



CITY COUNCIL AGENDA

NOTICE OF WORKSHOP

Tuesday, May 1, 2012

5:45 p.m.

Council Chamber - City Hall

Daniel P. Moore Community Center Complex

1900 Billy G. Webb

Portland, Texas

This workshop may be adjourned before the Regular City Council Meeting begins at 7:00 p.m. and reconvened after the Regular City Council meeting ends.

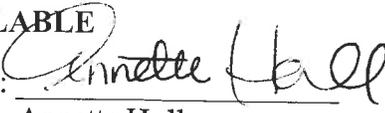
1. **CALL TO ORDER:** MAYOR KREBS
2. **DRAINAGE ISSUES:** THE CITY COUNCIL WILL DISCUSS A MULTITUDE OF DRAINAGE ISSUES (SYSTEM PERFORMANCE, POSSIBLE IMPROVEMENTS, IMPACT FEES AND FUTURE CURB/GUTTER RECONSTRUCTION) - CITY MANAGER, CONSULTING DRAINAGE ENGINEER AS WELL AS DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT
3. **PAY PLAN:** THE CITY COUNCIL WILL DISCUSS IMPLEMENTATION OF THE NEW PAY PLAN - CITY MANAGER AND ASSISTANT TO THE CITY MANAGER
4. **ANNUAL CITIZEN SATISFACTION SURVEY:** THE CITY COUNCIL WILL DISCUSS THE SCRIPT FOR THE ANNUAL CITIZEN SATISFACTION SURVEY - ASSISTANT TO THE CITY MANAGER
5. **ADJOURNMENT:** MAYOR KREBS

NOTICE OF ASSISTANCE

If you plan to attend this public meeting and you have a disability that requires special arrangements to be made, please contact City Secretary Annette Hall 361-777-4513 or annette.hall@portlandtx.com in advance of the meeting. Reasonable accommodations will be made to facilitate your participation. City Hall is wheelchair accessible and specially marked parking spaces are located in front of its entrance. Special seating will be provided in the Council Chamber during the meeting.

BRaille IS NOT AVAILABLE

Posted: April 27, 2012 by 5 p.m.
Portland City Hall

By: 
Annette Hall
City Secretary



CITY COUNCIL AGENDA

NOTICE OF REGULAR MEETING

Tuesday, May 1, 2012

7:00 p.m.

City Hall - Council Chamber

Daniel P. Moore Community Center Complex

1900 Billy G. Webb Drive

Portland, Texas

A. **PROCEDURAL MATTERS, HONORS AND RELATED NON-ACTION ITEMS:**

1. **CALL TO ORDER:** MAYOR KREBS
2. **INVOCATION AND PLEDGE:** MAYOR KREBS OR DESIGNEE
3. **FORMAL ANNOUNCEMENTS, RECOGNITION, PRESENTATIONS AND REPORTS THAT MAY BE DISCUSSED:**
 - RECOGNITION OF GREGORY-PORTLAND HIGH SCHOOL POWERLIFTING TEAM - MAYOR KREBS
 - PROCLAMATION DECLARING MAY 2012 TO BE "MOTORCYCLE SAFETY AND AWARENESS MONTH" – MAYOR KREBS
 - RECOGNITION OF BELL-WHITTINGTON PUBLIC LIBRARY VOLUNTEERS - MAYOR KREBS AND LIBRARY DIRECTOR
4. **CITY COUNCIL AND STAFF COMMENTS CONCERNING ITEMS OF COMMUNITY INTEREST THAT MAY NOT BE DISCUSSED:**

Members of the City Council may present reports regarding "items of community interest" and/or be presented reports from the Staff regarding "items of community interest," provided no action is taken or discussed. "Items of community interest" include the following:

- Expressions of thanks, congratulations, or condolence

- Information regarding holiday schedules
- Honorary recognition of city officials, employees, or other citizens
- Reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by a city official or city employee
- Announcements involving imminent threats to the public health and safety of the city

B. ACTION ITEMS, RESOLUTIONS AND ORDINANCES:

Members of the audience who wish to (1) comment on issues concerning an agenda item, (2) present questions concerning an agenda item, (3) request assistance concerning an agenda item or (4) propose regulatory changes concerning an agenda item, must comply with the following rules of procedure:

- Persons who wish to speak must fill out and turn in a speaker card before the meeting is convened (The Mayor will notify you when it's your turn to speak and direct you to the podium)
- Persons who wish to speak must identify themselves and their places of residence
- All comments, requests and proposals must be presented to or through the Mayor
- Persons who wish to speak will be given 4 minutes to do so

5. **MINUTES OF PREVIOUS MEETING:** THE CITY COUNCIL WILL CONSIDER THE MINUTES OF ITS APRIL 17, 2012 WORKSHOP, APRIL 17, 2012 REGULAR MEETING AND APRIL 24, 2012 JOINT WORKSHOP WITH THE PLANNING AND ZONING COMMISSION - MAYOR KREBS AND CITY SECRETARY

6. **PUBLIC HEARING - ADOPTION OF IMPACT FEES:** THE CITY COUNCIL WILL CONDUCT A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING THE ADOPTION OF BROADWAY/NORTHSORE BOULEVARD OUTFALL SYSTEM CAPITAL DRAINAGE IMPROVEMENTS IMPACT FEES - DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT AS WELL AS CONSULTING CITY ENGINEER

AN ORDINANCE ADOPTING SUCH IMPACT FEES WILL BE FORMALLY DELIBERATED BY THE CITY COUNCIL AT ITS MAY 15, 2012 REGULAR MEETING

7. **ORDINANCE NO. 2051 - AUTHORIZING ISSUANCE OF UTILITY SYSTEM REVENUE BONDS:** THE CITY COUNCIL WILL CONSIDER ORDINANCE NO. 2051 WHICH AUTHORIZES THE ISSUANCE OF APPROXIMATELY \$7,800,000 IN PRINCIPAL AMOUNT OF CITY OF PORTLAND, TEXAS UTILITY SYSTEM REVENUE & REFUNDING BONDS, SERIES 2012; PRESCRIBING THE TERMS AND PROVISIONS THEREOF; APPROVING AND AUTHORIZING THE EXECUTION OF A

PAYING AGENT/REGISTRAR AGREEMENT, AN DEPOSIT AGREEMENT, A PURCHASE CONTRACT AND OTHER INSTRUMENTS AND PROCEDURES RELATED THERETO; APPROVING AN OFFICIAL STATEMENT; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT - CITY MANAGER, CONSULTING CITY FINANCIAL ADVISOR AND CONSULTING CITY BOND COUNSEL

8. **BID FOR WASTEWATER COLLECTION SYSTEM IMPROVEMENTS IN THE DOYLE ADDITION/NUECES BAY SUBDIVISION:** THE CITY COUNCIL WILL CONSIDER A \$2,389,801 BID FROM JHABORES CONSTRUCTION FOR WASTEWATER COLLECTION SYSTEM IMPROVEMENTS IN THE DOYLE ADDITION/NUECES BAY SUBDIVISION - DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT, AS WELL AS REPRESENTATIVES OF THE CONSULTING CITY ENGINEER

9. **BIDS FOR COMMUNITY CENTER RETROFIT PROJECT:** THE CITY COUNCIL WILL CONSIDER BIDS FOR THE INSTALLATION OF HVAC CONTROLS IN THE COMMUNITY CENTER - DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT, AS WELL AS REPRESENTATIVES OF THE CONSULTING CITY ENGINEER

10. **PROPOSAL FOR ENGINEERING SERVICES:** THE CITY COUNCIL WILL CONSIDER A PROPOSAL FOR ENGINEERING SERVICES (WATER AND SANITARY SEWER LINE REPLACEMENT PROJECT - \$343,105) FROM COYM, REHMET & GUTIERREZ ENGINEERING - DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT AS WELL AS CONSULTING CITY ENGINEER

C. CITIZEN COMMENTS, QUESTIONS, REQUESTS AND PROPOSALS NOT APPEARING ON THE AGENDA:

Members of the audience who wish to (1) comment on issues for which there is no item on this agenda, (2) present questions for which there is no item on this agenda, (3) request assistance for which there is no item on this agenda or (4) propose regulatory changes for which there is no item on this agenda, must comply with the following rules of procedure:

- Persons who wish to speak must fill out and turn in a speaker card before the meeting is convened (The Mayor will notify you when it's your turn to speak and direct you to the podium)
- Persons who wish to speak must identify themselves and their places of residence
- All comments, requests and proposals must be presented to or through the Mayor
- Persons who wish to speak will only be given 4 minutes to do so

Neither the City Council nor the Staff is legally permitted to respond to citizen comments, questions, requests or proposals at the time of the meeting. A member of the City Council or the City Manager may place an item on the agenda of a future City Council workshop or meeting to legally do so. If that is done, the audience member seeking a response will be given advance notice.

D. ADJOURNMENT: MAYOR KREBS

NOTICE OF ASSISTANCE

If you plan to attend this public meeting and you have a disability that requires special arrangements to be made, please contact City Secretary Annette Hall (361) 777-4513 or annette.hall@portlandtx.com) in advance of the meeting. Reasonable accommodations will be made to facilitate your participation. The City Hall is wheelchair accessible and specially marked parking spaces are located in front of its entrance. Special seating will be provided in the Council Chamber during the meeting.

BRAILLE IS NOT AVAILABLE

Posted: April 27, 2012 by 5:00 p.m.
Portland City Hall

By: 
Annette Hall
City Secretary



PROCLAMATION

DECLARING MAY 2012 TO BE “MOTORCYCLE SAFETY AND AWARENESS MONTH”

WHEREAS, today’s society is finding more citizens involved in motorcycling on the roads of our country; and

WHEREAS, motorcyclists are roughly unprotected and much more likely to be injured or killed in a crash than other vehicle drivers; and

WHEREAS, campaigns have helped inform riders and motorists alike on motorcycle safety issues to reduce motorcycle related risks, injuries, and most of all fatalities, through a comprehensive approach to motorcycle safety; and

WHEREAS, it is the responsibility of all who put themselves behind the wheel, to become aware of motorcyclists, regarding them with the same respect as any other vehicle traveling the highways of this country; and

WHEREAS, urging all of our community to become aware of the inherent danger involved in operating a motorcycle and give the operator the respect on the road they deserve;

NOW, THEREFORE, I, DAVID KREBS, MAYOR OF THE CITY OF PORTLAND, TEXAS do hereby proclaim the month of **May 2012** as “**MOTORCYCLE SAFETY AND AWARENESS MONTH**” in Portland, Texas.

In Witness Whereof, I do hereby set my hand and cause the Seal of the City of Portland, Texas to be affixed this *1st* day of May *2012*.

EXECUTED:

**David Krebs, Mayor
City of Portland**

ATTEST:

City Secretary

**CITY OF PORTLAND
CITY COUNCIL
WORKSHOP MINUTES
APRIL 17, 2012 – 5:30 P.M.**

On this the 17th day of April 2012, the Council of the City of Portland convened in workshop session at 5:30 p.m. in the Council Chambers of City Hall, Daniel P. Moore Community Center Complex and notice of regular workshop giving the time, place and date and subject having been posted as described by Section 551 of the Government Code.

MEMBERS PRESENT:

David Krebs	Mayor
John Green	Mayor Pro Tem
Ron Jorgensen	Council Member
Cathy Skurow	Council Member
John Vilo	Council Member
Gary Moore, Sr.	Council Member
David Lewis	Council Member

STAFF PRESENT:

Mike Tanner	City Manager
Randy Wright	Assistant City Manager
Sandy Clarkson	Finance Director
Brian DeLatta	Director of Public Works and Development
Kristin Connor	Director of Park and Recreation
Tim Vanlandingham	Fire Chief
Cesario Vela	Utilities Superintendent
RoseAleta Laurell	Library Director
Polly Wright	Director of Utility Billing
Michel Weaver	Assistant to the City Manager
Annette Hall	City Secretary

And with a quorum being present, the following business was transacted:

This workshop may be adjourned before the Regular City Council Meeting begins at 7:00 p.m. and reconvened after the Regular City Council meeting ends.

1. **CALL TO ORDER:** MAYOR KREBS

Mayor Krebs called the workshop to order at 5:30 p.m.

2. **EXECUTIVE SESSION:** THE CITY COUNCIL WILL CONDUCT AN EXECUTIVE SESSION ACCORDING TO 551.087 (DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION) OF THE TEXAS LOCAL GOVERNMENT CODE - MAYOR KREBS, CITY MANAGER AND ASSISTANT CITY MANAGER

NO ACTION WILL BE TAKEN AT THE CONCLUSION OF THIS EXECUTIVE SESSION

At 5:31 p.m. Mayor Krebs announced that the City Council will conduct an Executive Session according to Section 551.087 (deliberation regarding Economic Development Negotiation) of the Texas Local Government Code.

Council reconvened at 5:47 p.m.

3. **FINANCE ISSUES:** THE CITY COUNCIL WILL DISCUSS A MULTITUDE OF FINANCE ISSUES INCLUDING BUT NOT LIMITED TO THE 2010-2011 FISCAL YEAR COMPREHENSIVE ANNUAL FINANCIAL REPORT AND THE SECOND QUARTERLY FINANCE REPORT OF THE 2011-2012 FISCAL YEAR - DIRECTOR OF FINANCE

City Manager Mike Tanner explained that Finance Director Sandy Clarkson will not be attending the April 26, 2012 scheduled Quarterly Strategic Planning Retreat and has asked her to give a Finance Report of the 2011-2012 Fiscal Year.

Finance Director Sandy Clarkson then explained that in order to obtain the results of the Operating Budget the City hired a qualified auditor. The Firm of Lovvorn & Kieschnick completed the audit of the financial statement for the year ended September 30, 2011 which was presented at the last City Council meeting. Mr. Lovvorn reported that the audit of the financial statements of the City of Portland for the year ending September 30, 2011 was conducted in accordance with auditing standards generally accepted in the United State of America, Government Auditing Standards issued by the Comptroller General of the United States. Those standards require an audit be performed to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether caused by error, fraudulent financial reporting, or misappropriation of assets. The audit was designed to obtain reasonable, rather than absolute, assurance about the financial statements and the audit conducted accomplished that objective. She then explained the introductory, financial, and statistical sections of the report.

She then presented and reviewed the Historical Data for the following:

- Sales Tax

- Utility Franchise Tax
- Current Year Property Tax
- Water Sales
- Sewer Sales

4. **STAFFING AND PAY ISSUES:** THE CITY COUNCIL WILL DISCUSS STAFFING AND PAY ISSUES (PROPOSED PAY PLAN AND METHODS OF PAY GRADE ADVANCEMENT) FOLLOWING A STAFF PRESENTATION - CITY MANAGER AND ASSISTANT TO THE CITY MANAGER

City Manager Mike Tanner explained that the results of the Pay Plan resulted in a new pay grade plan and 22 city employee receiving pay increases required for new pay grade placement. The 2010 Comparison of cities of similar size to the City of Portland indicated an average employee difference of 55.3 fewer positions in Portland has evolved to 65 fewer positions. Additional salary cost to meet the average staffing level of cities in 2010 of similar size was \$2,500,000. He then asked Assistant to the City Manager Michel Weaver to give a presentation of current comparisons.

Assistant to the City Manager Michel Weaver presented a comparison of cities by population, budgets and full time employees. The results indicate that the City of Portland has 65 less employees on average which saves the City approximately \$4,749,761 in personnel cost.

Council and Staff discussed an employee comparison of 5 cities of the same size and 5 smaller cities, the proposed pay plan results, a plan to move through pay grades and the possibility of continuing performance pay evaluations.

5. **ADJOURNMENT:** MAYOR KREBS

Mayor Krebs adjourned the workshop at 5:53 pm.

NOTICE OF ASSISTANCE:

If you plan to attend this public meeting and you have a disability that requires special arrangements to be made, please contact City Secretary Annette Hall (361-777-4513 or annette.hall@portlandtx.com) in advance of the meeting. Reasonable accommodations will be made to facilitate your participation. The City Hall is wheelchair accessible and specially marked parking spaces are located in front of its entrance. Special seating will be provided in the Council Chamber during the meeting.

