

WORKSHOP, MONDAY, JANUARY 6, 2014, 6:00 P.M.

The Mayor and City Council met for a workshop on Monday, January 6, 2014 at 6:00 p.m. with the following members present: Mayor Diaz, Council Members Rivas, Robinson, Lee and Gonzales; City Manager Maner, City Attorney DeFoyd and Chief Squyres. Council Member Garcia arrived late and City Secretary Raines working court.

Mayor Diaz stated that we were here for council discussion on design and construction of restroom facilities at Wilki Park and turned the discussion over to Council Member Rivas.

Council Member Rivas thanked them for coming out tonight to discuss this and he knew that it had come up quite a few times so he was hoping that we could come to some type of agreement or solution on this and put it to rest. He stated that he had heard that it has gone on for years and he would like to thank them for coming out to take care of this once and for all and with that said, he had received some emails from Jack on some designs and plans from one of the suppliers of these buildings but we could definitely look into more, change plans, size or whatever it might take to make it a pleasant and nicely constructed building. He stated that just looking at the plans on this one and reading the contract of warranty, that it had a warranty of 20 years and he thought that was a really good life span. He stated that it also mentioned all the items that might come up such as vandalism and storms, etc. and he believed that Ivan had some pictures.

Ivan went over the drawings and pictures he had, explaining the materials they were constructed with, etc. and there was general discussion on them.

Mayor Diaz ask if we were tearing down or what.

City Manager Maner advised that was one of the things that the Council needed to decide.

Mayor Diaz ask which way was cheaper, tear it down, remodel or what and was this like a portable building that they would bring in and put it up. She was advised that it was a pre-fab building. The Mayor ask that if they did approve it, how long was the construction.

Ivan advised that it roughly took between 90 and 120 day depending on what they selected.

Mayor Diaz ask if it would be up before baseball season this year.

Ivan advised that it would probably be during or toward the end of baseball season, that it had to go through State inspection to be sure that it complied with all regulations.

Mayor Diaz stated that if they did approve it, was it a good time to start it since baseball season was starting in the next month or so or did they wait until after the season was over.

Council Member Rivas advised that it depended on where they wanted to place this building at, that he thought this was a good time to consider whether the bathroom were located at a good spot now or should they change that up.

Mayor Diaz stated they were located right between the two parks and she thought that was a good location.

City Manager Maner stated that he thought what Mr. Rivas was saying was to make a decision, if they were going to be in a different location, you could leave the existing ones in operation during the construction.

Council Member Rivas stated yes and once this building was put in place, we could decide what we wanted to do with the old bathroom, say for instance if we wanted to turn it into a storage building.

Mayor Diaz ask if we had another location to put the restrooms at.

Council Member Rivas stated that what he thought would be a good location was between the smaller baseball field and the swimming pool, right on the north side of that parking lot that divides the two.

The question was ask if that was where the basketball goal was and was advised that it was.

Council Member Gonzales ask if doing it like that would it add to the cost now that you would not be using the existing plumbing.

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There was general discussion on this and Mr. Rivas ask Kyle if they were to put the building in the location he suggested, was there a sanitary sewer close by.

Kyle answer was not picked up by the sound system.

City Manager Maner advised that he would think the work for the sewer and the water lines would be minimal on our part, not for the building itself but to get service to it. He thought it would be minimal and ask Kyle his opinion.

There was discussion on the sewer and water service, as well as the electrical service, to the Building.

Ivan called attention to one of the plans that he had presented and that he had an opportunity to see one of them being installed and they came in two parts and they bring both parts and put them together and it shows you the way the plumbing is installed, they set it down and all we have to do is tie into it and it is very easy. He stated we could pick what colors we wanted the restrooms and he was pretty sure they would want the stainless steel and the State requires they be ADA.

Mayor Diaz ask what the purchase price was on this.

Ivan stated that the purchase price, with them coming out and doing the studies that were required, would be roughly about \$122,000.00.

Council Member Robinson stated that the ones they buy, single with just one toilet and one urinal in them, was about \$60,000.00 but they were just a building and you could pick it up with a crane.

There was discussion on the number of urinals and toilets to include in the rest rooms.

City Manager Maner stated that he was sure that everyone recalled that last year we planned on doing this and went out for bids and they came in so much higher than we anticipated and not far below what we were talking about now so we weren't able to do it last year so whatever decision is made, it will need to be placed on a regular council meeting agenda to go out for bids or a special meeting could be called for that purpose and you had to allow for time to get bids in, the council would have to give us guidance of what kind of specs they want on it because we would need to have specs for the bidders.

