



# CITY COUNCIL AGENDA

## NOTICE OF REGULAR MEETING

Tuesday, April 21, 2015

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:**
  - ANNUAL DEVELOPMENT SERVICES UPDATE – CITY MANAGER AND ASSISTANT CITY MANAGER
  - QUARTERLY FINANCIAL UPDATE – DIRECTOR OF FINANCE
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 another 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)
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- Persons who wish to speak will be given 4 minutes to do so

5. **MINUTES OF PREVIOUS MEETINGS:** THE CITY COUNCIL WILL CONSIDER THE MINUTES OF ITS APRIL 7, 2015 REGULAR MEETING - MAYOR KREBS AND CITY SECRETARY
6. **ORDINANCE NO. 2107 – AMENDING CURRENT FISCAL YEAR BUDGET:** THE CITY COUNCIL WILL CONSIDER THE SECOND AND FINAL READING OF ORDINANCE NO. 2107 WHICH AMENDS THE 2014-2015 FISCAL YEAR BUDGET – DIRECTOR OF FINANCE
7. **BIDS FOR MEMORIAL PARKWAY:** THE CITY COUNCIL WILL CONSIDER BIDS FOR THE STREET IMPROVEMENT PROGRAM PHASE 9 (MEMORIAL PARKWAY) PROJECT THAT WERE RECEIVED, OPENED, AND PUBLICLY READ ON APRIL 1, 2015 – ASSISTANT CITY MANAGER AND REPRESENTATIVES OF COYM, REHMET & GUTIERREZ
8. **RESOLUTION NO. 694 – SUSPENDING IMPLEMENTATION OF THE CENTERPOINT ENERGY GAS RELIABILITY INFRASTRUCTURE PROGRAM SURCHARGE:** THE CITY COUNCIL WILL CONSIDER RESOLUTION NO. 694 WHICH SUSPENDS IMPLEMENTATION OF THE CENTERPOINT ENERGY GAS RELIABILITY INFRASTRUCTURE SURCHARGE AND AUTHORIZES ORGANIZED INQUIRY AS WELL AS OPPOSITION – DIRECTOR OF FINANCE
9. **PUBLIC HEARING – PLANNED UNIT DEVELOPMENT REZONING REQUEST:** THE CITY COUNCIL WILL CONDUCT A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM RICHARD FINCH TO REZONE APPROXIMATELY 22.925 ACRES OF LAND OUT OF THE W.B. RHEW SURVEY, ABSTRACT 318, SAN PATRICIO COUNTY, TEXAS, FROM C-G, GENERAL COMMERCIAL DISTRICT, TO PUD, PLANNED DEVELOPMENT DISTRICT – ASSISTANT CITY MANAGER
10. **ORDINANCE NO. 2108—PLANNED UNIT DEVELOPMENT REZONING REQUEST:** THE CITY COUNCIL WILL CONSIDER THE FIRST READING OF ORDINANCE NO. 2108 TO REZONE APPROXIMATELY 22.925 ACRES OF LAND OUT OF THE W.B. RHEW SURVEY, ABSTRACT 318, SAN PATRICIO COUNTY, TEXAS, FROM C-G GENERAL COMMERCIAL DISTRICT, TO PUD, PLANNED DEVELOPMENT DISTRICT – ASSISTANT CITY MANAGER

**11. BUDDY GANEM IMPROVEMENTS AND MEMORIAL PARKWAY REALIGNMENT PROJECT ACCEPTANCE AND FINAL PAYMENT:** THE CITY COUNCIL WILL CONSIDER PROJECT ACCEPTANCE AND FINAL PAYMENT FOR THE BUDDY GANEM IMPROVEMENTS AND MEMORIAL PARKWAY REALIGNMENT – ASSISTANT CITY MANAGER

**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:

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- 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](mailto: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 17, 2015 by 5:00 p.m.  
Portland City Hall

**By:**   
Annette Hall  
City Secretary

**CITY OF PORTLAND  
CITY COUNCIL  
REGULAR MEETING  
MINUTES  
APRIL 7, 2015 – 7:00 P.M.**

On this the 7<sup>th</sup> day of April 2015, 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
Cathy Skurow	Mayor Pro Tem
Ron Jorgensen	Council Member
Gary Moore, Sr.	Council Member
John Green	Council Member
David Lewis	Council Member
John Vilo	Council Member