BRILLE IS NOT AVAILABLE

Approved:

David Krebs
Mayor

Attest:

Annette Hall
City Secretary

**CITY OF PORTLAND
CITY COUNCIL
REGULAR MEETING
APRIL 17, 2012 – 7:00 P.M.**

On this the 17th day of April 2012, the Council of the City of Portland convened in a regular meeting session at 7:00 p.m. in the Council Chambers of City Hall, Daniel P. Moore Community Center Complex and notice of regular meeting giving the time, place and date and subject having been posted as described by Section 551 of the Government Code.

MEMBERS PRESENT:

David Krebs	Mayor
John Green	Mayor Pro Tem
Ron Jorgensen	Council Member
Cathy Skurow	Council Member
John Vilo	Council Member
Gary Moore, Sr.	Council Member
David E. Lewis	Council Member

STAFF PRESENT:

Mike Tanner	City Manager
Randy Wright	Assistant City Manager
Sandy Clarkson	Finance Director
Brian DeLatte	Director of Public Works and Development
Kristin Connor	Director of Park and Recreation
Tim Vanlandingham	Fire Chief
Cesario Vela	Utilities Superintendent
RoseAleta Laurell	Library Director
Polly Wright	Director of Utility Billing
Michel Weaver	Assistant to the City Manager
Annette Hall	City Secretary

And with a quorum being present, the following business was transacted:

A. PROCEDURAL MATTERS, HONORS AND RELATED NON-ACTION ITEMS:

1. **CALL TO ORDER:** MAYOR

Mayor Krebs called the meeting to order at 7:00 pm.

2. **INVOCATION AND PLEDGE:** MAYOR OR DESIGNEE

Council Member Lewis gave the invocation and Mayor Krebs led the Pledge of Allegiance.

3. **FORMAL ANNOUNCEMENTS, RECOGNITION, PRESENTATIONS AND REPORTS THAT MAY BE DISCUSSED:**

Mayor Krebs asked for a moment of silence in honor of lifelong Portland resident Charles Hayek.

Fire Chief Tim Vanlandingham gave a report on the EF 1 tornado that touched down in Portland at 5:38 am on Lost Creek making its way to and damaging several homes in the Bay Ridge Subdivision. He commended the Public Works Department for their quick response during the storm closing streets and clearing debris due to flooding.

Republic Services Representative Mike Reeves gave a brief update on the status and implementation process, cart delivery and various ways of educating residents on the newly approved automated solid waste service that will begin this summer and announced that they will be bringing in additional brush trucks to help with the cleanup efforts of Monday's storm.

- **WINDFEST 2012 REMINDER - MAYOR KREBS**

Mayor Krebs announced that the 2012 Windfest is scheduled for April 19 through April 22nd.

- **RECOGNITION OF AQUATICS CENTER TEAM (AQUATICS SPECIALIST AND LIFE GUARDS) - DIRECTOR OF PARKS AND RECREATION**

Director of Parks and Recreation Kristin Conner recognized Sheri Gagliano and all the Life Guards for receiving the Golden Guard Award from Jeff Ellis Certification.

- **DOYLE ADDITION/NUECES BAY SUBDIVISION SANITARY SEWER CONSTRUCTION PROJECT UPDATE - DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT**

Director of Public Works and Development Services reported that bids were received on April 6, 2012 for the Doyle Addition/Nueces Bay Subdivision Sanitary Sewer Construction Project. Jhabores submitted the only bid for \$2,400,000 and will be on the May 1, 2012 agenda for consideration of formal approval.

- **PRESENTATION OF BROADWAY/NORTHSHORE BOULEVARD OUTFALL SYSTEM IMPACT FEE ANALYSIS AND RECOMMENDATION - DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT**

Director of Public Works and Development Brian DeLatte reported that they are nearing the completion of the Broadway/Northshore Boulevard Outfall System Impact Fee Analysis. The Planning and Zoning Commission met in compliance with the Texas Local Government Code Section 395.058 and discussed the proposed Impact Fees. The Planning and Zoning Commission passed a motion to offer the following written comments:

1. The Committee concurs with the impact fee analysis prepared by CR&G
2. The Committee recommends to the City Council the adoption of the impact fee for the Broadway/Northshore Blvd. Outfall

4. **CITY COUNCIL AND STAFF COMMENTS CONCERNING ITEMS OF COMMUNITY INTEREST THAT MAY NOT BE DISCUSSED:**

Members of the City Council may present reports regarding “items of community interest” and/or be presented reports from the Staff regarding “items of community interest,” provided no action is taken or discussed. “Items of community interest” include the following:

- Expressions of thanks, congratulations, or condolence
- Information regarding holiday schedules
- Honorary recognition of city officials, employees, or other citizens
- Reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by a city official or city employee
- Announcements involving imminent threats to the public health and safety of the city

Council Member Skurow announced that she will be attending the Annual TCEQ Conference and will not be able to attend the May 1, 2012 regular City Council Meeting.

Mayor Pro Tem Green announced that Habitat Annual Fundraiser will be held on April 2th at the Civic Center Fairgrounds. The funds raised will be used to build the 5th home in San Patricio County.

City Manager Mike Tanner announced that it may be necessary to close Community Center and City Hall for Windfest. It may be impossible without utilizing all parking lots due to standing water surrounding the grounds.

Mayor Krebs announced that the GP Boys Powerlifting Team are Division 1 Team Champs and would like to recognize them at the next regular City Council meeting.

B. ACTION ITEMS, RESOLUTIONS AND ORDINANCES:

Members of the audience who wish to (1) comment on issues concerning an agenda item, (2) present questions concerning an agenda item, (3) request assistance concerning an agenda item or (4) propose regulatory changes concerning an agenda item, must comply with the following rules of procedure:

- Persons who wish to speak must fill out and turn in a speaker card before the meeting is convened (The Mayor will notify you when it's your turn to speak and direct you to the podium)
- Persons who wish to speak must identify themselves and their places of residence
- All comments, requests and proposals must be presented to or through the Mayor
- Persons who wish to speak will be given 4 minutes to do so

There were none.

OLD BUSINESS

5. **MINUTES OF PREVIOUS MEETING:** THE CITY COUNCIL WILL CONSIDER THE MINUTES OF ITS APRIL 3, 2012 WORKSHOP AND REGULAR MEETING - MAYOR KREBS AND CITY SECRETARY

Council Member Vilo made the motion to approve the minutes of the April 3, 2012 workshop and regular meeting. Mayor Pro Tem Green seconded the motion.

The motion passed 6-1 with Council Member Lewis abstaining.

6. **COMPREHENSIVE ANNUAL FINANCIAL REPORT:** THE CITY COUNCIL WILL CONSIDER FORMAL ACCEPTANCE OF THE 2010-2011 FISCAL YEAR COMPREHENSIVE ANNUAL FINANCIAL REPORT WHICH WAS PRESENTED BY THE CONSULTING CITY AUDITOR AT THE APRIL 3, 2012 REGULAR CITY COUNCIL MEETING - DIRECTOR OF FINANCE

Finance Director Sandy Clarkson explained that the details of the City's independent auditor, Frank Lovvorn with the firm of Lovvorn & Kisechnick was discussed in detail in workshop and is recommending the City Council accept the 2010-2011 Fiscal Year Comprehensive Annual Financial Report.

Council Member Jorgensen made the motion to accept the Comprehensive Annual Financial Report. Council Member Moore seconded the motion.

The motion passed 7-0.

7. **PROPOSED PAY PLAN:** THE CITY COUNCIL WILL CONSIDER THE RESULTS OF A CLASSIFICATION/COMPENSATION STUDY AND PROPOSED PAY PLAN DEVELOPED BY THE WATERS CONSULTING GROUP WITH A MAY 1, 2012

IMPLEMENTATION DATE - CITY MANAGER AND ASSISTANT TO THE CITY MANAGER

City Manager Mike Tanner reported that the City of Portland has valuable employees that shows with the data collected in the Classification/Compensation Study and Proposed Pay Plan Study.

Assistant to the City Manager Michel Weaver presented a comparison of cities by population, budgets and full time employees. The results indicate that the City of Portland has 65 less employees on average which saves the City approximately \$4,749,761 in personnel cost.

Council Member Jorgensen made the motion to approve the proposed pay plan, its May 1, 2012 implementation and associated cost. Council Member Lewis seconded the motion.

The motion passed 7-0.

8. ORDINANCE NO. 2050 - AMENDING THE EXCLUSIVE SOLID WASTE COLLECTION AND DISPOSAL FRANCHISE AGREEMENT GRANTED TO REPUBLIC SERVICES: THE CITY COUNCIL WILL CONSIDER THE SECOND (FINAL) READING OF ORDINANCE NO. 2050 WHICH APPROVES THE SECOND AMENDMENT OF THE EXCLUSIVE SOLID WASTE COLLECTION AND DISPOSAL FRANCHISE AGREEMENT GRANTED TO REPUBLIC SERVICES - ASSISTANT TO THE CITY MANAGER

Assistant to the City Manager Michel Weaver explained that this is the second and final reading of Ordinance No. 2050 which does the following:

- Amends the franchise agreement with Republic Services to provide automated once per week pickup of solid waste and once every other week pickup of recycling
- Amends the current franchise agreement, with a starting date of July 1, 2012

Utility customer fees for residential solid waste and recycling will be reduced by \$3.34 per month. The fees payable to the Contractor shall not be adjusted prior to October 1, 2014.

Mayor Pro Tem Green made the motion to approve the second and final reading of Ordinance No. 2050 amending the Exclusive Solid Waste Collection and Disposal Franchise Agreement granted to Republic Services. Council Member Skurow seconded the motion.

The motion passed 5-2 with Council Member Moore and Vilo voting against.

Mayor Krebs read the following caption.

ORDINANCE NO. 2050

AN ORDINANCE AMENDING THE “CITY OF PORTLAND, TEXAS CONTRACT DOCUMENTS AND SPECIFICATIONS FOR SOLID WASTE COLLECTION AND DISPOSAL” ADOPTED BY ORDINANCE NO.1182; AMENDING THE SERVICE PROVIDED BY REPUBLIC SERVICES TO AUTOMATED ONE (1) TIME PER WEEK SOLID WASTE PICKUP AND RECYCLE PICKUP EVERY OTHER WEEK; MODIFYING THE SERVICE REQUIREMENTS, TERMS AND CONDITIONS OF THE EXCLUSIVE SOLID WASTE (COLLECTION AND DISPOSAL) FRANCHISE WITH REPUBLIC SERVICES; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE, REQUIRING PUBLICATION AND ESTABLISHING AN EFFECTIVE DATE

NEW BUSINESS

9. **RESOLUTION NO. 650 - SUSPENDING IMPLEMENTATION OF THE CENTERPOINT ENERGY GAS RELIABILITY INFRASTRUCTURE PROGRAM SURCHARGE:** THE CITY COUNCIL WILL CONSIDER RESOLUTION NO. 650 WHICH SUSPENDS IMPLEMENTATION OF THE CENTERPOINT ENERGY GAS RELIABILITY INFRASTRUCTURE SURCHARGE AND AUTHORIZES ORGANIZED INQUIRY AS WELL AS OPPOSITION - ASSISTANT TO THE CITY MANAGER

Assistant to the City Manager Michel Weaver explained that CenterPoint Energy submitted a statement for the purpose of establishing a gas reliability infrastructure program (GRIP) interim rate adjustment effective in May. The Railroad Commission authorizes cities to adopt a resolution to implement a 45 day suspension of the rate increase in order to permit adequate time to review the proposed changes.

CenterPoint Energy representative Tom Chanpagn explained GRIP was created to help recover infrastructure improvements.

Council and CenterPoint Energy representative Tom Champagn discussed concerns with the safety of the current pipelines and the proposed resolution.

Council Member Skurow made the motion to approve Resolution No 650 which suspends implementation of the CenterPoint Energy Gas Reliability Infrastructure Surcharge and authorizes organizes inquire as well as opposition. Mayor Pro Tem Green seconded the motion.

The motion passed 7-0.

10. RESOLUTION NO. 651 - APPROVING ADVANCE FUNDING AGREEMENTS: THE CITY COUNCIL WILL CONSIDER RESOLUTION NO. 651 WHICH APPROVES ADVANCE FUNDING AGREEMENTS ASSOCIATED WITH THE BUDDY GANEM IMPROVEMENT PROJECT(MEMORIAL PARKWAY CONSOLIDATION/INTERSECTION - \$162,787.80 AND STREET LIGHT INSTALLATION - \$53,675.60) - DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT

Director of Public Works and Development Services Brian DeLatte explained that the Texas Department of Transportation (TxDOT) is finalizing its plans for the reconstruction of Buddy Ganem into a 5-lane roadway from US Hwy 181 to Wildcat Dr. The plans are under review in Austin and TxDOT has indicated the project will be let in June 2012. As part of this project the City requested that Memorial Parkway be realigned at Buddy Ganem as well as the inclusion of continuous non-matched alternate spacing street lighting along Buddy Ganem. In order to receive \$942,864.27 in state and federal funding for these additions, the City must execute Advance Funding Agreements and provide a local match of \$216,463.40. The City budgeted \$302,604 for the match.

Council Member Vilo made the motion to approve Resolution No. 651 which approves Advance Funding Agreements associated with the Buddy Ganem Improvement Project (Memorial Parkway consolidation/intersection - \$162,787.80 and Street Light Installation - \$53,675.60). Council Member Moore seconded the motion.

The motion passed 7-0.

11. PURCHASE OF FINGERPRINT TECHNOLOGY: THE CITY COUNCIL WILL CONSIDER THE PURCHASE OF FINGERPRINT TECHNOLOGY (LIVE SCAN HARDWARE/SOFTWARE - \$35,469) FOR THE POLICE DEPARTMENT - ASSISTANT CITY MANAGER

Assistant City Manager Randy Wright explained that this fingerprinting equipment is a digital scan process where fingers and palms are scanned using a clear glass surface rather than the blank ink and rolling inked fingerprint card. The total cost to implement this enhancement and purchase the required hardware is \$35,469. This project will be entirely paid by drug forfeiture money. While the federal rules require that the chief law enforcement officer inform the local governing body of the expenditure of these funds, it is a better public policy and an added measure of transparency.

Council Member Jorgensen made the motion to approve the purchase of fingerprint technology (Live Scan Hardware/Software - \$35,469) for the Police Department. Council Member Moore seconded the motion.

The motion passed 7-0.

**C. CITIZEN COMMENTS, QUESTIONS, REQUESTS AND PROPOSALS
NOT APPEARING ON THE AGENDA:**

Members of the audience who wish to (1) comment on issues for which there is no item on this agenda, (2) present questions for which there is no item on this agenda, (3) request assistance for which there is no item on this agenda or (4) propose regulatory changes for which there is no item on this agenda, must comply with the following rules of procedure:

- Persons who wish to speak must fill out and turn in a speaker card before the meeting is convened (The Mayor will notify you when it's your turn to speak and direct you to the podium)
- Persons who wish to speak must identify themselves and their places of residence
- All comments, requests and proposals must be presented to or through the Mayor
- Persons who wish to speak will only be given 4 minutes to do so

Neither the City Council nor the Staff is legally permitted to respond to citizen comments, questions, requests or proposals at the time of the meeting. A member of the City Council or the City Manager may place an item on the agenda of a future City Council workshop or meeting to legally do so. If that is done, the audience member seeking a response will be given advance notice.

Ed Bonner of 310 Seco Dr. voiced his issues and opinion against the proposed Cheniere LNG Terminal.

Peter Davidson of 111 Lost Creek Drive voiced his issues and concerns against the proposed Cheniere LNG Terminal.

D. ADJOURNMENT: MAYOR

Mayor Krebs adjourned the meeting at 8:14 p.m.

E. NOTICE OF ASSISTANCE:

If you plan to attend this public meeting and you have a disability that requires special arrangements to be made, please contact City Secretary Annette Hall (361-777-4513 or annette.hall@portlandtx.com) in advance of the meeting. Reasonable accommodations will be made to facilitate your participation. The City Hall is wheelchair accessible and specially marked parking spaces are located in front of its entrance. Special seating will be provided in the Council Chamber during the meeting.

