Junction Box, installed complete in place, including existing manhole removal, backfill, ring & cover, casing anchor, coatings, surface restoration and testing, all in strict accordance with plans and specifications for,	\$7,800.00	\$7,800.00	\$11,500.00	\$11,500.00	\$11,250.00	\$11,250.00	\$8,470.00	\$8,470.00
23.	40	LF	Loop 224, Sheet 12, 18" x 3/8" Steel Casing, complete in place, including casing spacers, end seals, bore pits, shoring, tracer wire, installation, surface restoration, and all necessary appurtenances, all in strict accordance with plans and specifications for,	\$110.00	\$4,400.00	\$172.50	\$6,900.00	\$169.00	\$6,760.00	\$220.00	\$8,800.00
24.	1	EA	Single 6" Sanitary sewer service tap on proposed sanitary sewer, complete in place, including tapping saddle, embedment, excavation, backfill, surface restoration and testing all in strict accordance with the plans and specifications for,	\$4,000.00	\$4,000.00	\$1,725.00	\$1,725.00	\$1,687.00	\$1,687.00	\$1,000.00	\$1,000.00
25.	1,000	LF	6" PVC SDR-26 sanitary sewer service line, complete in place from sanitary sewer service tap to existing service, including excavation, backfill, embedment and testing all in strict accordance with plans and specifications for,	\$3.00	\$3,000.00	\$19.01	\$19,010.00	\$18.59	\$18,590.00	\$18.00	\$18,000.00
26.	1	EA	6" Sanitary sewer service cleanout, complete in place, including concrete cleanout box, excavation, backfill, surface restoration, installed at ROW, all in strict accordance with the plans and specifications	\$1,500.00	\$1,500.00	\$1,380.00	\$1,380.00	\$1,350.00	\$1,350.00	\$692.00	\$692.00
27.	1	LS	Clearing & Grubbing - Furnish all materials, equipment, tools, and labor necessary to remove existing vegetation and objectionable material, all in strict accordance with plans and specifications for,	\$5,000.00	\$5,000.00	\$11,500.00	\$11,500.00	\$11,250.00	\$11,250.00	\$20,000.00	\$20,000.00
28.	1	LS	Furnish and Install TRAFFIC CONTROL, all locations, per TxDOT requirements, all in accordance with the plans and specifications for,	\$500.00	\$500.00	\$5,750.00	\$5,750.00	\$5,625.00	\$5,625.00	\$1,500.00	\$1,500.00
29.	100	HRS	Bypass Pumping - Furnish all labor, materials and equipment to provide all bypass pumping, as required to maintain sewer flows and provide for proper work conditions for the duration of the project, including piping, fittings, all maintenance and fueling of pumping equipment all in accordance with the plans and specifications for,	\$20.00	\$2,000.00	\$92.00	\$9,200.00	\$90.00	\$9,000.00	\$75.00	\$7,500.00
30.	1,285	LF	Pre - Installation TV Inspection including all labor, materials and equipment, all in accordance with the plans and specifications for,	\$1.00	\$1,285.00	\$7.76	\$9,971.60	\$7.60	\$9,766.00	\$5.00	\$6,425.00
31.	1,285	LF	Post-Installation TV Inspection including all labor, materials and equipment, all in accordance with the plans and specifications for,	\$4.00	\$5,140.00	\$6.61	\$8,493.85	\$7.00	\$8,995.00	\$5.00	\$6,425.00
32.	1	LS	Abandon Sanitary Sewer Line Segments. Furnish all labor, material and equipment to abandon existing sanitary sewer pip, all depths, all in strict accordance with plans and specifications for,	\$1,000.00	\$1,000.00	\$3,730.00	\$3,730.00	\$3,625.00	\$3,625.00	\$3,000.00	\$3,000.00