**STAFF PRESENT:**

Randy Wright	City Manager
Brian DeLatte	Assistant City Manager
Annette Hall	City Secretary
Michel Sorrell	Finance Director
Mark Cory	Police Chief
Lyle Lombard	Fire Chief
Kristin Connor	Director of Parks and Recreation
Dorothy Torres	Interim Library Director
Drew Schell	IT Technician
Brandon Lemon	Accounting Assistant

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 KREBS

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

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

Mayor Krebs called for a moment of silence for Vernon Smith.

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:**

- FRIENDS OF GPISD WILL BRIEF THE CITY COUNCIL ON THE UPCOMING SCHOOL BOND ELECTION - FRIENDS OF GPISD REPRESENTATIVES

Friends of GPISD Representative, Wil Nichols, gave a presentation on the upcoming GPISD, May 9, 2015, \$117,000,000 Bond Election.

- INTRODUCTION OF NEW EMPLOYEES – CITY MANAGER AND DIRECTOR OF FINANCE

Director of Finance, Michel Sorrell, introduced new Municipal Court Clerk, Leticia Urbina.

City Manager, Randy Wright, introduced the new Library Director, Ginny Moses.

- PRESENTATION OF WATER SAFETY INITIATIVE – ASSISTANT CITY MANAGER, DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT, DIRECTOR OF PARKS AND RECREATION AND FIRE CHIEF

Assistant City Manager, Brian DeLatte, gave a presentation on the Water Safety Initiative Program. The 2014 “Play it Safe Portland” campaign included:

- Providing Facts
- Identifying & Reducing Risks
- Comprehensive Approach
  - Pool Maintenance Best Practices
    - Education
    - Emergency Response
- National Partnership
  - Pool Safety
- Splash Course in Water Safety
  - May 3, 2014
- May is Water Safety Month

Mr. DeLatte then announced that the Parks and Recreation Department received the Lone Star Recreation Programming Achievement Award for 2014 “Play it Safe Portland” campaign program by the Texas Recreation & Park Society.

Director of Parks and Recreation, Kristin Connor, presented the following 2015 “Play it Safe Portland” campaign information:

- Rescue Demonstration
  - City of Portland Life Guards & Fire Department
- Video Project
  - Gregory Portland High School Video Class at the Free Swim Event
- Commercial Pool Checks
  - Fire Department will visit all commercial pools, provide pamphlets and go over safety features (hotel and apartments)

Director of Public Works and Development, Jaime Pyle, presented the following Development Services portion of the 2015 “Play it Safe Portland” campaign information:

#### Pool Maintenance Best Practices

- Educate pool owners about best practices in maintaining a safe pool
  - Maintain perimeter fencing and alarms, including portable pools
  - Use self-closing and self-latching gates
  - Ensure any pool or spa used has compliant drain covers
  - Have lifesaving equipment such as life rings, floats or reaching pole available and easily accessible
  - Ask neighbors about their pool safety practices
  - Complete commercial pool inspections

Director of Parks and Recreation, Kristin Conner, presented the following Water Safety Event information:

- Splash Course Event  
Portland Aquatic Center  
Saturday, April 25, 2015  
12:00 – 2:00 pm

Fire Chief, Lyle Lomard, presented the following Fire Department’s portion of the 2015 “Play it Safe Portland” campaign information:

#### Learn CPR Save Lives

- Hands Only CPR during Water Safety Event, Splash Course

- Sign interested participants up for future scheduled Infant/Child CPR Classes during Splash Course, free swim day
  - Information booth at water safety event, Splash Course
  - Community outreach, Hands Only CPR will be offered at “Park It” 2015
  - Commercial pool inspections will be completed
- REPORT ON THE STREET IMPROVEMENT PROGRAM PHASE 9A (REHABILITATION AND OVERLAY) PROJECT AND THE STREET IMPROVEMENT PROGRAM PHASE 9 (MEMORIAL PARKWAY) PROJECT – CITY MANAGER, ASSISTANT CITY MANAGER, AND REPRESENTATIVES OF COYM, REHMET & GUTIERREZ, LP

City Manager, Randy Wright, Assistant City Manager, Brian DeLatte, and Donnie Rehmet of Coym, Rehmet & Gutierrez gave a report on the Street Improvement Program Phase 9A (Rehabilitation and Overlay) Project and the Street Improvement Program Phase 9 (Memorial Parkway) Project.