BRaille IS NOT AVAILABLE

Approved:

David Krebs
Mayor

Attest:

City Secretary

**CITY OF PORTLAND
CITY COUNCIL
JOINT WORKSHOP
CITY COUNCIL
AND
PLANNING AND ZONING COMMISSION
MINUTES
APRIL 24, 2012 – 6:00 P.M.**

On this the 24th day of April 2012, the Council of the City of Portland and the Planning and Zoning Commission convened in a joint workshop session at 6:00 p.m. in the Council Chambers of City Hall, Daniel P. Moore Community Center Complex and notice of a joint workshop giving the time, place and date and subject having been posted as described by Section 551 of the Government Code.

CITY COUNCIL MEMBERS PRESENT:

David Krebs	Mayor
Ron Jorgensen	Council Member
Cathy Skurow	Council Member
John Vilo	Council Member
Gary Moore, Sr.	Council Member
David E. Lewis	Council Member

CITY COUNCIL ABSENT:

John Green	Mayor Pro Tem
------------	---------------

PLANNING AND ZONING COMMISSION MEMBERS PRESENT:

David Worst	Chairman
Theresa Nix	Board Member
Craig Forsythe	Board Member
Marcus Naiser	Board Member
Pete Stricker	Board Member
Coco Wendland	Board Member

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

John Rooney	Board Member
-------------	--------------

STAFF PRESENT:

Mike Tanner	City Manager
Randy Wright	Assistant City Manager
Brian DeLatte	Director of Public Works and Development
Michel Weaver	Assistant to the City Manager
Tim Vanlandingham	Fire Chief
Annette Hall	City Secretary

And with a quorum being present, the following business was transacted:

1. **CALL TO ORDER: MAYOR**

Mayor Krebs called the Joint Workshop to order at 6:00 p.m.

2. **COMPREHENSIVE PLAN AND UNIFIED DEVELOPMENT ORDINANCE
UPDATE: THE CITY COUNCIL AND PLANNING AND ZONING COMMISSION
WILL DISCUSS THE COMPREHENSIVE PLAN AND UNIFIED DEVELOPMENT
ORDINANCE UPDATE – MAYOR AND CONSULTING CITY PLANNER**

Consulting City Planner Dan Sefko explained that the purpose of this diagnostic assessment is to identify the issues that need to be addressed within the existing Unified Development Ordinance as identified by City Staff, Planning & Zoning Commission members, and City Council members. The UDO update will be based on this list, in addition to incorporating changes as recommended by the Comprehensive Plan.

Mr. Sefko presented and reviewed the following updates and recommendation with the City Council, Planning and Zoning Commission Member and Staff.

Sec. 202 Planning and Zoning Commission

Do we want non-residential site plan approval? If so, by whom?

The Planning and Zoning Commission shall have the following powers and duties with regard to this Ordinance.

1. Review and take final action on subdivisions (Sec. 312).
2. Review and make recommendations to the City Council on special use permits (Sec. 310), planned unit developments (Sec. 311), subdivisions (Sec. 312), text amendments to this Ordinance (Sec. 313), and map amendments or rezonings (Sec. 313).

Council discussed adding language giving staff approval to do non-residential site plan approval with an appeal process.

Sec. 301 In General (Complete Application/Submittal Deadline)

Should a different submittal date as listed on submittal schedule on file with the City Secretary be considered? Section should be updated to include complete application requirements as required by State statutes

C. Standard Application Submission Cycle. Applications that will be reviewed by the Planning and Zoning Commission or the Board of Adjustment must be filed at least 21 days in advance of the scheduled public hearing, in order to allow adequate time for staff review.

E. Completeness of Application. No application shall be processed until it has been deemed complete by the Administrative Official. The Administrative Official shall have 5 working days following the submission of the application to determine its completeness. If the application is deemed incomplete, the Administrative Official shall forward a letter to the applicant specifying the application's deficiencies, and no further review of the application shall proceed until the deficiencies are corrected. If the deficiencies are not corrected by the application deadline date, the application shall not be scheduled for public hearing.

Page 14

Sec. 305 Building Permits/Utility Connections

Should we include an expiration of building permit if work begins but is not completed?

A. No building, structure, patio, porch, deck, swimming pool, spa, sign, or fence or other similar structure shall be erected, constructed, altered, moved, converted, extended or enlarged, and no structure or manufactured home shall be placed on any lot, without the owner first having obtained a building permit from the Building Department. Such permit shall require conformity with the provisions of this Ordinance and all other applicable City Ordinances.

B. When issued, a building permit shall be valid for a period of six months, at which time construction must have begun.

Page 18

Council discussed including an expiration date of 2 years and a permit fee for extensions.

Sec. 306 Certificate of Occupancy

Add clarification that this includes tenants also.

B. No change in the use or occupancy of land or an existing building (except solely for single-family residential purposes) shall be made until a certificate of occupancy has been issued by the Administrative Official. Page 18

Sec. 309 Variances

(Subsections C. Allowed Variances, D. Variances Not Allowed, and E. Variance Criteria)

The current wording for these subsections has virtually eliminated variances. Is there a disproportionate or excessive burden of proof is being placed on the applicant?

Possibly add a special exception provision that is a somewhat lesser standards/burden of proof. Page 19

Sec. 312 Subdivision

Clarify whether City Staff can approve a Minor Subdivision.

D. Final Plat, Major or Minor Subdivision.

2. Staff Review. The City Staff shall review the Final Plat against the Preliminary Plat along with construction plans, determine if the application is complete in accordance with Section 301.E., and if the application is deemed complete, shall render a recommendation to the Planning and Zoning Commission at the next regularly scheduled meeting. In the event the final plat substantially changes* from the approved preliminary plat, both plats shall be submitted, through application, to the Commission for re-evaluation. Copies of the plats and construction plans shall be available for public inspection in the Building Department. Page 32

The UDO requires a 1-year maintenance bond be posted at the conclusion of a project. This was never previously enforced in Bayridge and other subdivisions due to the fact that typical performance bond language provides a 1-year warranty period. The problem arises from the fact that the performance bond is written to the benefit of the developer and not the city. Therefore, if it became necessary to enforce the bond the city would have to go after the developer who would have to go after the contractor. This brings up the question whether the city requires the maintenance bond to be provided by the developer (to the benefit of the city) or contractor (to the benefit of the city). If the answer is the developer then the only thing gained is the beneficiary being the city.

Another question is if a maintenance bond is required, then can the developer elect not to require a performance bond on his contractor (of course at his risk)? Need clarification and standardization of the process. If a maintenance bond is required, then the contractor should provide it. This can be incorporated into the City's contracts with awarded contractors such that we can know costs upfront.

L. Maintenance Guarantees. The contractor or developer shall provide a one year maintenance bond on all construction required by the final plat and construction drawings. The maintenance bond shall be in an amount equal to 100 percent of the construction costs, or a lesser amount set by the City Manager. This one-year period shall begin upon final acceptance of all improvements by the City. Any defects in materials or workmanship shall be corrected to satisfy the City during this period.

Page 37

Council discussed modifying the requirements to provide additional clarity and consistency in the development process.

Sec. 409 District Dimensional Standards

The UDO requires structures to be offset from easement lines by 3' which is generally acceptable except where we have 5' side lot easements coupled with a 5' side yard setbacks. Should there be an exception in these circumstances? Need to clarify overhangs/eaves and other development adjacent to easements. (5' side setback in R-7, R-8, OT-1, OT-2, and P)

Also, 409.B.1 should be referenced in 410.H.7

Sec. 409 District Dimensional Standards

B. Minimum Separation from Easement. No building or structure (other than fences) shall be erected or maintained closer than 3 feet to any easement.

Sec. 410 Supplementary Yard Regulations.

H. Accessory Buildings.

7. A detached accessory building located in the rear yard of a property may be located up to 3 feet from the side or rear property line. When there is not a required side or rear yard, the building may be placed up to the property line.

Pages 48/50

Council discussed the policy be left unchanged.

Sec. 701 Lot Grading and Drainage Design

Increasing or concentrating run-off onto adjacent lots should not be allowed. Suggest adding it to the end of 701.A.

A. All lots shall be graded to ensure positive drainage toward streets or other drainage ways without altering the volume or character of run-off. Page 73

Sec. 702 Single-Family Residential Design Guidelines

B. Building Design does not address facades (masonry percentage or extreme paint finishes such as polka dots) or yard appearance. Should it be addressed?

B. Building Design.

At the time of original construction or at the time of placement on a lot, Single Family Residences shall meet the following standards.

1. All single-family residential units shall have a two-car garage.
2. All single-family residential units shall have a driveway adequate to provide two unenclosed, off-street parking spaces.
3. Driveways shall be constructed of an all-weather surface such as concrete or brick pavers; seal coat or chip seal are not acceptable.
4. Roof pitch shall be at least 4:12 and roofs shall have a minimum 9-inch overhang or soffit extending beyond the side and end walls

All single-family residential units shall be structurally connected to a permanent foundation which has been designed by an Engineer licensed by the State of Texas. (Ordinance 1026, 2-20-2001) Page 73

Council discussed adding Class A Fire Rating Materials and requiring 75% masonry and an approval list materials to include stucco, hardy plank stone and brick.

Sec. 704 Multifamily Residential Design Guidelines

Section does not currently address facades or amenities. Should it? Page 76

Council discussed adding language to include guidelines for facades, amenities and the City having the choice to require dedicated park land or cash in place of dedicated park land.

Sec. 705 Non-Residential Design Guidelines

Section is currently limited in scope. Should it be expanded generally or only in the "Growth Corridors" like Buddy Ganem and Highway 181? Page 77

Council discussed requiring non-residential design guidelines that include standards for metal buildings.

Sec. 709 Residential Buffers, Landscaping

Sec. 709. Residential Buffers and Landscaping requirements generate more complaints than any other UDO section. What is the desired level of the requirements? Recommend a drought-tolerant requirement but not removing the section. Page 80

Council discussed requiring standards to include drought-tolerant plants, maintenance requirements and alternative compliance and approval.

Sec. 711 Off-Street Parking and Loading

Section currently does not include construction standards or require internal storm sewer system. Should this be addressed? Should we include parking lot/area construction standards? Should we include storm sewer construction standards? Page 84

Council discussed requiring construction and drainage/storm water runoff standards.

Miscellaneous Sections

ADA requirements need to be incorporated throughout the UDO when and where appropriate.

Country Club definition needs to be redefined and revised.

Telecommunication regulations need to be incorporated in the UDO and discuss where antennas would be appropriate.

Itinerant/temporary vending at fixed sites need to be prohibited.

Add regulations for wind energy equipment (wind turbines).

Add vesting provisions.

Develop adjacency standards for a new Container District (La Quinta).

Council discussed the prohibition of commercial dead ends exceeding lengths as determined by the City Engineer and Fire Marshal.

Other Recommendations from the Comprehensive Plan

Include stronger language requiring consistency with the comprehensive plan.

Develop a new Mixed Use District for the new Future Land Use map designation.

Add patio home provision to residential district(s).

Revised cross-sections (A6 principal arterial, A5 secondary arterial, RR rural residential, and Class I exclusive two-way bikeway).

Residential design guidelines (12” roof overhang, no homes older than five years to be moved in, prohibit metal exteriors on homes).

Other Discussion Items

Residential building materials

Sight visibility triangle (corner clips)

3. ADJOURNMENT: MAYOR

Mayor Krebs adjourned the Joint Workshop at 8:30 p.m.

NOTICE OF ASSISTANCE:

If you plan to attend this public meeting and you have a disability that requires special arrangements to be made, please contact City Secretary Annette Hall (361-777-4513 or annette.hall@portlandtx.com) in advance of the meeting. Reasonable accommodations will be made to facilitate your participation. The City Hall is wheelchair accessible and specially marked parking spaces are located in front of its entrance. Special seating will be provided in the Council Chamber during the meeting.

BRAILLE IS NOT AVAILABLE

Approved:

David Krebs
Mayor

Attest:

Annette Hall
City Secretary

REGULAR MEETING AGENDA BILL

AGENDA ITEM: **PUBLIC HEARING - ADOPTION OF IMPACT FEES:** THE CITY COUNCIL WILL CONDUCT A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING THE ADOPTION OF BROADWAY/NORTHSHORE BOULEVARD OUTFALL SYSTEM CAPITAL DRAINAGE IMPROVEMENTS IMPACT FEES - DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT AS WELL AS CONSULTING CITY ENGINEER

SUBMITTED BY: Brian DeLatte, Director of Public Works and Development

DATE SUBMITTED: April 26, 2012

ATTACHMENTS: Drainage Impact Fees Analysis
Preliminary Opinion of Cost
Service Units Calculations
Drainage Impact Fees
Advisory Committee Recommendations
Land Use Assumptions Map
Capital Improvements Plan Map

SUMMARY STATEMENT: On April 1, 2011, the City Council authorized the engagement of Coym, Rehmet, and Gutierrez (CR&G) to conduct an impact fee study to recover the costs of the Broadway Ditch. The City Council subsequently engaged CR&G to provide plans and specifications for the Northshore Area Drainage Improvements. These two drainage components combine to create the Broadway/Northshore Boulevard Outfall System (System) as described in the 2006 Naismith Engineering Master Plan.

CR&G has completed, and City Council has adopted, both the land use assumptions and capital improvements plan. With the completion of these tasks, CR&G has determined the appropriate impact fees to assess in order to recover the costs of the Broadway Ditch and to make improvements to the System. The Planning and Zoning Commission, in its capacity as the Advisory Committee for this project, met on April 10, 2012, to discuss the proposed the impact fees. The Committee accepted the Drainage Impact Fee Analysis and approved the Advisory Committee Recommendations letter that was delivered to the City Council on April 17, 2012, in accordance with state statute.

Mr. Donnie Rehmet of CR&G will present the attached impact fee analysis. At the conclusion of Mr. Rehmet's presentation, the Public Hearing will allow any member of the public to present evidence for or against the proposed impact fee. An ordinance for the imposition of the fee is scheduled to be deliberated at the May 15, 2012, City Council meeting.

RECOMMENDATION: Conduct the Public Hearing as required by Texas Local Government Code 395.044.

**CITY OF PORTLAND
BROADWAY DITCH AND NORTHSORE DRAINAGE IMPROVEMENTS
DRAINAGE IMPACT FEES ANALYSIS**

SERVICE UNITS IN THE DRAINAGE AREA

Basic service unit is one (1) acre of single family residential area.

Therefore, for this analysis, the basic service unit number for a single family residential acre = 1.0. A commercial service unit of one (1) acre = 1.78. This is the ratio of the commercial area runoff coefficient ("C") of 0.80 divided by the runoff coefficient ("C") of the single family residential area of 0.45. The runoff coefficients were developed by the Naismith Engineering Master Drainage Plan for the Broadway/Northshore Boulevard Outfall System dated March, 2005.

The drainage area is broken down into various tracts as shown on Exhibit 1. The analysis of service units for each tract is shown in Table 1.

PROJECT COSTS

The project costs are divided into three groups:

1. Construction of Bridge Culvert Across Broadway Ditch From Broadway Boulevard to Provide Access To The Area East of the Broadway Ditch
 - a. Cost = \$165,165
 - b. Cost to be borne by properties east of Broadway Boulevard in the drainage area.
2. Cost For Acquisition of Broadway Ditch Easement
 - a. Cost = \$278,026
 - b. Cost to be borne by all properties in the drainage area.
3. Cost For Drainage Improvements West of Broadway Boulevard
 - a. Cost = \$703,000 (See Attachment "A")
 - b. Cost to be borne by properties West of Broadway Boulevard in the drainage area.

IMPACT FEE CALCULATIONS

1. Fee For Bridge Culvert Across Broadway Ditch (For Drainage Area East of Broadway Boulevard)

$$\$165,165 \div 35.7 \text{ Service Units} = \$4,626 \text{ per service unit}$$

2. Fee For Acquisition of Broadway Ditch Easement (For All Drainage Area)

$\$278,026 \div 148.01$ Service Units = \$1,878 per service unit

3. Fee For Drainage Improvements West of Broadway Boulevard (For Area West of Broadway Boulevard)

$\$703,000 \div 112.31$ Service Units = \$6,259 per service unit

Total Impact Fees Per Service Unit

Area East of Broadway

$\$4,626 + \$1,878 = \$6,504$ per service unit

Area West of Broadway

$\$1,878 + 6,259 = \$8,137$ per service unit

Fees Based on Acreage

Area East of Broadway

Single Family Residential: \$6,504 per acre

Area West of Broadway

Single Family Residential: \$8,137 per acre

Commercial ($\$8,137 \times 1.78$) \$14,484 per acre

The Drainage Fee Analysis For Each Tract is shown on Table 2.