BID TABULATION
CITY OF NACOGDOCHES, TEXAS
SANITARY SEWER & WATER LINE IMPROVEMENTS

BID OPENING DATE: THURSDAY, 9/12/2019 @ 2:00PM

Item	Qty	Unit	Description	Duplichain Contractors, LLC 100 Elkhart St. Alto, Texas 75925		S-T Utilities Inc. 1302 US Hwy 190 Huntsville, Texas 77340		BDS Constructors LLC dba MK Constructors PO Box 1208 Vidor, Texas 77670		Terry Black Construction 203 W San Antonio Alto, Texas 75925	
				Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total
ALTERNATE ITEMS											
18A.	1	EA	Prop. 4' diameter concrete sanitary sewer manhole, 14-16 feet deep, installed, complete in place, including backfill, connection to existing line, ring & cover, surface restoration and testing, all in strict accordance with plans and specifications for,	\$7,000.00	\$7,000.00	\$13,800.00	\$13,800.00	\$13,500.00	\$13,500.00	\$7,393.00	\$7,393.00
21A.	158	LF	Horizontal Directional Drilling - Furnish all labor, material and equipment to install proposed 10" sanitary sewer line by horizontal directional drilling, complete in place, all depths, including nominal 10" SDR-17 HDPE, including pre-installation and post-installation TV inspection, connection/terminations, setup fees, surface restoration, testing and necessary appurtenances, all in strict accordance with plans and specifications for,	\$64.00	\$10,112.00	\$92.00	\$14,536.00	\$90.00	\$14,220.00	\$163.00	\$25,754.00
ADDITIVE ITEMS											
33.	1	LS	Abandon Sanitary Sewer Manholes and Line Segments. Furnish all labor, material and equipment to abandon existing sanitary sewer pipe with grout and all manholes, all depths, all in strict accordance with plans and specifications for,	\$1,000.00	\$1,000.00	\$17,250.00	\$17,250.00	\$16,875.00	\$16,875.00	\$12,000.00	\$12,000.00
34.	488	LF	Horizontal Directional Drilling - Furnish all labor, material and equipment to install proposed 10" sanitary sewer line by horizontal directional drilling, complete in place, all depths, including nominal 10" SDR-17 HDPE, including pre-installation and post-installation TV inspection, connection/terminations, setup fees, surface restoration, testing and necessary appurtenances, all in strict accordance with plans and specifications for,	\$64.00	\$31,232.00	\$86.25	\$42,090.00	\$84.50	\$41,236.00	\$92.00	\$44,896.00
35.	455	LF	Rehabilitate 8" diameter sanitary sewer by pipe bursting using nominal 10" SDR-17 HDPE, complete in place, all depths, including pre-installation and post-installation TV inspection, liner pipe, connection to manholes, surface restoration, testing and necessary appurtenances, all in strict accordance with plans and specifications for,	\$64.00	\$29,120.00	\$69.00	\$31,395.00	\$68.00	\$30,940.00	\$113.00	\$51,415.00
36.	32	LF	10" sanitary sewer installed in trench OUTSIDE of pavement, complete in place, all depths, including excavation, backfill, embedment, surface restoration, and testing all in strict accordance with plans and specifications for,	\$64.00	\$2,048.00	\$59.80	\$1,913.60	\$59.00	\$1,888.00	\$115.00	\$3,680.00
37.	2	EA	Prop. 4' diameter concrete sanitary sewer manhole 0'-6' deep, installed, complete in place, including backfill, ring & cover, surface restoration and testing, all in strict accordance with plans and specifications for,	\$3,100.00	\$6,200.00	\$4,600.00	\$9,200.00	\$4,500.00	\$9,000.00	\$3,797.00	\$7,594.00
38.	25	VF	Extra depth on ALL 4' diameter concrete sanitary sewer manholes for each vertical foot in excess of six (6) feet, complete in place, all in strict accordance with plans and specifications for,	\$200.00	\$5,000.00	\$575.00	\$14,375.00	\$563.00	\$14,075.00	\$295.00	\$7,375.00
39.	1	LS	Trench Safety System in accordance with Specification Item No. 2010, for,	\$6,000.00	\$6,000.00	\$5,750.00	\$5,750.00	\$5,625.00	\$5,625.00	\$2,500.00	\$2,500.00
BASE BID TOTAL (ITEMS 1-32)				\$412,195.00		\$549,084.13		\$550,244.00		\$555,647.00	
ALTERNATE BID ITEMS (18A, 21A)				\$17,112.00		\$28,336.00		\$27,720.00		\$33,147.00	
ADDITIVE BID TOTAL (ITEMS 33-39)				\$80,600.00		\$121,973.60		\$119,639.00		\$129,460.00	
Bid Proposal				Y		Y		Y		Y	
Bid Opening Sheet				Y		Y		Y		Y	
Bid Form				Y		Y		Y		Y	
Financial Statement				Y		Y		Y		Y	
Vendor Compliance to State Law				Y		Y		Y		Y	
Bid Bond				Y		Y		Y		Y	
Qualification Statement				Y		Y		Y		Y	

The Bid Proposals submitted have been reviewed, and to the best of my knowledge this is an accurate tabulation of the Bids received.