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

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Mayor Pro Tem Skurow welcomed the new staff and commented on the great job Dorothy Torres did as Interim Library Director.

Council Member Green welcomed the new staff.

Council Member Moore announced that the 2015 Windfest Event is coming up on April 17, 2015 through April 19, 2015.

Council Member Jorgensen also welcomed the new staff.

Mayor Krebs welcomed the new employees and announced the upcoming April 17<sup>th</sup> – 19<sup>th</sup> Windfest Event.

City Manager Randy Wright announced the roll out of the City's new mobile app "Portland Connect" that lets you access our Citizen Support Center web portal to request services, ask questions or report problems. You can access garage sale lists, take photos of problems, and track your requests all from your cell phone. He then announced that the Chamber of Commerce has agreed to go to Plan B (Rain Plan) which includes using only paved areas for the upcoming event. City Hall and the Community Center will be closed to the public on Friday, April 17, 2015.

**B. ACTION ITEMS, RESOLUTIONS, AND ORDINANCES:**

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There were none.

Mayor Krebs announced that Council Member Vilo was not feeling well and excused himself from the meeting.

**5. MINUTES OF PREVIOUS MEETINGS: THE CITY COUNCIL WILL CONSIDER THE MINUTES OF ITS MARCH 3, 2015 WORKSHOP AND REGULAR MEETING AND MARCH 17, 2015 REGULAR MEETING- MAYOR KREBS AND CITY SECRETARY**

Council Member Green made the motion to approve the minutes of the March 3, 2015 workshop and regular meeting and the March 17, 2015 regular meeting, seconded by Mayor Pro Tem Skurow.

The motion passed 6-0.

**6. AMENDMENT OF NOTICE OF ELECTION: THE CITY COUNCIL WILL CONSIDER THE AMENDMENT OF THE MAY 9, 2015 NOTICE OF ELECTION TO INCLUDE ADDITIONAL POLLING PLACES – CITY SECRETARY**

City Secretary, Annette Hall explained that GPISD has expanded the voting locations in an agreement with the San Patricio Election Administrator. This amendment to our required

Notice of Election includes those added locations. Collaborating with GPISD to conduct a joint election will streamline the voting process and create more opportunities for voters.

The following mobile voting polling locations will be included in the amended Notice of Election:

- S.F. Austin Elementary
- TM Clark Elementary
- WC Andrews Elementary
- GP Intermediate School
- GP Junior High
- East Cliff Elementary

The amended Notice will be posted on the City's bulletin board, website and published in the City's Official Newspaper as required.

Mayor Pro Tem Skurow made the motion to approve the amendment of the May 9, 2015 Notice of Election to include additional polling places, seconded by Council Member Jorgensen.

The motion passed 6-0.

**7. ORDINANCE NO. 2107 – AMENDING CURRENT FISCAL YEAR BUDGET: THE CITY COUNCIL WILL CONSIDER THE FIRST READING OF ORDINANCE NO. 2107 WHICH AMENDS THE 2014-2015 FISCAL YEAR BUDGET – DIRECTOR OF FINANCE**

Director of Finance, Michel Sorrell, explained that developing a budget is based on forecasting and experience and initially not all information may be available or known. The midyear adjustment to the 2015 Budget recognizes and incorporates new and updated information and material changes in the operations

Mrs. Sorrell presented the following highlights:

**General Fund Amendment Highlights**

The mid-year adjustments include an increase in general fund revenues and an offsetting increase in general fund expenses for the Library flood damage. The insurance proceeds of approximately \$93,250 went into a revenue account. A specific line item is included in the Library budget to reflect the expenses from the flood. Building permits, as well as Zoning & Platting revenue were increased by approximately \$25,000. This increase reflects the growth the City is seeing. Capital Outlay has been decreased in the general fund since a joint election will be held with the school district and equipment will not need to be purchased. Amount that was budgeted was \$35,000. Salary savings came from the late start of the Chief of Police and Library Director. These salary savings offset the

new position of Director of Public Works/City Engineer, split between the general fund and water/wastewater fund.