ATTACHMENT "A"

**NORTHSHORE DRAINAGE PROJECT
PRELIMINARY OPINION OF COST
February 14, 2012**



**Coyne, Rehmet & Gutierrez
Engineering, L. P.**
T&E Firm Reg. No. F-383
5656 South Staples, Suite 230
Corpus Christi, Texas 78411
Phone (361) 991-8880 Fax (361) 993-7993
email: crg@crgeol.com

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
PART "A" NORTHSHORE BOULEVARD CROSSING AND DITCH IMPROVEMENT					
A-1	Mobilization and Demobilization	LS	1	\$15,000.00	\$15,000.00
A-2	Demolish Existing Headwall and Slope Protection	LS	1	\$5,200.00	\$5,200.00
A-3	Remove Existing Dual 36" RCP	LF	75	\$45.00	\$3,375.00
A-4	Dual 5' x 3' Precast Concrete Box	LF	200	\$475.00	\$95,000.00
A-5	Headwall For Precast Concrete Box	EA	2	\$8,200.00	\$16,400.00
A-6	Tie-In Structure Modification @ 60" RCP	LS	1	\$9,200.00	\$9,200.00
A-7	6" Concrete Slope Protection	SF	2,425	\$8.00	\$19,400.00
A-8	Clearing and Grubbing	AC	0.75	\$5,800.00	\$4,350.00
A-9	Ditch Excavation	CY	5,726	\$3.50	\$20,041.00
A-10	Seeding	SY	4,700	\$1.85	\$8,695.00
A-11	Cement Stabilized Sand	CY	150	\$25.00	\$3,750.00
A-12	Pavement Repair	SY	250	\$50.00	\$12,500.00
A-13	Curb and Gutter Repair	LF	80	\$30.00	\$2,400.00
A-14	Sidewalk Repair	SF	160	\$15.00	\$2,400.00
A-15	12" Waterline Relocation	LS	1	\$5,400.00	\$5,400.00
A-16	Exploratory Excavations	LS	1	\$2,100.00	\$2,100.00
A-17	SW3P	LS	1	\$12,500.00	\$12,500.00
A-18	Trench Safety	LF	270	\$2.50	\$675.00
A-19	Traffic Control	LS	1	\$14,600.00	\$14,600.00
Subtotal					\$252,986.00
10% Contingencies					\$25,298.00
Part "A" Estimated Construction Cost Northshore Boulevard Crossing and Ditch Improvements					\$278,284.00
PART "B" BROADWAY BOULEVARD DITCH AND CROSSING					
B-1	Mobilization and Demobilization	LS	1	\$15,000.00	\$15,000.00
B-2	Ditch Excavation	CY	6,550	\$3.50	\$22,925.00
B-3	9' x 5' Precast Concrete Box	LF	250	\$512.00	\$128,000.00
B-4	6" Concrete Slope Protection	SF	5,900	\$8.00	\$47,200.00
B-5	Tie-In Existing Storm Sewer	LS	1	\$5,500.00	\$5,500.00
B-6	Headwall For 9' x 5' Box	EA	2	\$9,500.00	\$19,000.00
B-7	Seeding	SY	9,500	\$1.85	\$17,575.00
B-8	Cement Stabilized Sand	CY	130	\$25.00	\$3,250.00
B-9	Pavement Repair	SY	105	\$50.00	\$5,250.00
B-10	Force Main Relocation	LS	1	\$4,200.00	\$4,200.00
B-11	Waterline Relocation	LS	1	\$4,500.00	\$4,500.00
B-12	Curb and Gutter Repair	LF	40	\$30.00	\$1,200.00
B-13	Sidewalk Repair	SF	320	\$15.00	\$4,800.00
B-14	Trench Safety	LF	270	\$2.50	\$675.00
B-15	Exploratory Excavations	LS	1	\$2,100.00	\$2,100.00
B-16	SW3P	LS	1	\$23,000.00	\$23,000.00
B-17	Traffic Control	LS	1	\$16,200.00	\$16,200.00
Subtotal					\$320,375.00
10% Contingencies					\$32,038.00
Part "B" Estimated Construction Cost Broadway Boulevard Ditch and Crossing					\$352,413.00
TOTAL ESTIMATED CONSTRUCTION COST PARTS "A" AND "B"					\$630,697.00
Engineering and Legal Costs					
Engineering					
Basic Services					\$62,200.00
Design Surveys					\$4,700.00
Easement Acquisition Surveys					\$2,550.00
Legal					
Easement Acquisition					\$3,200.00
TOTAL ESTIMATED ENGINEERING AND LEGAL COST					\$72,650.00
TOTAL ESTIMATED PROJECT COST					\$703,347.00

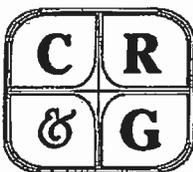
TABLE 1

**CITY OF PORTLAND
BROADWAY DITCH AND NORTHSORE DRAINAGE IMPROVEMENTS
SERVICE UNIT CALCULATIONS**

TRACT NO.	EAST OF BROADWAY				WEST OF BROADWAY			
	ACRES	LAND USE	MULTIPLIER	SERVICE UNITS	ACRES	LAND USE	MULTIPLIER	SERVICE UNITS
1					14.0	COM	1.78	24.92
2					2.2	COM	1.78	3.92
3					5.1	COM	1.78	9.08
4					0.7	COM	1.78	1.25
5					27.1	COM	1.78	48.24
6					8.9	SFR	1.0	8.90
7					6.8	SFR	1.0	6.80
8					9.2	SFR	1.0	9.20
9	33.4	SFR	1.0	33.4				
10	2.3	SFR	1.0	2.3				
TOTALS	35.7			35.7	74.0			112.31

TOTAL ACRES IN DRAINAGE AREA: 109.7

TOTAL SERVICE UNITS IN DRAINAGE AREA: 148.01



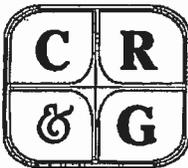
**Coym, Rehmet & Gutierrez
Engineering, L.P**
TBPE Firm Reg. No. F-388
 5656 S. Staples, Suite 230
 Corpus Christi, Texas 78411
 Phone: 361-991-8550 Fax: 361-993-7569
 Email: crg@crgei.com

March 29, 2012

TABLE 2

**CITY OF PORTLAND
BROADWAY DITCH AND NORTHSORE DRAINAGE IMPROVEMENTS
DRAINAGE IMPACT FEES**

TRACT NO.	USE	SERVICE UNITS	AREA (ACRES)	UNIT COST \$/AC.	TOTAL AMOUNT
1	COM.	24.9	14	\$14,484	\$202,776
2	COM.	3.9	2.2	\$14,484	\$31,865
3	COM.	9.1	5.1	\$14,484	\$73,868
4	COM.	1.2	0.7	\$14,484	\$10,139
5	COM.	48.4	27.2	\$14,484	\$393,965
6	SFR.	15.5	8.9	\$8,137	\$72,419
7	SFR.	8.9	6.8	\$8,137	\$55,332
8	SFR.	9.1	9.2	\$8,137	\$74,860
9	SFR.	33.4	33.4	\$6,504	\$217,234
10	SFR.	2.3	2.3	\$6,504	\$14,959



**Coym, Rehmet & Gutierrez
Engineering, L.P**
TBPE Firm Reg. No. F-388
5656 S. Staples, Suite 230
Corpus Christi, Texas 78411
Phone: 361-991-8550 Fax: 361-993-7569
Email: crg@crgei.com

March 29, 2012



TRACT ID	ACREAGE	LAND USE
1	14.0	COM
2	2.2	COM
3	5.1	COM
4	0.7	COM
5	27.1	COM
6	8.9	SFR
7	6.8	SFR
8	9.2	SFR
9	33.4	SFR
10	2.3	SFR

**CITY OF PORTLAND
NORTHSHORE AREA
DRAINAGE IMPROVEMENTS
LAND USE ASSUMPTIONS**



CRG
Cory, Richard & Gendron
Engineering, L.L.C.
6065 SW Canyon, Suite 200
Portland, OR 97209
Phone: 503.288.8000 Fax: 503.288.8001
©2014 CRG. All rights reserved.



TRACT NO.	ACREAGE	LAND USE
1	14.0	COM
2	2.2	COM
3	5.1	COM
4	0.7	COM
5	27.1	COM
6	4.9	SFR
7	6.8	SFR
8	9.2	SFR
9	33.4	SFR
10	2.3	SFR

**CITY OF PORTLAND
NORTHSHORE AREA
DRAINAGE IMPROVEMENTS
CAPITAL IMPROVEMENTS PLAN**



CR & G
Cory, Rehm & Galbreath
Engineering, P.C.
4445 SW 10th Avenue, Suite 200
Portland, Oregon 97205
Phone: (503) 255-1500 Fax: (503) 255-1501
www.crg.com

REGULAR MEETING AGENDA BILL

AGENDA ITEM: ORDINANCE NO. 2051 - AUTHORIZING ISSUANCE OF UTILITY SYSTEM REVENUE BONDS: THE CITY COUNCIL WILL CONSIDER ORDINANCE NO. 2051 WHICH AUTHORIZES THE ISSUANCE OF APPROXIMATELY \$7,800,000 IN PRINCIPAL AMOUNT OF CITY OF PORTLAND, TEXAS UTILITY SYSTEM REVENUE & REFUNDING BONDS, SERIES 2012; PRESCRIBING THE TERMS AND PROVISIONS THEREOF; APPROVING AND AUTHORIZING THE EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT, AN DEPOSIT AGREEMENT, A PURCHASE CONTRACT AND OTHER INSTRUMENTS AND PROCEDURES RELATED THERETO; APPROVING AN OFFICIAL STATEMENT; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT - CITY MANAGER, CONSULTING CITY FINANCIAL ADVISOR AND CONSULTING CITY BOND COUNSEL

SUBMITTED BY: Sandy Clarkson, Finance Director

SUBMISSION DATE: April 23, 2012

FOR THE AGENDA OF: May 1, 2012

ATTACHMENTS: Standard & Poor's Ratings Report and Ordinance No 2051(draft)

SUMMARY STATEMENT: The City of Portland is committed to the maintenance or replacement of the aging infrastructure and the efficient operations of all areas of service delivery. To meet our mission to be the best city to live in the Coastal Bend area, we have nice things and we invest in the upkeep and efficient operations of those nice things. Likewise, when economically feasible, the City takes advantage of the historically low interest rates that currently dominate the financial markets by refinancing existing debt.

Thus, at the April 3 regular meeting, the City Council approved the financing plan that will repair or replace half of the Utility System waterlines and sewerlines, provide automatic- read water meters for every customer on the system, up-grade computer systems for Police, Fire, Code Enforcement and the City's digital record storage system. The document preparation has been completed and now authorization for the sale is required.

The projects and their related funding include:

Phase I Water & Sewer Line Replacements	\$3,855,000
Automated Water Meter Program	1,465,000
Computer Software & Hardware Upgrades	500,000
Refinancing of 2004 Revenue Bonds	<u>1,905,000</u>
Total Projects and Refunding	7,725,000

The balance of the estimated \$7.8 million principal will consist of issuance costs, bond insurance, a surety policy and any discount that may be applicable.

STAFF RECOMMENDATION: Staff recommends approval of the Ordinance 2051 which authorizes the issuance of Utility System Revenue & Refunding Bonds, Series 2012 in the principal amount of approximately \$7,800,000.

Summary:

Portland, Texas; Water/Sewer

Primary Credit Analyst:

Theodore Chapman, Dallas (1) 214-871-1401; theodore_chapman@standardandpoors.com

Secondary Contact:

Paula Costa, New York (1) 212-438-4754; paula_costa@standardandpoors.com

Table Of Contents

Rationale

Outlook

Related Criteria And Research

Summary:

Portland, Texas; Water/Sewer

Credit Profile

US\$7.72 mil util sys rev and rfdg bnds ser 2012 dtd 05/15/2012 due 09/01/2032

Long Term Rating

A+/Stable

New

Rationale

Standard & Poor's Ratings Services assigned its 'A+' long-term rating and stable outlook to Portland, Texas' series 2012 utility system revenue and refunding bonds. In addition, Standard & Poor's affirmed its 'A+' underlying rating (SPUR), with a stable outlook, on the city's outstanding utility revenue bonds.

The rating reflects our view of the system's:

- Access to the Corpus Christi metropolitan area as evidenced by strong income levels,
- Sound financial profile, including debt service coverage and liquidity; and
- Role as a distributor of San Patricio Municipal Water District treated water, which reduces operational and financial risk to the city.

A first-lien pledge of the net revenues of the waterworks and sanitary sewer system secures the bonds. Proceeds will be used to fund a line replacement program, the focus of the city's five-year capital plan. A portion of the proceeds will also be used to advance refund for savings purposes the series 2004 revenue bonds. A debt service reserve fund in the amount of average annual debt service provides additional liquidity. The city has chosen to satisfy this requirement with a surety policy.

Portland provides retail water and sewer service to roughly 5,400 metered accounts across the city, which is located just seven miles north of Corpus Christi in San Patricio County. While Portland's immediate economic base is primarily residential and not deep, residents have easy access throughout the area to key employment sectors such as petrochemical, industrial, and Gulf Coast-related businesses such as regional tourism and the Port of Corpus Christi. The metropolitan area has largely been able to absorb the 2010 loss of Ingleside Naval Station, in part because of the uptick in oil and gas, including activity in the nearby Eagle Ford shale. The base closure, as well as recessionary impacts, did lead to a short-term spike in unemployment in the area, but the rate was never higher than 8%. Median household effective buying income (MHHEBI) for Portland is strong at 113% that of the U.S. and generally exceeding that of the metropolitan area. The system is not dependent on any of its principal customers for operating revenues.

The system's financial and operational profiles provide credit strength. For fiscal 2011, total debt service coverage was strong at 2.1x, in line with recent historical performance, albeit slightly boosted by the strong drought-related sales. The city is an all-requirements customer of San Patricio Municipal Water District, which ultimately gets its water from Corpus Christi. Corpus Christi has secured a diverse, long-term water supply that has been ample even throughout the 2011 drought across the state. The main supply source, in fact, is still not yet low enough that Portland has had to implement voluntary or mandatory water restrictions; the city for years has had conservation-oriented rates.

The city also has ample capacity for future rate adjustments, as an 8,000-gallon residential water and sewer monthly bill is \$62, or an affordable 1.6% of MHHEBI. Portland has not had to implement any base rate adjustments recently, but does fully pass through any wholesale cost increases. The system's cash reserves are strong, based on fiscal year-end 2011's \$2.3 million, which was equivalent to over 200 days' cash, well ahead of the city's 90-day minimum reserve policy across all major funds.

While the city's five-year capital needs are modest, the focus remains on its water and sewer line replacement program. As such, it may have additional bonding plans around 2014, once it readies the next phase of the line replacement efforts. All other projects are viewed as maintenance improvements, likely funded on a pay-as-you-go basis.

Outlook

The stable outlook reflects Standard & Poor's expectation that the city's participation in the Corpus Christi metropolitan area and strong operational profile will sustain its financial performance. Given the system's modest capital needs, we would consider an upgrade, likely by one notch, within two years if financial performance is consistent. Conversely, we don't see any downward pressure on the rating.

Related Criteria And Research

USPF Criteria: Standard & Poor's Revises Criteria For Rating Water, Sewer, And Drainage Utility Revenue Bonds, Sept. 15, 2008

Ratings Detail (As Of April 19, 2012)

Portland WS

Unenhanced Rating

A+(SPUR)/Stable

Affirmed

Many issues are enhanced by bond insurance.

Complete ratings information is available to subscribers of RatingsDirect on the Global Credit Portal at www.globalcreditportal.com. All ratings affected by this rating action can be found on Standard & Poor's public Web site at www.standardandpoors.com. Use the Ratings search box located in the left column.

Copyright © 2012 by Standard & Poor's Financial Services LLC. All rights reserved.