Signature 



Date 9/17/19

PRESENTER: Guiseppe "Joe" Cefalu, Airport Manager

ITEM/SUBJECT: Consider approving 2020 TxDOT – Routine Airport Maintenance Program (RAMP) grant project proposal. The TxDOT RAMP grant is a 50/50 grant match program. Total RAMP projects cost estimation is \$100,000.

SUMMARY/BACKGROUND: The City accepts federal grant funds for airport projects and is therefore required to participate in the TxDOT RAMP grant, which finances approved projects up to a maximum of \$100,000 (\$50,000 grant funds and \$50,000 city funds). The project cost estimates are listed below:

Maintain Storm Water Pollution Prevention Plan (SWP3)	(Mandatory) SWP3 maintenance.	\$ 6,500
Herbicide/Pesticide	(Mandatory) Bi-yearly application to airport grounds, will include fence line.	\$ 12,500
Airport Light Repair and Maintenance	(Mandatory) Runway, taxiway and ramp lighting repair and maintenance.	\$ 6,000
Taxiway Directional Signage	(Mandatory) Will replace old faded signage.	\$ 20,000
Taxiway/Perimeter Maintenance	Taxiway crack sealant, gate maintenance	\$ 15,000
Covered Shelter for Tractor/Airport Truck	Attached covered parking behind fuel truck barn for airport vehicles and equipment.	\$ 25,000
Fuel Area Markings	Paint "Fuel Area" markings	\$ 3,000
Fuel Farm Maintenance	Replace hose reel, maintenance	\$ 12,000
Total Project Cost:		\$ 100,000

FINANCIAL:

☐ There is no financial impact associated with this item
☒ Item is budgeted: 14 -13- 680.00 (*Airport Construction Fund*) In the amount of \$ \$100,000
☐ Item is not budgeted (Budget Amendment required; please attach BA ordinance)
 Amount: \$ _____ GL Account #: _____
☐ Item is estimated to generate additional revenue: _____

CITY CONTACT: Guiseppe "Joe" Cefalu, Airport Manager
 (936) 560-9567
cefaluj@ci.nacogdoches.tx.us

ATTACHMENTS: TxDOT Grant for Routine Airport Maintenance Program Contract can be viewed in City Secretary's Office

PRESENTER: Jim Jeffers, City Manager

ITEM/SUBJECT: Consider resolution nominating a representative from the City of Nacogdoches to Nacogdoches Central Appraisal District Board of Directors.

SUMMARY/BACKGROUND: Nomination of up to five (5) potential City representatives may be made. Historically, the City of Nacogdoches has submitted one nomination to the Nacogdoches Central Appraisal District Board of Directors. Mayor Shelley Brophy is the current board member representing the City of Nacogdoches.

Once nomination(s) have been received from all taxing entities in Nacogdoches County, a ballot will be distributed along with the City's calculated number of votes. New members will be sworn in at the first Central Appraisal District Board of Director's meeting in January 2020.

FINANCIAL:

☒ There is no financial impact associated with this item
☐ Item is budgeted: (____ - ____ - ____) In the amount of \$_____
☐ Item is not budgeted (Budget Amendment required; please attach BA ordinance)
Amount: \$ _____ GL Account #: _____
☐ Item is estimated to generate additional revenue: _____

CITY CONTACT: Jim Jeffers, City Manager
jeffers@ci.nacogdoches.tx.us
936-559-2501

ATTACHMENTS: Letter from Nacogdoches Central Appraisal District
Resolution

CENTRAL APPRAISAL DISTRICT
NACOGDOCHES COUNTY

GARY WOODS, RPA, RTA
CHIEF APPRAISER
LAQUITA ALLEN, CTA
ASST. CHIEF APPRAISER

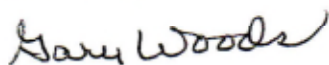
216 W. HOSPITAL
NACOGDOCHES, TX 75961
936-560-3447
FAX 936-560-1894