#### Water/Wastewater Fund Amendment Highlights

This year the City Council engaged a firm to do a water and wastewater rate study. The increase in rates that was adopted by City Council in January 2015 is reflected in the amended revenues both water and wastewater. The amended expenses increased slightly higher than the amended revenues. The wastewater treatment plant state permit increased by almost \$9,000. The use of the 2014 Tax Note Issuance to purchase equipment is also reflected in the increase in expenses. The tax note issue proceeds flow from the 2014 Tax Note Issue Construction Fund into the water/wastewater fund as equipment is purchased. The water/wastewater fund then pays back the debt service fund thus the increase in expenses.

#### Debt Service Fund Highlights

The debt service fund's increase in both revenue and expenditures reflects the 2014 Tax Note Issue. This issuance is for the purchase of capital equipment and for capital improvement projects. All budgeted funds that benefit from the tax note issuance by receiving funds to purchase equipment or to construct projects will pay the debt service fund. The debt service fund then pays the debt payments on the issuance.

#### Type B Sales Tax Fund Highlights

Revenues were increased only slightly due to an increase in interest on investments. Expenditures were increased to cover some additional consulting services.

#### Drainage Fund Highlights

There are no amendments in this fund.

#### Restricted Use Fund Highlights

The major increase in both revenues and expenditures for \$365,000 is to cover the additional costs estimated to complete the Violet Andrews-Sunset Park Elevated Hike and Bike Bridge. This is a matching project with the Texas Department of Transportation. The design of the project indicates there will be more infrastructure required and thus the additional expense.

#### Venue Sales Tax Fund Highlights

There is no change in the estimated revenues and only a slight increase of less than \$2,200 in expenditures. This increase is due to some additional consulting services.

Council Member Jorgensen made the motion to approve the first reading of Ordinance No. 2107 amending the current Fiscal Year Budget, seconded by Council Member Moore.

The motion passed 6-0.

Mayor Krebs read the following caption:

**ORDINANCE NO. 2107**

**AN ORDINANCE AMENDING AND ADJUSTING ORDINANCE NO. 2091 PASSED ON SEPTEMBER 2, 2014, AMENDING THE FUND LEVEL BUDGET FOR THE CITY OF PORTLAND FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2015, AND MAKING SUPPLEMENTAL APPROPRIATIONS AND ADJUSTMENTS FOR SAID FISCAL YEAR; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE; AND AN EFFECTIVE DATE THEREOF.**

- 8. ACCEPTANCE OF THE 2014 COMPREHENSIVE ANNUAL FINANCIAL REPORT: THE CITY COUNCIL WILL HEAR A REPORT AND CONSIDER ACCEPTANCE OF THE FINANCIAL REPORT FOR FISCAL YEAR 2014 – DIRECTOR OF FINANCE**

Finance Director, Michel Sorrell, explained that the City's independent auditor, Frank Lovvorn, of Lovvorn & Kieschnick, will present the Comprehensive Annual Financial Report for the Fiscal Year Ended 2014 audit. The Comprehensive Annual Financial Report (CAFR) commonly referred to as the "Audit Report" is a comprehensive and detailed document that places all of the City's financial information in one place for comparison and review.

Mr. Lovvorn reported that in the opinion of Lovvorn & Kieschnick the audit of the financial statements of the City of Portland for the year ending September 30, 2014 was conducted and in the opinion of the firm the financial statements present fairly, in all materials respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Portland, as of September 30, 2014 and the respective changes in financial positions, and where applicable, cash flows there of the year then ended in accordance with accounting principles generally accepted in the United States of America.

Council Member Jorgensen made the motion to accept the 2014 Comprehensive Annual Financial Report as presented, seconded by Council Member Green.

The motion passed 6-0.

