

COUNCIL MEETING, THURSDAY, APRIL 12, 2018, 6:00 P.M.

The Mayor and City Council met in regular session on Thursday, April 12, 2018 at 6:00 p.m. with the following members present: Mayor Diaz, Council Members Rivas, Robinson, Lee and Gonzales; City Manager Squyres, City Attorney DeFoyd and City Secretary Raines. Council Member Garcia absent due to family illness.

The meeting was opened with Prayer and the Pledge of Allegiance.

A motion was made by Council Member Robinson and seconded by Council Member Rivas to approve the minutes of the previous meeting as presented. Vote: 4 For 0 Against

REPORTS OF OFFICERS, EMPLOYEES AND COMMITTEES:

Chief Ayala advised that they had busy, working a lot of code violations as well as other violations. He cautioned everyone to drive safely on the streets and that a blue van had been abandoned in the city that was connected with a homicide investigation. He reported that work was progressing on the new police station.

Chief Mier advised that it had been pretty quite in the fire department. She cautioned everyone about the sever weather and cold front due to come in Friday and Saturday and gave some safety tips to use if they were using space heaters.

Kyle Reed, Public Works Director, announced that they would be having the annual rabies clinic at the Public Works Facility on April 21, 2018 from 9:00 A.M. – 3:00 p.m. and had flyers available with prices. He also announced that Jacinto City Dog Pound Rescue would be having their second annual fundraiser at the Town Center on April 21th and would be selling BBQ plates, have a silent auction and raffle and would start serving at 11:00 a.m., there would be raffle drawing throughout the day and the silent auction would end at 3:00 p.m.. He also advised that mosquitoes were going to be bad this season and they would be spraying.

Ivan Rojas, Parks and Recreation Director, advise that they were staying busy keeping the ball fields and leagues and that on April 27th the Food Bank would be at Town Center passing out food. He also advised that FEMA was now gone and the gym was getting back to normal.

Elizabeth Flores, Heritage Hall Director, reported that participation was growing at the center, they had 13 new members and now had 119 in the Congregate meal and 25 in the home meal program. She advised that next week she would be at a conference in Galveston concerning meals on Wheels. She announced that the senior's would be having a garage sale as a fund raiser for the seniors on April 21th in the Heritage Hall area and that the Week of April 23rd would be Senior Olympics and Heritage Hall would host the opening day ceremonies and Capital Bank would sponsor the meals.

Mr. Israel Savela, Jacinto city Library, gave a report of library activities.

City Manager Squyres reported on the progress of the pool, stating that he, Kathy and Joyce walked it today and it looked great and we would be having the opening of the pool on Memorial Day weekend, we did have a few things that we would like Council input on so we were going to try to find a couple of dates for them to give us some input on, we were going to have to erect two or three shades structures which were budgeted and we wanted to make sure they were in agreement about some fencing, as they knew, we were putting in some fencing to separate the splash pad and the swimming pool area that would allow the splash pad to be open with the pool or open independently when the pool is close and to make sure the kids don't drift over to the pool when it is open. He stated there were a couple of landscaping issues we would like their input on, where to put some benches and things like that and we wanted them to exercise their voice on that.

He advised that we were also hosting a Women's Leadership Luncheon with Economical Alliance as the sponsoring agency, they were going to use Town Center for it and the deal was they would be inviting all of our senior staff, both elected and appointed would be receiving invitations to that for May 8th.

He advised that the 4th of July contract had been signed, we had Galena Park's agreement to it so that was a go and he believed that we were also having a movie night on the 21st so that day you could go get your dog or cat vaccinated, then you could go down to Town Center and participate in the fund raiser for dogs and cat and eat BBQ and then a little later that night you could come down to Wilki Park and watch a movie with the viewpoint of sponsoring GPHS fundraiser for senior prom.

Mayor Diaz stated they were still working on that, we would talk about it later, there was a conflict in schedules but hopefully we would do it in April or May, they were working on it.

Mr. Squyers stated that we would have a movie one way or another and since we had announced it we could do two, one for the city and one for the senior class, we would work it out.

Council Member Rivas ask the Mayor if he could ask a question on the pool and he ask the City Manager how he was planning to get them all together, were we going to put together a special meeting for that or what.

City Manager Squyres stated that what we thought we would do was get them all together at the site first and let them look it over and if ~~they felt they needed to have a workshop we could certainly have one.~~

Mayor Diaz stated that she liked it better when they were all together.

Mr. Squyres stated that he thought there was some benefit to tour the site first, take notes and then meet.

Council Member Rivas ask why not just go ahead a set up a workshop and City Manager Squyres stated that we could certainly do that and consensus was to go ahead and do that.

Mayor Diaz stated that we needed to pick a date and you either come or you don't.

Mr. Squyres ask if they wanted do it on one night, go there and then come back for the workshop and Mr. Rivas stated that sounded great.

It was decided to meet on Tuesday, April 17th at the pool at 5:00 p.m. and then convene for the workshop at the Council Chamber at 6:00 p.m..