September 3, 2019

Dear Administrator:

It is time to nominate members to the Board of Directors for the Nacogdoches Appraisal District. As you know, only Schools, Cities and the County of Nacogdoches have voting entitlement. According to the Tax Code, I am required to send this request for nominees to you before the first of October in odd numbered years. There are five positions open on the Board of Directors and you may nominate up to five potential candidates. Your nominees must be as a result of a Resolution approved by your Governing Body. This list of nominees should be returned to me by Monday, October 14, 2019. I will then create a ballot of all nominees timely received and return to you an actual ballot. Along with the ballot will be the calculated number of votes you may use in casting your ballot. This is to be returned to you before October 30, 2019. You will then cast your votes (splitting them as you wish among the candidates you wish to vote for) by Resolution of your Governing Body and return the results to me before December 15, 2019. Upon receipt, I will count the ballots and determine the top five candidates. I will return the results of the new members to the Board of Directors for the Appraisal District to you before December 31, 2019. The new Board will be sworn in at the first meeting in 2020. In the event of a tie, the winner will be determined by the Chief Appraiser by whatever method of chance he chooses. Feel free to give me a call with any questions you may have.

Thank You,



Gary Woods, RPA RTA
Chief Appraiser/Assessor-Collector
Nacogdoches Appraisal District

RESOLUTION NO: 1250-10-19

RESOLUTION NOMINATING A REPRESENTATIVE FROM THE CITY OF NACOGDOCHES TO NACOGDOCHES CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS

WHEREAS, the City of Nacogdoches is allowed to nominate up to five (5) potential candidates to the Central Appraisal District Board of Directors to represent its interests; and

WHEREAS, the Nacogdoches City Council meeting in regular session on October 1, 2019 is in agreement that _____ should be nominated to represent the City of Nacogdoches on the Board; and

NOW THEREFORE BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF NACOGDOCHES, TEXAS THAT City Council of the City of Nacogdoches does hereby nominate _____ to represent the City of Nacogdoches on the Central Appraisal District Board of Directors.

PASSED AND APPROVED THIS 1ST DAY OF OCTOBER, 2019.

Mayor Shelley Brophy
City of Nacogdoches

ATTEST:

Jan Vinson, City Secretary

Approved as to form: _____
Jefferson Davis, City Attorney

PRESENTER: Shelley Brophy, Mayor

ITEM/SUBJECT: Consider appointment of an individual to serve on the Main Street Advisory Committee to fill a vacant position.

SUMMARY/BACKGROUND: Trenton Birdwell was appointed to serve on the Main Street Advisory Committee in January 2019 to fill a position that had been vacated. Mr. Birdwell resigned in August 2019. Normal appointment to this board is July therefore Amy Mehaffey, Communication/Main Street Director, requested City Council consider appointing someone to fill the position.

There are two applicants that applied for the Main Street Advisory Committee who were not selected and are still interested in serving on said board. Applicants are Megan Bridges and Alex Ranc. Ms. Ranc is currently serving on Historic Landmark Preservation Committee.

FINANCIAL:

- ☒ There is no financial impact associated with this item
☐ Item is budgeted: (____ - ____ - ____) In the amount of \$_____
☐ Item is not budgeted (Budget Amendment required; please attach BA ordinance)
Amount: \$_____ GL Account #: _____
☐ Item is estimated to generate additional revenue: _____

CITY CONTACT: Jim Jeffers, City Manager
936-559-2506
jeffers@ci.nacogdoches.tx.us

SUPPORTING DOCUMENTATION: 15: 1-6 Alex Ranc Application
15: 7-9 Megan Bridges Application

ITEM/SUBJECT:

EXECUTIVE SESSION:

- A. Deliberation regarding Economic Development negotiations under Government Code Section 551.087 as follows:
 - 1. Discuss or deliberate regarding commercial or financial information the City has received from business projects the City body seeks to have locate in the City of Nacogdoches and with which the City is conducting economic development negotiations; and
 - 2. Deliberate offer of financial or other incentive to business prospects described by Subdivision 1 above.