**9. SPORTS COMPLEXES IMPROVEMENT PROJECT PRELIMINARY DESIGN: THE CITY COUNCIL WILL CONSIDER A PROPOSAL FOR ENGINEERING SERVICES FOR THE SPORTS COMPLEXES IMPROVEMENT PROJECT PRELIMINARY DESIGN FROM COYM, REHMET & GUTIERREZ, LP – ASSISTANT CITY MANAGER**

City Manager Randy Wright explained that this project has been discussed for the past 3 years and is part of the Capital Improvement Plan. The Sports Complexes are in need of rehabilitation. The purpose to engage Coym, Rehmet & Gutierrez is for design and engineering services. The proposal also includes meeting with the leagues to discuss their needs and desired services for the youth.

Mr. Wright then introduced Donnie Rehmet and Victor Guterrez of Coym, Rehmet & Gutierrez.

Mr. Victor Gutierrez explained that the design phase of the Sports Complexes improvement includes the rehabilitation of baseball and softball fields, a youth football field, and multipurpose fields at 13-Acres, new lighting, restrooms and additional parking.

The City Council, City Manager and the Director of Finance, Michel Sorrell and Mr. Gutierrez discussed the proposal for Engineering Services, the proposed project cost and phases, timeline, funding and current safety concerns.

Council Member Lewis made the motion to engage Coym, Rehmet & Gutierrez, LP, for the Sports Complexes Improvement Project Preliminary Design in the lump sum amount of \$119,825.00 and authorize the City Manager to execute all necessary contract documents, seconded by Council Member Green.

The motion passed 6-0.

Mayor Krebs announced that Item **C. CITIZEN COMMENTS, QUESTIONS, REQUESTS, AND PROPOSALS NOT APPEARING ON THE AGENDA** will be discussed before Item **10. EXECUTIVE SESSION**

**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:**

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Sam Goucher a resident of 2011 St. Charles St. thanked the Street Department for filling pot holes on St. Charles St. and voiced his opinion against allowing palm trees as part of the landscaping designs in commercial construction projects.

**10. EXECUTIVE SESSION:** THE CITY COUNCIL WILL CONDUCT AN EXECUTIVE SESSION ACCORDING TO §551.072 OF THE TEXAS GOVERNMENT CODE TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY – CITY MANAGER

Mayor Krebs called for a five minute recess at 8:32 p.m.

At 8:37 p.m. Mayor Krebs announced that the City Council will conduct an Executive Session according to §551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property.

Mayor Krebs reconvened the regular meeting at 8:57 p.m. and announced that the Executive Session was concluded at 8:58 p.m.

**D. ADJOURNMENT: MAYOR**

Mayor Krebs adjourned the meeting at 8:58 p.m.

**E. NOTICE OF ASSISTANCE:**

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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:

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David Krebs  
Mayor

Attest:

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City Secretary



## CITY COUNCIL ACTION ITEM

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<b>AGENDA TITLE</b>	<b><u>ORDINANCE NO. 2107 – AMENDING CURRENT FISCAL YEAR BUDGET:</u></b> THE CITY COUNCIL WILL CONSIDER THE SECOND (LAST) READING OF ORDINANCE NO. 2107 WHICH AMENDS THE 2014-2015 FISCAL YEAR BUDGET.
<b>MEETING DATE</b>	4/21/2015
<b>DEPARTMENT</b>	Finance
<b>SUBMITTED BY</b>	Michel Sorrell, Director of Finance

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### **EXECUTIVE SUMMARY**

Developing a budget is based on forecasting and experience and initially not all information may be available or known. Over the course of the budget year, information comes in that clarifies, or realigns, forecasted information or sheds light on new items that may affect the operating budget. The mid-year adjustment to the 2015 Budget recognizes and incorporates new and updated information and material changes in operations.

### **PRIOR ACTIONS OR REVIEWS**

The City Council adopted Ordinance No. 2091, a fund level budget ending September 30, 2015, on September 2, 2014 after a second (final) reading.