UNFINISHED BUSINESS:

- 1. Second and final reading of Ordinance 2018-01 Cancelling May 5, 2018 General city Election and declaring unopposed candidates elected.**

A motion was made by Council Member Rivas and seconded by Council Member Robinson to approve Ordinance 2018-1 on the second and final reading. Vote: 4 For 0 Against

- 2. Council to consider value engineering proposal on construction of fire station addition and take possible action on proposal.**

Mr. Hoffman stated that he was here to talk about the fire station addition and he had passed out to each of them a packet of information and he would like to go over it and answer any ~~questions and hopefully this evening we could get a decision as~~ to how they want to proceed, a lot of it relates to the budget and he went over the options presented in the packet (Copy Attached) he stated that we had received 6 bids and the low bid didn't qualify and the second low bid from Portfolio Builders

came in at \$870,000 and after meeting several times with the contractor and design team we were able to get the bid price down almost 20% and that was a lot, 10% was usually the average and that brought it down to \$693,000. Mr. Hoffman went over the list of alternative choices and the price of each for the council and the second page had a list of all the items they had to delete from the base bid and if there were any question now or later he would be happy to answer them.

There was discussion and question from the council concerning the base price and the alternates and Council Member Rivas stated that he was sure we had several members on staff that could take care of some of the items we were cutting.

Mayor Diaz stated that she could not see \$8,000 for landscaping but you need the doors.

Mr. Hoffman advise that even after the contract was signed you could still make changes.

There was discussion on replacing the doors and painting the building.

Council Member Lee ask if they were talking about not painting the old building at all and Lon stated that was one of their suggestions but the last time we were together it was decided to put painting back in as a possibility and Council Member Lee stated that he also thought they needed the ceiling fans.

Mr. Hoffman advised that with the economic situation in the country, these prices would not last for ever and we were already pushing the 60 days.

Mayor Diaz ask the Council what they wanted to do, did they feel we needed to go over it more or what.

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Council Member Gonzales stated that he personally thought that we need to do the brick part like they have it in the middle drawing and ask if it went around the whole building and was advised that it was just on the Mercury and Mr. Gonzales said that we did need to paint it.

Council Member Robinson stated that we needed to consider the possible increase in prices.

Council Member Rivas stated that he thought that he would like to discuss it a little more

Mayor Diaz stated that we had a motion from Council Member Rivas to table action on the fire station for further discussion and the motion was seconded by Council Member Robinson. Vote: 2 For – 2 Against (Lee and Gonzales voting against)

Mayor Diaz was advised she had to break the tie.

She stated that she did agreed that we did have to go ahead and do it because of the prices and she ask Mr. Hoffman how long were these prices for and Mr. Hoffman stated they were 60 day from the bid date and he could not recall what that date was but it was close to being up and the contractor was willing to start within the week which was good news. Mayor Diaz stated that we could take a vote on Tuesday at the Special meeting. Mr. Hoffman stated that he would like to move one way or the other which ever was their pleasure. Mayor Diaz stated that we were going to go ahead and table it until Tuesday and we would all be able to be prepared to discuss it and go from there. Mr. Hoffman stated that his suggestion was that they add \$1,000 for the ceiling fans whatever they decide.

NEW BUSINESS:

- 1. Council to confirm Carlos Molina Torres as full time Jacinto City Police Officer.**

Chief Ayala gave a short bio on Mr. Torres and recommended that the Council confirm him.

City Manager Squyres advised that he was being hired under the Cop's Grant that the city applied some time back so this would affect the Budget only to a small degree.

Mayor Diaz administered the Oath of Office to Officer Torres, presented him with his badge and welcomed him to the family.

- 2. Council action on Variance Boards recommendation at 10314 Palestine**

City Manager Squyres stated the building at 10314 Palestine was right across from City Hall and at one time was the U. S. Post Office in Jacinto City and the gentleman requesting the variance had rented the building for a time after the post office closed. He advised that Mr. Charles Harrison was requesting a variance to open a tent making business at this address and he hand makes revival tents and the Variance Board agreed unanimous to recommend the council approve the variance.

A motion was made by Council Member Lee and seconded by Council Member Robinson to approve the recommendation of the Variance Board at 10314 Palestine. Vote: 4 For 0 Against

- 2. Council to confirm acceptance of CDBG Grant from Harris County Community Development for water main and fire Protection Phase 3 Project C2018-0022**

City Manager Squyres advised that this was the typical project that we apply for every single year, we were on a five year grant cycle with them and the last of that five year design cycle has already taken place and now it is time to start building that. The contract schedule will actually be built next year so they would see it in next years budget but the County Commission will be making a decision on this Soon and it is a big project putting in pipes and fire hydrants between Kirby and Holland from Flaxman all the way through Palestine and it also includes two different water pipelines underneath the railroad tracks and that is the biggest problem with this job. He stated the total cost on the project was \$1,218,468 and the County was supplying \$690,433 so we would have a match of a little over half a million on it but that would be next year's budget.

A motion was made by Council Member Gonzales and seconded by Council Member Lee to confirm approval of acceptance of the grant.