Mayor Diaz stated that she was all for it, we did need it and it was not something that we could let go, that her only concern right now was that it is during baseball and if we do it now, are they going to take up a lot of space in the parking lot, that the majority of the time the parking lot is full during baseball.

Ivan discussed how they would come in and install the unit and the consensus was that it would not interfere with the parking for baseball as this would be done during the day. Ivan also advised that the contractor would remove the beams from under the restrooms and we would keep them and if we ever wanted to move the restroom, we would be able to do so.

Kyle explained that the building would have to be set on a pad and brought up to the building code of Jacinto City and discussed what would be required for the pad.

There was discussion on the length of time for installing the pad, running the water and sewer lines, etc..

Council Member Robinson stated that if the Council gave approval to start the first of March you were looking at probably the first of June before they were here because it took 90 to 120 days to manufacture.

There was discussion on during it during baseball season or waiting until after the season was over.

There was discussion on the length of time it would take to go out for bids and City Manager Maner stated that he thought two council meetings or four weeks was the least you should give people in order to get bids.

Council Member Robinson stated that you had to write specs, the council had to approve going out for bids and get the bids back in.

Council Member Lee ask if he missed it or were we talking about pouring a slab or was this a pre-fab pad we were talking about.

He was advised that there would be a pad put down and Mr. Lee ask if we were talking about a separate cost not in these plans. He was advised that the \$122,000.00 did include the pad, it was a turnkey job.

City Manager Maner stated that at one time, Council had discussed restrooms for both parks and this was one we were talking about tonight. He stated that in his opinion, since it was going to be after season anyway or near the end of the season before it can be put in use, it might not be a bad idea to do one at a time and think about the other one afterwards.

Council Member Lee stated that he thought that was a good way to prepare for the next one.

Council Member Rivas stated that since we were touching on that matter, one of the things that he knew that we ought to consider was that Smith Park didn't have a concession stand so he thought that before they moved on to a bathroom at Smith Park a concession stand was needed.

Council Member Lee stated that he thought a pre-fab that included all of that would be the way to go.

Ivan advised that a lot of people have the concession stand and restrooms in the same building.

City Manager Maner stated that he might suggest that we consider doing the Wilke Park project and then a little later in the year look at doing something at smith Park which would be done during the off season.

Mayor Diaz suggested that if they got a chance to go by Galena Park, that she understood they had knocked down the concession stand and were building a new one and we could see what they were doing.

Mayor Diaz stated that she was all for the bathroom getting done, that it needed to be done and she knew that baseball was soon starting so if we were going to do it, let's get it done, that we have talked about it for a year already and it needs to be done.

Someone from the audience ask if they were going to be climate controlled restrooms.

Council Member Rivas advised that whatever the climate was outside they would be that inside.

Council Member Robinson stated the one thing about the pre-fab was that when you get it ordered and set, you are through with it, that it would probably be no quicker to build them.

Council Member Rivas stated that the last time this issue came up, did we not look into refurbishing what we have.

The discussion was that bid came in at \$90,000.00 plus and that didn't even touch the roof.

Council Member Rivas stated he had talked it over with Kyle and these came with equipment that would eliminate a lot of problems that we had with the old or refurbished restroom and another thing he was thinking that the only form of entertainment that we give folks here was a good park and he thinks if we could focus on that it would be a good thing.

City Manager Maner advised that what they needed to come out of here tonight with was a consensus so he was going to say a couple of things out loud for the record so we could talk about them. He stated that we were talking about now having one restroom installed in Wilke Park and he thought the consensus was to move the location from the existing location to somewhere near the end of the pool parking lot and ask if that was correct, was that what everybody understood and was everybody ok with that, and basically to go with the specifications that are the plans before them so that everybody had to bid to the same specs and we wanted to be sure that the specs that we come up with can be met by more than one company. He stated that we wanted to talk about the stainless steel fixtures, they were much more expensive but in the long run that was the best way to go he thinks but the council makes these decisions.

Council Member Garcia ask if on these bathroom drawings she is look at, the very first drawing where it says building section, does that include the B and C, was that where the

Utility space was going to be, was that where all the connections would be and ask Kyle if it was like the ones they looked at. She ask if the slab that was going to be put down would include a sidewalk around it.

Kyle explained that this particular building that they were looking at now had a porch with a sidewalk in front. He discussed some restroom that were built where he lives, stating the problem was that they didn't build them big enough. He stated that these restroom here, with as much use as they have, he would suggest to the council that they look at three toilets for the ladies and two toilets and urinals for the men's and that is not what this is and it would not add that much to the price and he guessed that was what Jack was saying, tell us exactly what you want.