No content (including ratings, credit-related analyses and data, model, software or other application or output therefrom) or any part thereof (Content) may be modified, reverse engineered, reproduced or distributed in any form by any means, or stored in a database or retrieval system, without the prior written permission of Standard & Poor's Financial Services LLC or its affiliates (collectively, S&P). The Content shall not be used for any unlawful or unauthorized purposes. S&P and any third-party providers, as well as their directors, officers, shareholders, employees or agents (collectively S&P Parties) do not guarantee the accuracy, completeness, timeliness or availability of the Content. S&P Parties are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, for the results obtained from the use of the Content, or for the security or maintenance of any data input by the user. The Content is provided on an "as is" basis. S&P PARTIES DISCLAIM ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE, FREEDOM FROM BUGS, SOFTWARE ERRORS OR DEFECTS, THAT THE CONTENT'S FUNCTIONING WILL BE UNINTERRUPTED, OR THAT THE CONTENT WILL OPERATE WITH ANY SOFTWARE OR HARDWARE CONFIGURATION. In no event shall S&P Parties be liable to any party for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including, without limitation, lost income or lost profits and opportunity costs or losses caused by negligence) in connection with any use of the Content even if advised of the possibility of such damages.

Credit-related and other analyses, including ratings, and statements in the Content are statements of opinion as of the date they are expressed and not statements of fact. S&P's opinions, analyses, and rating acknowledgment decisions (described below) are not recommendations to purchase, hold, or sell any securities or to make any investment decisions, and do not address the suitability of any security. S&P assumes no obligation to update the Content following publication in any form or format. The Content should not be relied on and is not a substitute for the skill, judgment and experience of the user, its management, employees, advisors and/or clients when making investment and other business decisions. S&P does not act as a fiduciary or an investment advisor except where registered as such. While S&P has obtained information from sources it believes to be reliable, S&P does not perform an audit and undertakes no duty of due diligence or independent verification of any information it receives.

To the extent that regulatory authorities allow a rating agency to acknowledge in one jurisdiction a rating issued in another jurisdiction for certain regulatory purposes, S&P reserves the right to assign, withdraw, or suspend such acknowledgement at any time and in its sole discretion. S&P Parties disclaim any duty whatsoever arising out of the assignment, withdrawal, or suspension of an acknowledgment as well as any liability for any damage alleged to have been suffered on account thereof.

S&P keeps certain activities of its business units separate from each other in order to preserve the independence and objectivity of their respective activities. As a result, certain business units of S&P may have information that is not available to other S&P business units. S&P has established policies and procedures to maintain the confidentiality of certain nonpublic information received in connection with each analytical process.

S&P may receive compensation for its ratings and certain analyses, normally from issuers or underwriters of securities or from obligors. S&P reserves the right to disseminate its opinions and analyses. S&P's public ratings and analyses are made available on its Web sites, www.standardandpoors.com (free of charge), and www.ratingsdirect.com and www.globalcreditportal.com (subscription), and may be distributed through other means, including via S&P publications and third-party redistributors. Additional information about our ratings fees is available at www.standardandpoors.com/usratingsfees.

ORDINANCE NO. _____

**ORDINANCE AUTHORIZING THE ISSUANCE OF \$ _____ IN
PRINCIPAL AMOUNT OF *CITY OF PORTLAND, TEXAS UTILITY SYSTEM
REVENUE & REFUNDING BONDS, SERIES 2012*; PRESCRIBING THE
TERMS AND PROVISIONS THEREOF; APPROVING AND AUTHORIZING
THE EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT, AN
DEPOSIT AGREEMENT, A PURCHASE CONTRACT AND OTHER
INSTRUMENTS AND PROCEDURES RELATED THERETO; APPROVING
AN OFFICIAL STATEMENT; AND CONTAINING OTHER PROVISIONS
RELATING TO THE SUBJECT**

DATE OF APPROVAL: MAY 1, 2012

REGULAR MEETING AGENDA BILL

AGENDA ITEM: **BID FOR WASTEWATER COLLECTION SYSTEM IMPROVEMENTS IN THE DOYLE ADDITION/NUECES BAY SUBDIVISION:** THE CITY COUNCIL WILL CONSIDER A \$2,389,801 BID FROM JHABORES CONSTRUCTION FOR WASTEWATER COLLECTION SYSTEM IMPROVEMENTS IN THE DOYLE ADDITION/NUECES BAY SUBDIVISION - DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT, AS WELL AS REPRESENTATIVES OF THE CONSULTING CITY ENGINEER

SUBMITTED BY: Brian DeLatte, Director of Public Works and Development

DATE: May 1, 2012

ATTACHMENTS: Award Recommendation by Naismith Engineering, Inc.

SUMMARY STATEMENT: A bid was received for the Wastewater Collection System Improvements for the Doyle Addition Subdivision on April 5, 2012. The bid was received from Jhabores Construction Company in the amount of \$2,389,801. While we would typically consider rebidding a project with a lone bidder, it is the recommendation of Naismith Engineering, Inc., that we not rebid. We would be unlikely to receive a lower bid due to the complexity of the work and lack of availability of qualified contractors.

Since the project as bid would use up a substantial portion of the construction contingency before work commenced, Naismith and Jhabores have "value engineered" the plans and have identified cost savings of \$41,158. The savings are obtained by modifying wet well conditions at each lift station and other slight modifications to the plans. These changes give us a better result at a reduced price. As stated in Naismith's recommendation letter, there is a further \$19,000 in cost savings for a pending substitution request on alternate pumps. These savings will be incorporated into a change order once the construction agreements are executed.

It is the Consulting Engineer's recommendation that the contract be awarded for the project. If the City Council authorizes this item, the project will be forwarded to the Texas Water Development Board for final approval and execution of the construction agreements.

RECOMMENDATION: Approve the bid for the Wastewater Collection System Improvements for the Doyle Addition Subdivision from Jhabores Construction Company in the amount of \$2,389,801.

April 23, 2012

City of Portland
Attn: Mr. Mike Tanner, City Manager
1900 Billy G. Webb
P.O. Drawer 1285
Portland, Texas 78374

**Re: Wastewater Collection System Improvements for the Doyle Addition Subdivision
City of Portland, Texas (TWDB Contract No. 10373)
Award Recommendation**

Dear Mr. Tanner:

Bids were opened for the above referenced project on Thursday, April 5, 2012. One (1) bid was received from Jhabores Construction Company out of Corpus Christi, Texas. We have reviewed the bid for accuracy and compliance with the bid documents and find that all the documentation is in order. Attached for your review and record purposes is a copy of the project bid tabulation which summarizes the bid received.

NEI has reviewed the information submitted by the lone bidder, and have verified the experience references provided by them. It is our opinion that the bid is a fair and reasonable cost for the value of work to be constructed, and that Jhabores Construction Company is qualified to perform the required work.

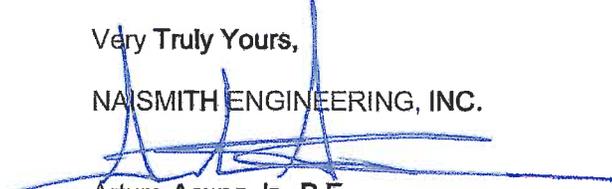
We hereby recommend award of the contract to Jhabores Construction Company in the amount of \$2,389,801; the budget available for this project is \$2,393,465 (Construction & Contingency). The contract requires construction to be completed within 250 calendar days after notice to proceed has been issued.

We have also met with the Contractor and the Public Works Department to identify potential value engineering items, and have come up with approximately \$41,158 in potential savings by making a few slight modifications at each lift station site. An additional \$19,000 in savings may be available if an alternate pump supplier can meet specifications. We propose that these savings be captured and used as contingency going into the construction phase through a future deductive change order once these numbers have been firmed up.

Should you have any questions or require any additional information, please do not hesitate to call on us.

Very Truly Yours,

NAISMITH ENGINEERING, INC.


Arturo Acuna Jr., P.E.
Project Engineer

Encl.

Cc: John Muras, TWDB

Project Title:

Owner: City of Portland, Texas
JHABORES CONSTRUCTION CO., INC.
CORPUS CHRISTI, TEXAS

NEI Project No. 6110

BIDDERS		YES
LOCATION		YES
Addendum No. 1 Acknowledged		YES
Bid Security (5%)		YES
Non Collusion Affidavit of Bidder		YES
Statement of Bidders Qualifications		YES
Bidder Certifications		YES
Vendor Compliance with Reciprocity of Non-Resident Bidders		YES

Item No.	Description	Apprx Qty	Unit	Unit Price	Total Amount
BASE BID					
1	8" Gravity Sanitary Sewer @ 0' to 5' Depth	376	LF	\$35.00	\$13,160.00
2	8" Gravity Sanitary Sewer @ 5' to 7' Depth	2,093	LF	\$40.00	\$83,720.00
3	8" Gravity Sanitary Sewer @ 7' to 9' Depth	1,504	LF	\$43.00	\$64,672.00
4	8" Gravity Sanitary Sewer @ 9' to 11' Depth	1,236	LF	\$55.00	\$67,980.00
5	8" Gravity Sanitary Sewer @ 11' to 13' Depth	894	LF	\$70.00	\$62,580.00
6	8" Gravity Sanitary Sewer @ 13' to 15' Depth	412	LF	\$120.00	\$49,440.00
7	8" Gravity Sanitary Sewer @ 15' to 17' Depth	251	LF	\$135.00	\$33,885.00
8	8" Gravity Sanitary Sewer @ 17' to 19' Depth	84	LF	\$253.00	\$21,252.00
9	8" Gravity Sanitary Sewer @ 19' to 21' Depth	94	LF	\$262.00	\$24,628.00
10	8" Gravity Sanitary Sewer @ 21' to 23' Depth	610	LF	\$275.00	\$167,750.00
11	8" Gravity Sanitary Sewer @ 23' to 25' Depth	468	LF	\$285.00	\$133,380.00
12	Trench Safety	7,644	LF	\$7.00	\$53,508.00
13	4 FT Diameter Fiberglass Manhole @ 0' to 5' Depth	3	EA	\$3,827.00	\$11,481.00
14	4 FT Diameter Fiberglass Manhole @ 5' to 7' Depth	4	EA	\$4,560.00	\$18,240.00
15	4 FT Diameter Fiberglass Manhole @ 7' to 9' Depth	5	EA	\$5,416.00	\$27,080.00
16	4 FT Diameter Fiberglass Manhole @ 9' to 11' Depth	4	EA	\$6,326.00	\$25,304.00
17	4 FT Diameter Fiberglass Manhole @ 11' to 13' Depth	3	EA	\$7,796.00	\$23,387.00
18	5 FT Diameter Fiberglass Manhole @ 13' to 15' Depth	2	EA	\$12,056.00	\$24,112.00
19	5 FT Diameter Fiberglass Manhole @ 15' to 17' Depth	1	EA	\$15,096.00	\$15,096.00
20	5 FT Diameter Fiberglass Manhole @ 17' to 19' Depth	1	EA	\$20,037.00	\$20,037.00
21	5 FT Diameter Fiberglass Manhole @ 21' to 23' Depth	2	EA	\$27,199.00	\$54,398.00
22	Drop Connections on Sanitary Sewer Manhole (Exterior)	8	EA	\$2,096.00	\$16,768.00
23	Deep Cut Service Connection (Sewer Main is deeper than 8')	80	EA	\$2,489.00	\$199,920.00
24	4" Single Sanitary Sewer Service Connection (Short ROW)	56	EA	\$1,173.00	\$65,688.00
25	4" Single Sanitary Sewer Service Connection (Long ROW)	74	EA	\$2,494.00	\$184,556.00
26	Lift Station No.1 and Appurtenances	1	LS	\$206,300.00	\$206,300.00
27	Lift Station No.1 Electrical and Controls	1	LS	\$89,000.00	\$89,000.00
28	Lift Station No.2 and Appurtenances	1	LS	\$202,300.00	\$202,300.00
29	Lift Station No.2 Electrical and Controls	1	LS	\$89,000.00	\$89,000.00
30	Allowance for Service Drop by Utility Provider (Lift Station #1)	1	LS	\$7,500.00	\$7,500.00
31	10" C-900 PVC Foremain	1,788	LF	\$68.00	\$121,584.00
32	6" C-900 PVC Foremain	200	LF	\$51.00	\$10,200.00
33	16" Diameter Steel Casing (Installed by Boring)	74	LF	\$600.00	\$44,400.00
34	8" Diameter Steel Casing (Installed by Boring)	74	LF	\$344.00	\$25,456.00
35	Sediment Control Fence	693	LF	\$9.00	\$6,237.00
36	Modifications to the existing RV Park Grinder Station	1	LS	\$5,000.00	\$5,000.00
37	Pavement Repair	2,190	SY	\$54.00	\$118,260.00
38	Caliche Repair	79	SY	\$31.00	\$2,449.00
ADDITIVE BID A					
A1	Lift Station Perimeter Wooden Fence & Gates	180	LF	\$102.00	\$18,360.00
TOTAL BASE BID					\$2,389,801.00
TOTAL ADDITIVE BID A					\$18,360.00
TOTAL BASE BID + ADDITIVE BID A					\$2,408,161.00

REGULAR MEETING AGENDA BILL

AGENDA ITEM: **BIDS FOR COMMUNITY CENTER RETROFIT PROJECT:** THE CITY COUNCIL WILL CONSIDER BIDS FOR THE INSTALLATION OF HVAC CONTROLS IN THE COMMUNITY CENTER - DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT, AS WELL AS REPRESENTATIVES OF THE CONSULTING CITY ENGINEER

SUBMITTED BY: Brian DeLatte, Director of Public Works and Development

DATE: May 1, 2012

ATTACHMENTS: Award Recommendation by LNV

SUMMARY STATEMENT: Bids were opened for the SECO grant Community Center HVAC Retrofit project on April 25, 2012. Bids were received from four companies, with Schneider Electric Buildings Americas, Inc., submitting the low of \$26,100. The four bids on the project were:

Schneider Electric Buildings Americas, Inc.	\$26,100.00
T.L. Electric, Inc.	\$29,986.58
Trane U.S., Inc.	\$36,481.00
Pro Tech Mechanicals, Inc.	\$47,331.00

Funding from the State Energy Conservation Office will be utilized on this contract. Time is of the essence on this project, as the funds must be expended by June 30, 2012. Schneider Electric has indicated a four week lead time on the equipment, with a two week installation period.

It is the Consulting Engineer's recommendation that the contract be awarded to Schneider Electric.

RECOMMENDATION: Approve the bid for the Community Center HVAC Controls Retrofit Project from Schneider Electric Buildings Americas, Inc., in the amount of \$26,100.00.

BID TABULATION

CITY OF PORTLAND
 Community Center HVAC Controls Retrofit Project
 DATE: April 26, 2012

LNV, INC.
 801 NAVIGATION, SUITE 300
 CORPUS CHRISTI, TX 78408
 PHONE: 361/883-1984
 FAX: 361/883-1986

ITEM	QTY	UNIT	DESCRIPTION	Schneider Electric Buildings Americas, Inc. 1077 Central Pkwy S. 200 San Antonio, TX 78232		T. L. Electric, Inc.		Trane U.S. Inc. 3600 Pammel Creek Rd LaCrosse, WI 54601		Pro Tech Mechanicals, Inc. 6346 Harwick Dr. Corpus Christi, TX 78417		
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	
City of Portland Community Center HVAC Controls Retrofit Project												
B1	1	LS	Mobilization and Demobilization, Complete in Place Per Lump Sum	\$1,110.00	\$1,110.00	\$500.00	\$500.00	\$3,648.00	\$3,648.00	\$13,000.00	\$13,000.00	
B2	1	LS	Replacement of Thermostats and complete DDC control panel and all components and wiring to start/stop and control multiple schedule for one year for 22 roof top packaged HVAC units	\$23,135.00	\$23,135.00	\$23,286.58	\$23,286.58	\$21,889.00	\$21,889.00	\$21,000.00	\$21,000.00	
B3	1	LS	Graphics, programming and start up with any trouble shooting necessary to complete system operational from the Desk top computer	\$1,855.00	\$1,855.00	\$6,200.00	\$6,200.00	\$10,944.00	\$10,944.00	\$13,331.00	\$13,331.00	
TOTAL BASE BID - Items B1 thru B3					\$26,100.00		\$29,986.58		\$36,481.00		\$47,331.00	

**AMENDMENT NO. 2
TO
CONTRACT NO. CS0776
BETWEEN
THE CITY OF PORTLAND
AND
COMPTROLLER OF PUBLIC ACCOUNTS
STATE ENERGY CONSERVATION OFFICE (SECO)
RELATED TO
AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA)
ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EECBG)**

This Amendment No. 2 (Amendment) to the Contract No. CS0776 (Agreement) is entered into by and between the Comptroller of Public Accounts (Comptroller) and the City of Portland (Subrecipient).