VOTE: 4 For 0 Against

PUBLIC COMMENTS:

Donna Dailey, 1701 Chazen, stated that we have a great fire and police department but the fire department doesn't always make all their runs because they were out on other calls and have to ask Galena Park to help. She stated that her husband was picked up a year ago in April and taken from Jacinto City over to East Houston Hospital, which was maybe 3 miles and since that time he had passed away and she had gotten no less than eight threatening letters from Galena Park that she owed this bill and they charged \$2,300 just to go from Jacinto City to the hospital and when she tries to call them all they are is a collectionagency and she didn't think we did that to their citizens did we.

City Manager Squyres stated that we did in fact charge an ambulance fee as well as our own citizens in compliance with Medicare and things like that, in fact, we would be coming to Council in the next

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months to allow us to change a few things to allow us to increase our revenue but we do not dog people or put things on their credit. He ask Ms. Dailey to bring him the letter and he would contact the billing service and get information for her.

Rebecca Mier reminded everyone that Saturday, April 14th was Jacinto City Market Day at Town Center and that they had increased their vendors from 20 to 33 and went over some of the different products that would be available and invited everyone to come out and join them.

COUNCIL COMMENTS:

Council Member Rivas welcomed Office Torres and commented on the weather changes that were predicted, he cautioned everyone to be safe and God Bless.

Council Member Robinson welcomed Officer Torres aboard and wished everyone a safe weekend.

Council Member Lee welcomed Officer Torres and encouraged everyone to come out for Jacinto City Market Day, that it was a lot of fun.

Council Member Robinson advised that one of our firemen was making wooden cutting boards.

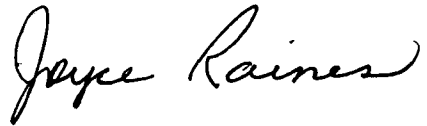
Council Member Gonzales welcomed Officer Torres, stating that he would be working with a good department.

~~**Mayor Diaz advised that Gary Bonds had a heart attack and they had Put in two stints, he was at Methodist Hospital in Baytown and was being moved out of ICU into a regular room.**~~

Mayor Diaz adjourned the meeting at 6:53 p.m..

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Respectfully submitted,

A handwritten signature in cursive script that reads "Joyce Raines". The signature is written in black ink and is positioned below the phrase "Respectfully submitted,".

Joyce Raines, City Secretary

Jacinto City Fire Station Addition

Original Bid of Portfolio-Builders. \$ 870,000

Reduced Bid after Value Engineering (See List) \$ 693,000

Alternate choices for Council:

Base Bid \$ 693,000 + Brick on Addition \$ 32,500 = \$ 725,500

Add Brick wainscot on East Facade + \$ 17,000 = \$ 742,500

(Includes stone cap, flashing, 6 bollards, concrete footer)

Add Paint Existing Building + \$ 12,000 = \$ 754,500

Include 3 new Overhead Doors. ± \$ 32,330 = \$ 786,830

Include 3 more new doors ± \$ 32,330 = \$ 819,160

\$ 64,660

Can purchase direct for \$ 61,420

To Lon Squyres

Re: Jacinto City Fire Station Addition

We met with engineers, architects, and contractor Portfolio Builders Wednesday afternoon. After a lot of work, we were able to arrive at a figure of \$693,000 for the base building, a reduction from Portfolio's initial bid of \$870,000. However, The replacement of the overhead doors would be in addition to this, and could be added into the contract with Portfolio. Their bid on the 6 doors was \$64,660, so if we add 3 doors a contract price would be about \$725,330. They suggest that the city could get a better price directly, without their mark-up. Also, 3 doors could be replaced at a later date.

The following cost reduction items were discussed and agreed upon:

1. Substitute metal siding for brick (Deduct -32,500)
2. Use existing generator (-45,000)
3. Provide commercial hardware of another brand (-12,000)
4. Eliminate patio and screen wall (-7000)
5. Change floor finishes where scheduled from Porcelain tile to Vinyl Tile (-11,000)
6. In Bathrooms, change full height tile walls to half height, except in showers (-5000)
7. Change countertops in kitchen and baths to Plastic Laminate instead of marble (-3000)
8. Change firemen's lockers to another commercial brand (-5000)
9. Use existing water service instead of new line, upgrade meter to 1-1/2 inch (-2000)
10. All landscaping by City (-8000)
11. Eliminate Painting of existing building (-12,000)
12. Eliminate ceiling fans (-1000)
13. Eliminate red finish color on window and door frames (-2500)
14. Change elevations to minimize storefront material, substitute metal wall panels. Change windows to single hung (-22,500)
15. Lower floor slab in new addition by 6" to align with the existing floor (-4000)
16. Change interior stair material to wood instead of metal (-4500)

We estimated these costs in our workshop, and in reality some items would be higher, some lower to the contractor when he finalizes his subcontractor's bids.

We would like an okay to proceed, and revise drawings and sign a contract with Portfolio Builders. If so, Portfolio believes they could be under construction by

the end of April.

Gil Hoffman

3/22/2018