City Manager Maner ask City Attorney DeFoyd if we couldn't option that and was advised that we could. City Manager Maner stated that when the bids come in, we would have numbers that they could actually look at.

Council Member Lee stated that it looked like they could get the plain Jane package and they had a \$10,600.00 option package here and he would definitely suggest that we use the stainless steel fixtures.

Council Member Garcia stated that she also remembered JJ stating that we needed to make it more modern and ask if that was available as well.

There was general discussion on the different options available for the outside as well as inside and whether there was a need for hot water and a hot water heater was expensive to operate.

Mayor Diaz stated that she thought that we just needed plain Jane bathrooms, make them look nice, nothing fancy.

Council Member Rivas stated that he agreed with that.

There was discussion on vandalism of the restrooms.

Mayor Diaz stated that we wanted a bathroom that was nice and clean, stainless steel toilets and a sink to wash your hand, a paper dispenser and that was it and now most of the restrooms don't have paper dispensers, they have the blowers.

There was discussion about other types of hand dryers but they thought that in the park air dryers were the way to go.

Council Member Garcia ask if these contractors were listed with HGAC.

City Manager Maner advised that would only matter if we were buying the fixtures and actually we were going to hire a contractor to build the whole building.

Ivan stated that these building were complete with everything installed, that all we had to do was tie into the water and sewer lines.

There was discussion about HGAC bidder list and that it might save a little money and Mr. Reed advised that about all that HGAC save you was a little time by not having to go through the bidding process.

Mr. Maner stated that we could look into this.

Council Member Rivas stated that since we were on the subject of saving money, could Mr. Reed get some input from his guys on what they have to deal with in the restrooms we have now and what they have to do as far as cleaning up, unplugging toilets and fixing fixtures, etc. and this might be something to consider before we order so that we might be able to save money in the long run, like if the walls were made of something when we could take a pressure washer in there for clean up.

Mr. Reed advised that they were made to go in and hose them down and they were vandal proof as it could be.

City Manager Maner ask if they all had a central drain in the restroom that you just wash into didn't they and was advised that they did.

Mr. Reed stated that when they build these things, you pay decent money but he could see them lasting for a lot of years but if someone wants to tear something up bad enough, they will tear it up.

Council Member Gonzales stated that the fact that we are moving it over more toward the basketball goal, you could patrol the area.

Council Member Rivas stated the officers would be able to pull into that parking lot, lock them up and when they do patrol, make that a point to drive by and look around.

Council Member Rivas ask if they decided to not move on this this year, could they consider Smith Parks concession stand, it would be a smaller project but one that he thinks is necessary for the use that Smith Park is getting when baseball season does roll around.

Mayor Diaz ask if the concession stand was going to be up got baseball season or was it going to have to be ordered.

City Manager Maner stated that he would say that it probably would be cost effective to consider, when we do Smith Park, to consider that combination restroom and concession stand.

Council Member Lee stated he thought that was the way to go.

Mayor Diaz stated that she thought we should go ahead and get started, that we had waited over a year, they had already made the decision that it was a necessity, to put it on the agenda and we would go from there.

Council Member Lee stated that he agreed.

City Manager Maner stated that whatever happens, of course it was already too late to get on the agenda for this council meeting so it would have to be the following council meeting unless they wanted to call a special meeting.

Mayor Diaz stated that they should call a special meeting and get it started.

City Manager Maner ask Kyle and Ivan how long it would take to get specs ready.

Kyle stated that it would not take long at all, they just needed to know exactly what they wanted.

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Mayor Diaz ask that they start working on that and they would call a special meeting and get the ball rolling, it had already been to long and we had already promised the citizens we were getting a new restroom.

Council Member Garcia ask if we were in agreement with three bathroom and the blow dryer.

City Manager Maner advised that the specs would be this size with an alternate to give those extra restrooms and they could just decide, when the bids come in, which way they wanted to go.

Council Member Gonzales stated that the question on the bids, did some of them already have quotes to them.

Mr. Maner stated it was not a quote, it was just an e-mail estimate, they were ballpark figures but he thought they would hold in that area but we couldn't find out until we received the bids.

There was discussion on different things that could affect the bids.

Mayor Diaz stated that Kyle could get started on the specs, get with JJ and we could call a meeting next week and get it going.

Mayor Diaz adjourned the meeting at 6:36 P.m..

Respectfully submitted,



Joyce Raines
City Secretary