I. Recitals

WHEREAS, Comptroller and Subrecipient entered into the Agreement effective September 23, 2010;

WHEREAS, Comptroller and Subrecipient entered into Amendment No. 1 effective November 30, 2010 to amend the Attachment G, Statement of Work and Budget to the Agreement;

WHEREAS, the Comptroller and Subrecipient desire to execute this Amendment to amend the Attachment G, Statement of Work and Budget to the Agreement; and

NOW, THEREFORE, in consideration of mutual covenants and agreements herein contained Comptroller and the Subrecipient agree to the following amendment of the Agreement:

II. Amendment

The Agreement is hereby amended by deleting Attachment G, Statement of Work and Budget, in its entirety and replacing it with the new, revised Attachment G, Statement of Work and Budget, which is attached to and incorporated into this Amendment as Exhibit 1 for all purposes.

III. Incorporation of Amendments

- A. This Amendment, together with the Agreement and any prior amendments, represents the entire agreement between the parties concerning the subject matter of this Amendment and supersedes any and all prior or contemporaneous oral or written statements, agreements, correspondence, quotations or negotiations.
- B. In the event of conflicting language between the Agreement, any prior amendments, and the language in this Amendment, the language in this Amendment shall control.
- C. Except as expressly amended herein, all other terms of the Agreement as amended, remain unchanged, are in full force and effect, and are ratified and affirmed by the parties. By their execution and delivery of this Amendment neither party waives or releases any default hereunder.

IV. Signatories

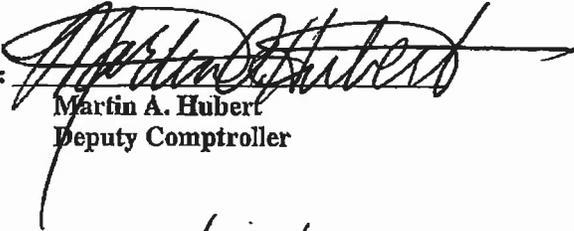
The undersigned signatories represent and warrant that they have full authority to enter into this Amendment on behalf of the respective parties named below. This Amendment may be executed in one or more counterparts, each of which is an original, and all of which constitute only one agreement between the parties.

IN WITNESS WHEREOF, the parties have executed this Amendment to be effective as of the date of Comptroller signature.

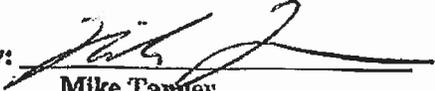
COMPTROLLER OF PUBLIC ACCOUNTS

CITY OF PORTLAND

By:


Martin A. Hubert
Deputy Comptroller

By:


Mike Tanner
City Manager

Date:

4/24/12

Date:

4-19-12

ATTACHMENT G**Statement of Work and Budget – Amendment #2****City of Portland – Energy Efficiency and Conservation Block Grant Program****Type of Project & Description: Activity Category: (1) Building Energy Audits & Retrofits**

This project involves a comprehensive energy audit of all city facilities, and following the audit, using remaining funds to implement the recommendations of the audit as approved by SECO Stimulus.

Recommendations of the energy audit include: Installing automatic HVAC controls and retrofitting T-8 lamp fixtures with T-12 lamp fixtures at the Portland Community Center Complex.

Approved Budget Per Cost Category and Payment:

COST CATEGORY	BUDGET
Audit	\$0.00
EECBG Administration	\$4,030.00
Travel	\$0.00
Subcontractor	\$53,546.00
Project equipment	\$0.00
Other Direct Operating Expense	\$0.00
Total Budget	\$57,576.00
Funds Leveraged	\$0.00

Total payments to ARRA-recipient under this Agreement shall not exceed \$57,576.00 in accordance with the Agreement.

Tasks to be performed in completing the project: The ARRA-recipient shall complete all of the Tasks as set forth below and the ARRA-recipient shall provide information regarding such task. *(Task that includes purchasing equipment must include: how many, size, model, rating, etc. Please include the date you anticipate each task will be completed. The rows will expand as you type, add lines as necessary)*

Task	Timeline
Perform comprehensive energy audit of all city facilities.	June 2010 – March 2011
Implement one or more of the audit recommendations as approved by SECO Stimulus	June 2010 – March 2011
Install automatic HVAC Controls for twenty-two (22) roof top packaged units at the Portland Community Center Complex (2000 Billy G. Webb, Portland, TX 78374) as recommended by the energy audit.	April 2012 – June 2012
Replace at least ten (10) or more T12 lamp fixtures with T-8 lamp fixtures at the Portland Community Center Complex (2000 Billy G. Webb, Portland, TX 78374) as recommended by the energy audit.	April 2012 – June 2012

Please note buildings over 44 years of age will require review and release by the Texas Historical Commission prior to engaging in an activity.

REGULAR MEETING AGENDA BILL

AGENDA ITEM: **PROPOSAL FOR ENGINEERING SERVICES: THE CITY COUNCIL WILL CONSIDER A PROPOSAL FOR ENGINEERING SERVICES (WATER AND SANITARY SEWER LINE REPLACEMENT PROJECT - \$343,105) FROM COYM, REHMET & GUTIERREZ ENGINEERING - DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT AS WELL AS CONSULTING CITY ENGINEER**

SUBMITTED BY: Brian DeLatte, Director of Public Works and Development

SUBMISSION DATE: April 24, 2012

ATTACHMENTS: Proposal from CR&G

SUMMARY STATEMENT: The City Council previously authorized a financing plan for utility system projects throughout the City. The first project on the list is the Water and Sewer Line Replacement Project. The project budget is \$3,855,000.

The list of line replacements was developed by analyzing historical work orders to determine which lines in the system are in need of replacement due to age or condition. Many of the lines being replaced as part of this program were constructed using asbestos concrete pipe, which in many cases is nearing or has now exceeded its useful life expectancy. The cost of maintaining these lines, combined with lost revenue from water breaks, has made the replacement of these lines a priority in this program. The attached exhibit depicts the locations of water and sewer line replacements as part of this project.

Coym, Rehmet, & Gutierrez Engineering, LP, has submitted a proposal for engineering services to complete the design of this project. The fee breakdown is:

Preliminary Phase	\$11,615.00
Design Phase	\$230,265.00
Bid/Construction Phase	\$39,030.00
<u>Surveying and Permitting</u>	<u>\$62,195.00</u>
Total Services	\$343,105.00

The schedule to complete the project is:

Begin surveying and design	5/15/12
Final submittal	10/15/12
Bid opening	11/21/12
Construction	1/2013 – 6/2013

CR&G is well qualified to complete these services and staff recommends the engagement.

RECOMMENDATION: Adopt a motion authorizing the engagement of Coym, Rehmet, and Gutierrez Engineering, LP, to provide engineering services for the Water and Sewer Line Replacement Project for \$343,105.00.

Coym, Rehmet & Gutierrez Engineering, L.P.

ENGINEERS • PLANNERS • SURVEYORS
TBPE Firm Reg. No. F-388

5856 S. STAPLES, SUITE 230
CORPUS CHRISTI, TX 78411
361-991-8550 FAX:361-993-7569

1220 N. TEXAS BLVD., SUITE 4
ALICE, TX 78332
361-664-5821 FAX:361-664-0559

April 10, 2012

City of Portland
1900 Billy G. Webb Drive
Portland, Texas 78374

Attention: Mike Tanner
City Manager

**RE: Proposal For Engineering Services
Bond 2012 Water and Sewer
Capital Improvements Project
CRG Project No. 20512c**

Dear Ladies and Gentlemen,

We are pleased to submit this proposal for engineering services for the City of Portland Bond 2012 Water and Sewer Capital Improvements Project.

PROJECT SCOPE

The projects included in the program are:

- Water System Improvements
- Rehabilitation of Portions of the Sanitary Sewer Collection System

A description of the project follows:

Water System Improvements

This project will replace or reroute portions of the water distribution system that have required or caused excessive maintenance problems. The portions of the system included in the project were selected by City Staff after review of long-term maintenance records.

Rehabilitation of Portions of the Sanitary Sewer Collection System

This project will include rehabilitation or replacement of portions of the sanitary sewer collection system that have required or caused excessive maintenance problems. The portions of the system included in the project were selected by the City Staff after review of long-term maintenance records. The project will fulfill the continuing City obligation required in its Sanitary Sewer Overflow (SSO) Agreement with the TCEQ.

The specific areas of the improvements for both waterline and sanitary sewer improvements are shown on Attachment "A"

SCOPE OF SERVICES

We propose to perform the following services:

BASIC SERVICES

Preliminary Phase

- Review the project with the City for clarification and definition of intent and execution of the Project. Meet with City Staff to collect data, discuss final materials and methods of construction, and identify design and construction requirements.
- Prepare a preliminary project scope and preliminary opinion of probable cost.
- Review and investigation of available records, archives and pertinent data related to the Project.
- Identify results of initial site investigation including site findings, existing conditions and probable project design solutions.

Design Phase

- Coordinate design details with City Staff.
- Prepare the construction documentation including specifications and drawings to fix and describe the size and character of the entire Project, description of materials to be utilized and such other essentials as may be necessary;
- Furnish plans, specification and bid documents for City review and approval.
- Provide two (2) copies of the 90% complete plans and specifications to the City for review and approval purposes with revised estimates of probable total construction costs; and
- Submit two (2) copies of plans and specifications at 100% completion for final review prior to bidding.

Bid Phase

- Distribute bid packets to prospective bidders.
- Conduct the pre-bid conference;
- Assist City in obtaining qualified contractors;
- Review all pre-bid questions and submissions concerning the bid documents and prepare, for the City's approval, any addenda or other revisions necessary to inform contractors of approved changes prior to bidding;
- Assist the City in receiving bids.
- Analyze bids, prepare bid tabulations and make recommendation concerning award of each contract. Attend a City Council meeting to present recommendation of contract award.
- Prepare the final Contract Documents and obtain all necessary signatures and approvals to proceed to the construction phase.

Construction Phase

- Participate in the pre-construction meetings;
- Review for approval shop and working drawings, materials and other submittals;
- Review tests and testing results;
- Provide interpretations and clarifications of the plans and specifications for the contractor and authorize minor changes which do not affect the contractor's price and are not contrary to the general interest of the City under the contract;
- Consult with City representative and advise during construction with City and other governmental authorities;
- Make visits to the site of the project to confer with the City project inspector and contractor, to observe the general process and quality of work and to determine in general, if the work is being done in accordance with the contract documents. Review and coordinate contractor's progress schedule and critical path updates with contractor and the City. This will not be confused with the Project representative inspection or continuous monitoring of the progress of construction;
- Consult with the City on any change order requests;
- Make final inspection with City representatives and provide the City with a Certificate of Completion; and
- On the basis of "red-line" drawings provided by the contractor and inspector, prepare "as-built" record drawings of the project as constructed based upon known deviations, change orders, mark-ups and changes reported by the City project inspector. Deliver to the City a reproducible set and electronic file of the record drawings and specifications, which will be the property of the City.

ADDITIONAL SERVICES

Permitting

- Prepare, submit and gain approval of the TxDOT Permit for work on Hwy 181 ROW.

Topographic Survey

- Provide field surveys, as required for design including the necessary control points, coordinates and elevations of points. Establish base survey controls for line and elevations staking (not detailed setting of lines and grades for specific structures or facilities). All work will comply with Category 6, Condition I specifications of the Texas Society of Professional Surveyors' Manual of Practice for Land Surveying in the State of Texas, Ninth Edition.

FEES

We propose that our services be reimbursed on a lump sum basis for Basic Services and Additional Services in the following amounts:

Description	Amount
<u>Basic Services</u>	
Preliminary Phase	\$11,615.00
Design Phase	\$230,265.00
Bid Phase	\$8,365.00
Construction Phase	\$30,665.00
Total Basic Services	\$280,910.00
<u>Additional Services</u>	
Permitting: TxDOT	\$895.00
Topo Survey	\$61,300.00
Total Additional Services	\$62,195.00
Total Basic and Additional Services	\$343,105.00

The fee will be billed monthly on the percent of the work completed in the previous month.

SCHEDULE

A proposed schedule is shown below:

TASK	DATE
Notice To Proceed – Design	May 15, 2012
90% Completion Submittal	September 15, 2012
Complete 90% Review	October 1, 2012
Final Submittal	October 15, 2012
Advertise For Bids	October 22, 2012
Receive Bids	November 21, 2012
Award Contract	December 4, 2012
Commence Construction	January 7, 2013
Construction Completion	June 2013

We appreciate the opportunity to submit this proposal and look forward to working with you on this very important project.

Very truly yours,
COYM, REHMET & GUTIERREZ
ENGINEERING, L.P.



J. Don Rehmet, P.E., R.P.L.S.

Attachments

ATTACHMENT "A"

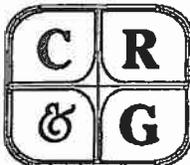
PORTLAND BOND 2012 WATER & SEWER IMPROVEMENTS CRG PROJECT NO. 20512C IMPROVEMENT LOCATIONS

WATERLINE IMPROVEMENTS – WATER MAINS

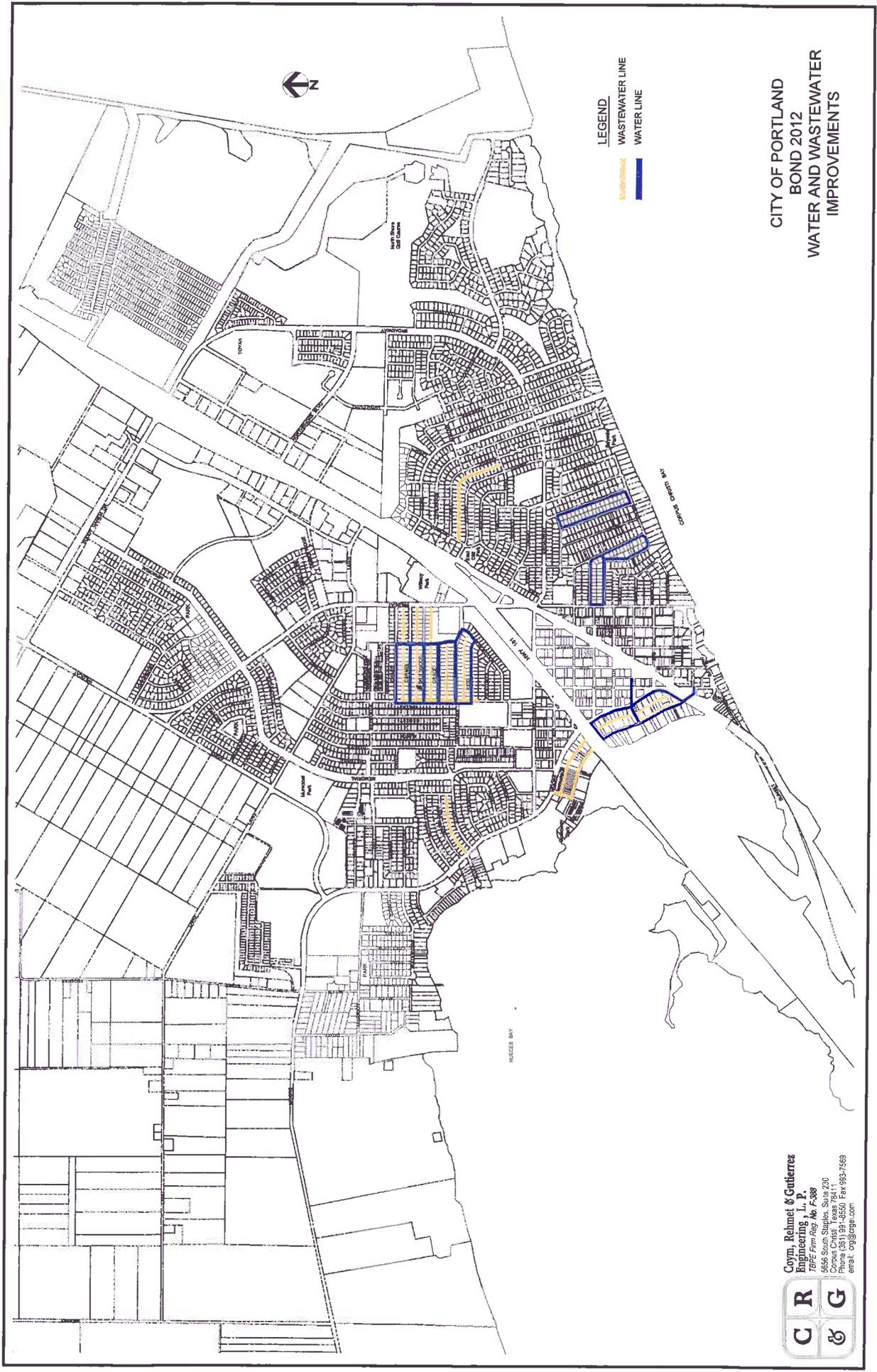
- 4" Between Daniel Moore and Grace (From Dallas to Center Drive)
- 4" Between Daniel Moore and Rice (From Dallas to Center Drive)
- 6" Between Grace and Driftwood (From Dallas to Center Drive)
- 6" Between Carmel and Chase (From Dallas to Center Drive)
- 6" on Sunset Between Sunset and 1st Street Across Drainage Ditch
- 6" on E. Moore From 6th Street to 4th Street
- 6" on 4th Street Between Moore and Houston
- 4" Between Janin Circle E. and Granby (From Janin Circle N to Shore Drive)
- 6" Between Ann Drive and Melba Drive (From Wildcat Drive to Janin Circle W)
- 6" Between Janin Circle W. and Georgia Place (From Ann Drive to Shore Drive)
- 6" on E. Bayview Between Hwy 181 to 4th Street
- 6" on Bayview Between 4th Street and Sunset
- 6" Between E. Bayview and Moore Avenue (From Hwy 181 to Sunset Drive)
- 6" Main on Hwy 181 Frontage Road Between Above 2 Lines

SANITARY SEWER IMPROVEMENTS – GRAVITY SEWERS

- 8" Between Daniel Moore and Rice (From Dallas to Sutherland)
- 6" Between Bayview and Moore (From Hwy 181 to Lawrence Street)
- 6" Between E. Bayview and E. Moore (Sunset to 6th Street)
- 6" Between Starlite and Southcliff (From Moore to E Haven)
- 8" Between Westover and Rice (From Dallas to Sutherland)
- 8" Between Grace and Driftwood (From Dallas to Wildcat Drive)
- 8" Between Driftwood and Carmel (From Dallas to Wildcat Drive)
- 8" Between Chase and Carmel (From Dallas to Wildcat Drive)
- 8" From 218 Blanco to 219 Broadway
- 8" Between Llano and Pecos (From Georgia Place to Alazan)
- 8" Between Pecos and Trinity (Alazan to Frio)
- 6" In Bayview, Railroad to 4th Street
- 10" in Dallas From MH Between Westover and Rice to MH Between Driftwood and Carmel



Coym, Rehmet & Gutierrez
Engineering, L.P
TBPE Firm Reg. No. F-388
5656 S. Staples, Suite 230
Corpus Christi, Texas 78411
Phone: 361-991-8550 Fax: 361-993-7569
Email: crg@crgci.com



**CITY OF PORTLAND
BOND 2012
WATER AND WASTEWATER
IMPROVEMENTS**

**Coyne, Rehmert & Gutierrez
Engineering, L.P.**
 7875 Farm Road, No. A-388
 5656 South Staples, Suite 230
 Corpus Christi, Texas 78411
 Phone: 361-850-1100 Fax: 361-850-1569
 email: crg@crgpe.com





STAFF
WEEKLY
REPORTS

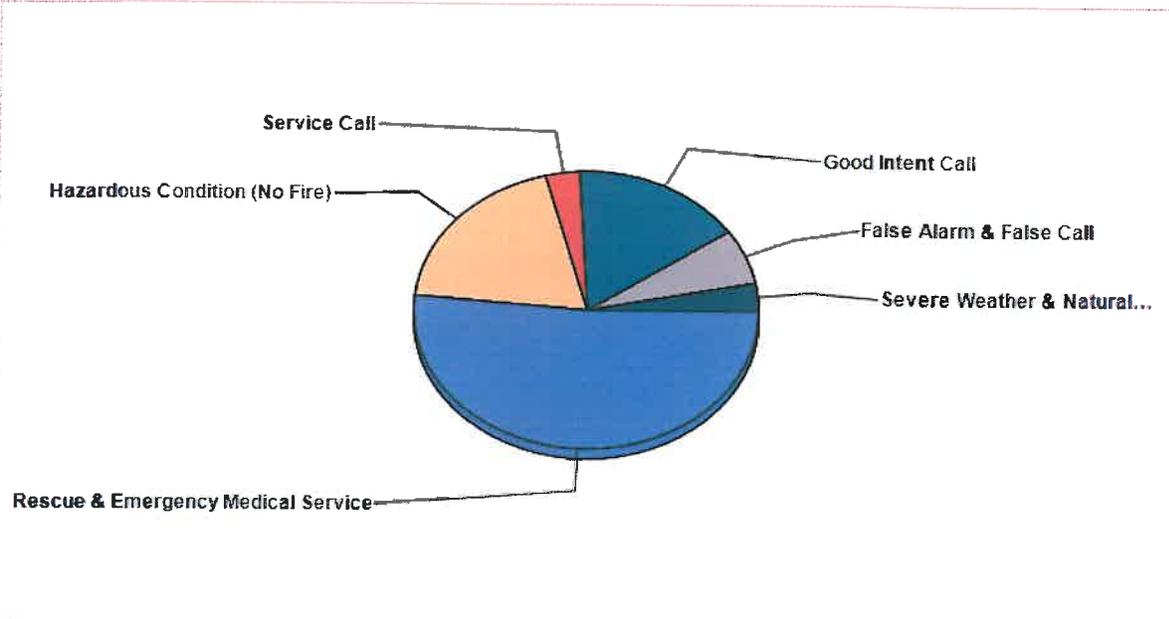
Portland Fire Department

Portland, TX

This report was generated on 4/23/2012 8:04:52 AM

Breakdown by Major Incident Types for Date Range

Start Date: 04/16/2012 | End Date: 04/22/2012



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Rescue & Emergency Medical Service	16	51.61%
Hazardous Condition (No Fire)	6	19.35%
Service Call	1	3.23%
Good Intent Call	5	16.13%
False Alarm & False Call	2	6.45%
Severe Weather & Natural Disaster	1	3.23%
TOTAL	31	100.00%

Detailed Breakdown by Incident Type		
INCIDENT TYPE	# INCIDENTS	% of TOTAL
311 - Medical assist, assist EMS crew	4	12.90%
321 - EMS call, excluding vehicle accident with injury	11	35.48%
322 - Motor vehicle accident with injuries	1	3.23%
412 - Gas leak (natural gas or LPG)	2	6.45%
444 - Power line down	4	12.90%
510 - Person in distress, other	1	3.23%
611 - Dispatched & cancelled en route	1	3.23%
651 - Smoke scare, odor of smoke	4	12.90%
700 - False alarm or false call, other	1	3.23%
743 - Smoke detector activation, no fire - unintentional	1	3.23%
813 - Wind storm, tornado/hurricane assessment	1	3.23%
TOTAL INCIDENTS:	31	100.00%

Severe Weather Damage Assessments Windfest Parade	Average Response Time: 5.05 Min.
--	----------------------------------

Inspections Search

Portland Fire Department
 595 Buddy Ganem
 Portland, TX 78374
 Phone: 361-643-0155
 Fax: 361-643-0369



Date
 From: 4/15/2012
 To: 4/21/2012 11:59:00 PM

Search Criteria:
 All Addresses Status: Complete Inspector:

Date	Record Type	Number	Cause	Complete	Violations			Addresses	Parties Name	Inspector
					New	Old	Corr			
04/16/2012	2:33 pm Fire Safety Insp. (FD)	I-CH-12-0251	Complaint	Yes	2	8	2	4000 Wildcat	Wildcat Apt.	Craig Hedrick
04/17/2012	8:25 am Annual Inspection (FD)	I-CH-12-0224.A	Reinspection	Yes	0	10	0	1500 Wildcat Suite E	H & R Block	Craig Hedrick
04/17/2012	9:22 am Fire Safety Insp. (FD)	I-TVAN-12-0015	Request	Yes	2	0	0	316 San Rafael	316 San Rafael Resp. Party	Tim Vanlandingham
04/17/2012	12:06 pm Annual Inspection (FD)	I-CH-12-0144.B	Reinspection	Yes	0	3	0	410 Lang	Portland Contessa	Craig Hedrick
04/17/2012	12:09 pm Unwholesome Prop (FD)	I-CH-12-0252	Complaint	Yes	0	2	0	1226 Memorial	1226 Memorial Pkwy Resp. Party	Craig Hedrick
04/17/2012	12:16 pm Unwholesome Prop (FD)	I-CH-12-0253	Complaint	Yes	2	0	0	1016 Forest Oak	1016 Forest Oak - Resp. Party	Craig Hedrick
04/17/2012	12:35 pm Unwholesome Prop (FD)	I-CH-12-0223.A	Reinspection	Yes	0	4	0	1011 Memorial	1011 Memorial Resident	Craig Hedrick
04/17/2012	2:04 pm Annual Inspection (FD)	I-CH-12-0254	Periodic	Yes	14	0	0	707 Moore	Gold Falcon	Craig Hedrick
04/17/2012	2:15 pm Annual Inspection (FD)	I-CH-12-0255	Periodic	Yes	10	0	0	701 Moore	Macareno Signs and Graphics	Craig Hedrick
04/17/2012	3:42 pm Annual Inspection (FD)	I-CH-12-0256	Periodic	Yes	10	0	0	701 Moore Suite A	Lucy's Hair Studio	Craig Hedrick
04/18/2012	9:00 am Annual Inspection (FD)	I-CH-12-0137.B	Reinspection	Yes	0	14	0	203 Lang Suite C/D	Trade Mart Const. - Martinez/Atty	Craig Hedrick
04/18/2012	12:42 pm Fire Safety Insp. (FD)	I-CH-12-0257	Complaint	Yes	0	8	0	407 Cedar	Texas A1 Restaurant	Craig Hedrick
04/18/2012	1:16 pm Unwholesome Prop (FD)	I-CH-12-0258	Complaint	Yes	2	6	0	1208 Sacramento	1208 Sacramento Resp. Party	Craig Hedrick
04/18/2012	1:47 pm Annual Inspection (FD)	I-CH-12-0136.B	Reinspection	Yes	0	4	0	203 Lang Suite B	Nu Image Salon	Craig Hedrick
04/18/2012	1:48 pm Annual Inspection (FD)	I-CH-12-0135.B	Reinspection	Yes	0	0	0	203 Lang Suite A	New Wave Properties	Craig Hedrick
04/18/2012	1:58 pm Sprinkler (FD)	I-CH-12-0259	Request	Yes	0	0	0	1704 U.S. Hwy 181	McAlister's Deli	Craig Hedrick
04/19/2012	8:04 am Unwholesome Prop (FD)	I-CH-12-0075.E	Reinspection	Yes	0	0	0	1002 Austin	Mr. Coffey	Craig Hedrick
04/19/2012	8:07 am Unwholesome Prop (FD)	I-CH-12-0242.A	Reinspection	Yes	0	2	0	1111 Orion	1111 Orion - Resp. Party	Craig Hedrick
04/19/2012	8:09 am Unwholesome Prop (FD)	I-CH-12-0241.A	Reinspection	Yes	0	0	0	1113 Orion Circle	1113 Orion Cir - RespParty	Craig Hedrick
04/19/2012	8:11 am Unwholesome Prop (FD)	I-CH-12-0193.C	Reinspection	Yes	0	0	0	945 Austin	Pete Baca	Craig Hedrick
04/19/2012	8:13 am Unwholesome Prop (FD)	I-CH-12-0229.A	Reinspection	Yes	0	0	0	910 Denver	910 Denver - Resp.Party	Craig Hedrick
04/19/2012	8:15 am Unwholesome Prop (FD)	I-CH-12-0232.A	Reinspection	Yes	0	0	0	1811 Portland	1811 Portland - Resp.Party	Craig Hedrick
04/19/2012	8:16 am Unwholesome Prop (FD)	I-CH-12-0185.B	Reinspection	Yes	0	0	0	1000 Blk. Hwy 181	1000 Blk. Hwy 181 - Vacant Lot	Craig Hedrick
04/19/2012	8:18 am Unwholesome Prop (FD)	I-CH-12-0240.A	Reinspection	Yes	0	0	0	1106 Westcliff	1106 Westcliff Resident	Craig Hedrick
04/19/2012	8:18 am Unwholesome Prop (FD)	I-CH-12-0239.A	Reinspection	Yes	0	2	0	1097 Polaris	1097 Polaris Resp. Party	Craig Hedrick
04/19/2012	2:37 pm Unwholesome Prop (FD)	I-CH-12-0260	Complaint	Yes	2	0	0	1406 Sacramento	1406 Sacramento Resp. Party	Craig Hedrick
04/19/2012	2:40 pm Unwholesome Prop (FD)	I-CH-12-0261	Request	Yes	0	4	0	500 W. Broadway	Frost Bank	Craig Hedrick
04/19/2012	3:01 pm Fire Safety Insp. (FD)	I-CH-12-0262	Request	Yes	0	0	0	520 W Broadway	Dr. Fontanez	Craig Hedrick
04/19/2012	3:04 pm Fire Safety Insp. (FD)	I-CH-12-0263	Request	Yes	0	2	0	2000 Billy G. Webb	Windfest	Craig Hedrick
04/19/2012	3:09 pm Amusement Ride Insp.	I-CH-12-0263	Request	Yes	0	2	0	2000 Billy G. Webb	Windfest	Craig Hedrick
04/19/2012	3:15 pm Fire Extinguisher (FD)	I-CH-12-0264	Request	Yes	0	2	0	2000 Billy G. Webb	Windfest	Craig Hedrick
04/19/2012	3:29 pm Restaurant (FD)	I-CH-12-0265	Request	Yes	0	2	0	2000 Billy G. Webb	Windfest	Craig Hedrick

Violations

Date	Record Type	Number	Cause	Complete	New	Old	Corr	Addresses	Parties Name	Inspector
04/19/2012 3:32 pm	Fire Safety Insp. (FD)	I-CH-12-0266	Request	Yes	0	2	0	2000 Billy G. Webb	Windfest	Craig Hedrick
04/20/2012 12:00 am	Unwholesome Prop (FD)	I-CH-12-0270	Complaint	Yes	2	0	0	300 Blk. Inverness	Daryl Genzer - N.Shore Country Club	Craig Hedrick
04/20/2012 10:02 am	Plants/Vegetation (FD)	I-CH-12-0267	Complaint	Yes	2	0	1	2310 Timber Ridge	Ramiro Pena Jr.	Craig Hedrick
04/20/2012 10:09 am	Unwholesome Prop (FD)	I-CH-12-0206.B	Reinspection	Yes	0	2	0	000 W Broadway - Moore	N. Bay Properties	Craig Hedrick
04/20/2012 11:09 am	Unwholesome Prop (FD)	I-CH-12-0268	Complaint	Yes	2	0	0	112 Lang	Safe Guard Mini Storage	Craig Hedrick
04/20/2012 11:22 am	Unwholesome Prop (FD)	I-CH-12-0269	Complaint	Yes	2	0	0	2200 Tallow	Mortgage Services	Craig Hedrick
04/20/2012 1:30 pm	Unwholesome Prop (FD)	I-CH-12-0271	Complaint	Yes	2	0	0	000 Westwood/Moore Ave	Ramon Gallagher	Craig Hedrick

Total Number of Records: 38

Inspections Search

Portland Fire Department
 595 Buddy Ganem
 Portland, TX 78374
 Phone: 361-643-0155
 Fax: 361-643-0369



Search Criteria:

All Addresses Status All Inspector Craig Hedrick

Date From: 4/8/2012 To: 4/14/2012 11:59:00 PM

Date	Record Type	Number	Cause	Complete	Violations			Addresses	Parties Name	Inspector
					New	Old	Corr			
04/09/2012 11:46 am	Annual Inspection (FD)	I-CH-12-0113.B	Reinspection	Yes	0	2	0	1031 Hwy. 181	Wells Fargo	Craig Hedrick
04/09/2012 11:49 am	Annual Inspection (FD)	I-CH-12-0123.B	Reinspection	Yes	0	10	0	2100 Buddy Ganem	Orange Ridge Babbist Church	Craig Hedrick
04/09/2012 11:53 am	Annual Inspection (FD)	I-CH-12-0110.B	Reinspection	Yes	0	0	0	1702 US Hwy 181	New Wave Eye Care	Craig Hedrick
04/09/2012 11:55 am	Unwholesome Prop (FD)	I-CH-12-0200.A	Reinspection	Yes	0	0	0	2405 Twin Oaks	2405 Twin Oaks Resident	Craig Hedrick
04/10/2012 12:00 am	Unwholesome Prop(FD)	I-CH-12-0239	Complaint	Yes	2	0	0	1097 Polaris	1097 Polaris Resp. Party	Craig Hedrick
04/10/2012 9:00 am	Annual Inspection (FD)	I-CH-12-0143.B	Reinspection	Yes	0	0	0	300 8th Suite A	Allstate Ins.	Craig Hedrick
04/10/2012 11:09 am	Unwholesome Prop(FD)	I-CH-12-0216.A	Reinspection	Yes	0	2	0	506 Commerce	Myrtle J. Bowen (estate)	Craig Hedrick
04/10/2012 11:15 am	Unwholesome Prop (FD)	I-CH-12-0205.A	Reinspection	Yes	0	2	0	1010 South Cliff	1010 South Cliff - Resp. Party	Craig Hedrick
04/10/2012 11:16 am	Unwholesome Prop(FD)	I-CH-12-0208.A	Reinspection	Yes	0	2	0	314 Seco	314 Seco - Resp. Party	Craig Hedrick
04/10/2012 11:45 am	Annual Inspection (FD)	I-CH-12-0237	Periodic	Yes	0	0	0	1200 Broadway	Open Arms Child Dev. Center	Craig Hedrick
04/10/2012 11:50 am	Annual Inspection (FD)	I-CH-12-0238	Periodic	Yes	0	0	0	1200 Broadway	Fishers Family Luth. Church	Craig Hedrick
04/10/2012 12:05 pm	Annual Inspection (FD)	I-CH-12-0147.C	Reinspection	Yes	0	0	0	604 W Broadway	Seacrest Home Health	Craig Hedrick
04/10/2012 12:18 pm	Annual Inspection (FD)	I-CH-12-0142.B	Reinspection	Yes	0	7	0	821 Market	Time Warner	Craig Hedrick
04/10/2012 1:50 pm	Annual Inspection (FD)	I-CH-12-0132.B	Reinspection	Yes	0	0	0	1625 Wildcat	Value Bank Texas	Craig Hedrick
04/10/2012 1:53 pm	Unwholesome Prop (FD)	I-CH-12-0215.A	Reinspection	Yes	0	1	0	502 Commerce	502 Commerce Resident	Craig Hedrick
04/10/2012 1:57 pm	Unwholesome Prop (FD)	I-CH-12-0210.A	Reinspection	Yes	0	0	0	1130 Cupertino	1130 Cupertino - Resp. Party	Craig Hedrick
04/10/2012 1:59 pm	Unwholesome Prop (FD)	I-CH-12-0221.A	Reinspection	Yes	0	0	0	1807 Marlin	1807 Marlin - Resp. Party	Craig Hedrick
04/10/2012 2:00 pm	Unwholesome Prop (FD)	I-CH-12-0220.A	Reinspection	Yes	0	0	0	2104 Memorial	2104 Memorial - Resp. Party	Craig Hedrick
04/10/2012 2:01 pm	Unwholesome Prop (FD)	I-CH-12-0118.C	Reinspection	Yes	0	0	0	207 E Broadway	Bank of America	Craig Hedrick
04/10/2012 2:02 pm	Unwholesome Prop (FD)	I-CH-12-0212.A	Reinspection	Yes	0	0	0	100 S Commons Way	Knower Properties LLC	Craig Hedrick
04/10/2012 2:05 pm	Unwholesome Prop (FD)	I-CH-12-0076.D	Reinspection	Yes	0	2	0	201 Northshore	N. Shore Landing Apartments	Craig Hedrick
04/10/2012 2:07 pm	Unwholesome Prop (FD)	I-CH-12-0151.B	Reinspection	Yes	0	4	0	103 Shore Cliff	Stephen and Belinda Burkett	Craig Hedrick
04/10/2012 2:10 pm	Unwholesome Prop (FD)	I-CH-12-0219.A	Reinspection	Yes	0	0	0	905 La Mirada	905 La Mirada Resp. Party	Craig Hedrick
04/10/2012 2:10 pm	Unwholesome Prop (FD)	I-CH-12-0218.A	Reinspection	Yes	0	0	0	909 La Mirada	909 La Mirada - Resp. Party	Craig Hedrick
04/10/2012 2:11 pm	Unwholesome Prop (FD)	I-CH-12-0217.A	Reinspection	Yes	0	0	0	911 La Mirada	911 La Mirada - Resp. Party	Craig Hedrick
04/10/2012 2:13 pm	Unwholesome Prop (FD)	I-CH-12-0213.A	Reinspection	Yes	0	0	0	317 Elm	North Bay Properties	Craig Hedrick
04/10/2012 2:14 pm	Unwholesome Prop (FD)	I-CH-12-0214.A	Reinspection	Yes	0	0	0	300Blk. Elm	Therese Strain	Craig Hedrick
04/10/2012 2:16 pm	Unwholesome Prop (FD)	I-CH-12-0193.B	Reinspection	Yes	0	2	0	945 Austin	Pete Baca	Craig Hedrick
04/10/2012 2:19 pm	Unwholesome Prop (FD)	I-CH-12-0204.A	Reinspection	Yes	0	0	0	109 San Saba	109 San Saba - Resp. Party	Craig Hedrick
04/10/2012 2:20 pm	Unwholesome Prop (FD)	I-CH-12-0227.A	Reinspection	Yes	0	6	0	1234 E Haven	1234 East Haven Resident	Craig Hedrick
04/10/2012 2:22 pm	Unwholesome Prop (FD)	I-CH-12-0202.A	Reinspection	Yes	0	5	0	1208 Sacramento	1208 Sacramento Resp. Party	Craig Hedrick

Date	Record Type	Number	Cause	Complete	Violations			Addresses	Parties Name	Inspector	
					New	Old	Corr				
04/10/2012	2:25 pm	Unwholesome Prop (FD)	I-CH-12-0184.B	Reinspection	Yes	0	0	0	Lt. 6 Blk. 1 Hwy 181	Jaime Sandoval LP	Craig Hedrick
04/10/2012	2:26 pm	Unwholesome Prop (FD)	I-CH-12-0222.A	Reinspection	Yes	0	0	0	000 Market St and Bayview Alley	Donna Bailey	Craig Hedrick
04/10/2012	2:27 pm	Unwholesome Prop (FD)	I-CH-12-0231.A	Reinspection	Yes	0	0	0	822 W Broadway	Obie and Carmen Baggett	Craig Hedrick
04/10/2012	2:31 pm	Unwholesome Prop (FD)	I-CH-12-0240	Complaint	Yes	2	0	0	1106 Westcliff	1106 Westcliff Resident	Craig Hedrick
04/10/2012	2:34 pm	Unwholesome Prop (FD)	I-CH-12-0241	Complaint	Yes	2	0	0	1113 Orion Circle	1113 Orion Cir - RespParty	Craig Hedrick
04/10/2012	2:36 pm	Unwholesome Prop (FD)	I-CH-12-0242	Complaint	Yes	2	2	0	1111 Orion	1111 Orion - Resp. Party	Craig Hedrick
04/11/2012	8:18 am	Annual Inspection (FD)	I-CH-12-0134.C	Reinspection	Yes	0	2	0	301 North Shore	North Shore Pavillions	Craig Hedrick
04/11/2012	8:57 am	Annual Inspection (FD)	I-CH-12-0211.A	Reinspection	Yes	0	0	0	125 Northshore	Portland Family Medicine	Craig Hedrick
04/12/2012	9:00 am	Unwholesome Prop (FD)	I-CH-12-0207.A	Reinspection	Yes	0	0	0	1009 Southcliff	1009 Southcliff Resp. Party	Craig Hedrick
04/12/2012	11:04 am	Annual Inspection (FD)	I-CH-12-0243	Request	Yes	16	0	0	104 Cedar	Bay Area General Crane Serv.	Craig Hedrick
04/12/2012	11:15 am	Annual Inspection (FD)	I-CH-12-0244	Request	Yes	10	0	0	611 Railroad	Notiehs Massage Therapy	Craig Hedrick
04/12/2012	11:34 am	Unwholesome Prop (FD)	I-CH-12-0161.C	Reinspection	Yes	0	1	0	916 Commerce	Douglas Campbell	Craig Hedrick
04/12/2012	11:37 am	Unwholesome Prop (FD)	I-CH-12-0206.A	Reinspection	Yes	0	2	0	000 W Broadway - Moore	N. Bay Properties	Craig Hedrick
04/12/2012	1:26 pm	Unwholesome Prop (FD)	I-CH-12-0247	Complaint	Yes	2	0	0	819 Railroad	Fred & Magraciela Trevino	Craig Hedrick
04/12/2012	2:01 pm	Unwholesome Prop (FD)	I-CH-12-0235.A	Reinspection	Yes	0	0	0	1233 Memorial	James McCarty	Craig Hedrick
04/12/2012	2:03 pm	Unwholesome Prop (FD)	I-CH-12-0225.A	Reinspection	Yes	0	0	0	2228 Memorial	2228 Memorial Pkwy - Res.	Craig Hedrick
04/12/2012	2:05 pm	Annual Inspection (FD)	I-CH-12-0146.B	Reinspection	Yes	0	1	0	1902 Billy G. Webb	Portland Police Department	Craig Hedrick
04/12/2012	2:05 pm	Annual Inspection (FD)	I-CH-12-0245	Complaint	Yes	2	0	0	123 Marie Place	123 Marie Plc - RespPartry	Craig Hedrick
04/12/2012	2:16 pm	Unwholesome Prop (FD)	I-CH-12-0246	Complaint	Yes	0	1	1	115 Duke	115 Duke Resident	Craig Hedrick
04/12/2012	2:19 pm	Unwholesome Prop (FD)	I-CH-12-0248	Complaint	Yes	4	0	0	113 Sixth	113 Sixth Resident	Craig Hedrick
04/12/2012	2:30 pm	Unwholesome Prop (FD)	I-CH-12-0249	Complaint	Yes	2	0	0	1224 East Haven	In Care of Ida Marroquin	Craig Hedrick
04/12/2012	3:22 pm	Unwholesome Prop (FD)	I-CH-12-0250	Complaint	Yes	2	0	0	1119 Polaris	1119 Polaris Resp. Party	Craig Hedrick
04/13/2012	10:35 am	Unwholesome Prop (FD)	I-CH-12-0175.A	Reinspection	Yes	0	8	0	406 Lang	Westbury Square	Craig Hedrick
04/13/2012	10:39 am	Annual Inspection (FD)	I-CH-12-0170.A	Reinspection	Yes	0	7	0	1400 Moore	Royal Palms	Craig Hedrick
04/13/2012	10:43 am	Annual Inspection (FD)	I-CH-12-0140.B	Reinspection	Yes	0	1	0	901 Market Suite C	Discount Comp. Repair	Craig Hedrick
04/13/2012	10:46 am	Annual Inspection (FD)	I-CH-12-0199.A	Reinspection	Yes	0	8	0	133 US Hwy 181	Americas Best Inn & Suites	Craig Hedrick
04/13/2012	10:49 am	Annual Inspection (FD)	I-CH-12-0199.A	Reinspection	Yes	0	8	0	101 Northshore	Shell Texas Star Gas Station	Craig Hedrick
04/13/2012	10:51 am	Annual Inspection (FD)	I-CH-12-0169.B	Reinspection	Yes	0	2	0			Craig Hedrick

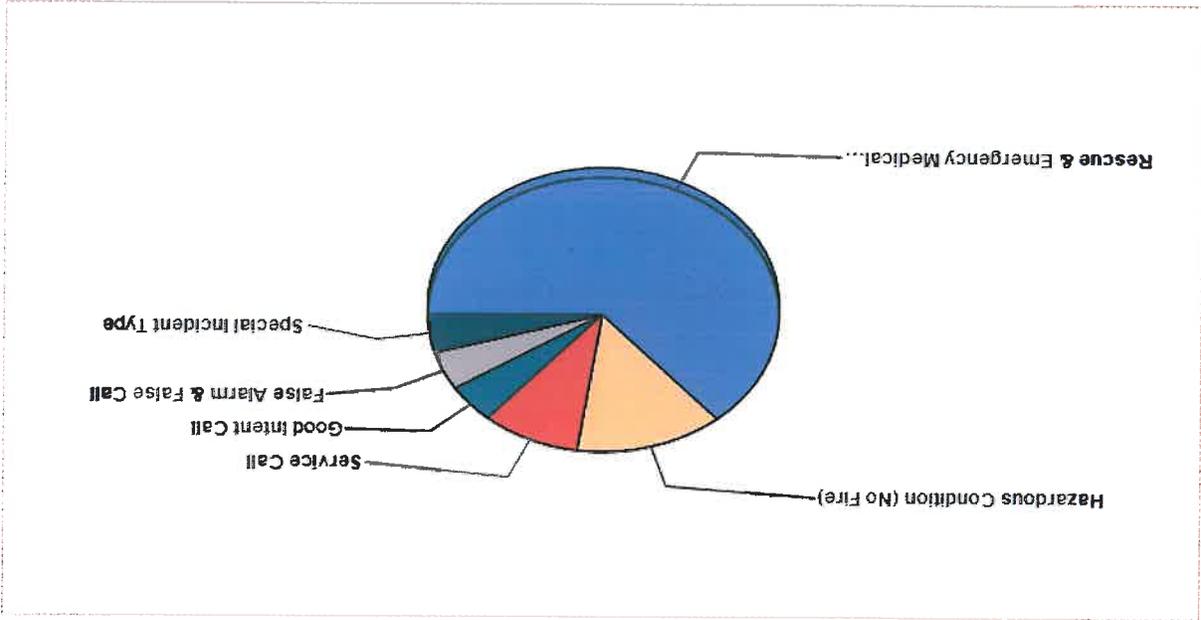
Total Number of Records: 58



Portland Fire Department

Portland, TX
 This report was generated on 4/17/2012 10:00:00 AM

Breakdown by Major Incident Types for Date Range
 Start Date: 04/09/2012 | End Date: 04/15/2012



INCIDENT TYPE	# INCIDENTS	% of TOTAL
Rescue & Emergency Medical Service	14	63.64%
Hazardous Condition (No Fire) (Arcing, Electrical, Chemical)	3	13.64%
Service Call (Lift Assist)	2	9.09%
Good Intent Call (Dispatched & Cancelled)	1	4.55%
False Alarm & False Call	1	4.55%
Special Incident Type (Low Hanging Wire)	1	4.55%
TOTAL	22	100.00%

INCIDENT TYPE	# INCIDENTS	% of TOTAL
311 - Medical assist, assist EMS crew	7	31.82%
321 - EMS call, excluding vehicle accident with injury	7	31.82%
421 - Chemical hazard (no spill or leak)	1	4.55%
445 - Arcing, shorted electrical equipment	2	9.09%
510 - Person in distress, other	2	9.09%
600 - Good intent call, other	1	4.55%
743 - Smoke detector activation, no fire - unintentional	1	4.55%
900 - Special type of incident, other	1	4.55%
TOTAL INCIDENTS:	22	100.00%

Average Response Time: 4.34 Min.