### **DETAILS / STAFF ANALYSIS**

#### **General Fund Amendment Highlights**

The mid-year adjustments include an increase in general fund revenues and an offsetting increase in general fund expenses for the Library flood damage. The insurance proceeds of approximately \$93,250 went into a revenue account. A specific line item is included in the Library budget to reflect the expenses from the flood. Building permits as well as Zoning & Platting revenue were increased by approximately \$25,000. This increase reflects the growth the City is seeing. Capital Outlay has been decreased in the general fund since a joint election will be held with the school district and equipment will not need to be purchased. Amount that was budgeted was \$35,000. Salary savings came from the late start of the Chief of Police and Library Director. These salary savings offset the new position of Director of Public Works/City Engineer, split between the general fund and water/wastewater fund.

#### **Water/Wastewater Fund Amendment Highlights**

This year the City Council engaged a firm to do a water and wastewater rate study. The increase in rates that was adopted by City Council in January 2015 is reflected in the amended revenues,

both water and wastewater. The amended expenses increased slightly higher than the amended revenues. The wastewater treatment plant state permit increased by almost \$9,000. The use of the 2014 Tax Note Issuance to purchase equipment is also reflected in the increase in expenses. The tax note issue proceeds flow from the 2014 Tax Note Issue Construction Fund into the water/wastewater fund as equipment is purchased. The water/wastewater fund then pays back the debt service fund thus the increase in expenses.

#### Debt Service Fund Highlights

The debt service fund's increase in both revenue and expenditures reflects the 2014 Tax Note Issue. This issuance is for the purchase of capital equipment and for capital improvement projects. All budgeted funds that benefit from the tax note issuance by receiving funds to purchase equipment or to construct projects will pay the debt service fund. The debt service fund then pays the debt payments on the issuance.

#### Type B Sales Tax Fund Highlights

Revenues were increased only slightly due to an increase in interest on investments. Expenditures were increased to cover some additional consulting services.

#### Drainage Fund Highlights

There are no amendments in this fund.

#### Restricted Use Fund Highlights

The major increase in both revenues and expenditures for \$365,000 is to cover the additional costs estimated to complete the Violet Andrews-Sunset Park Elevated Hike and Bike Bridge. This is a matching project with the Texas Department of Transportation. The design of the project indicates there will be more infrastructure required and thus the additional expense.

#### Venue Sales Tax Fund Highlights

There is no change in the estimated revenues and only a slight increase of less than \$2,200 in expenditures. This increase is due to some additional consulting services.

#### All Budgeted Funds

The mid-year adjustment also incorporates the budgeted expenses in each of the five funds to account for the ongoing pay for performance compensation structure.

#### ALTERNATIVES CONSIDERED

The alternative would be to not do a mid-year budget amendment. That action does not properly reflect changes in information and resulting operations within the budget. Performing a mid-year adjustment produces a more accurate and reliable operations budget.

#### FINANCIAL IMPACT

The following table shows original budgets, increases and (decreases), amended totals and change in fund reserves. The results depict a more accurate reflection of operating budgets if a mid-year amendment is adopted.

	<b>Current Total</b>	<b>Amended Total</b>	<b>Increase (Decrease)</b>	<b>Change in Fund Reserves</b>
<b>General Fund</b>				
Revenues	\$ 10,637,484	\$ 10,754,497	\$ 117,013	
Expenditures	\$ 10,637,429	\$ 10,737,583	\$ 100,154	\$ 16,859
<b>Water/Wastewater Fund</b>				
Revenues	\$ 6,442,212	\$ 6,560,554	\$ 118,342	
Expenditures	\$ 6,439,292	\$ 6,558,848	\$ 119,556	\$ (1,214)
<b>Debt Service Fund</b>				
Revenues	\$ 1,760,804	\$ 2,611,979	\$ 851,175	
Expenditures	\$ 1,752,723	\$ 2,547,205	\$ 794,482	\$ 56,693
<b>4B Economic Development Sales Tax Fund</b>				
Revenues	\$ 1,668,200	\$ 1,670,757	\$ 2,557	
Expenditures	\$ 1,263,543	\$ 1,275,712	\$ 12,169	\$ (9,612)
<b>Restricted Use Fund</b>				
Revenues	\$ 918,100	\$ 1,283,100	\$ 365,000	
Expenditures	\$ 638,763	\$ 1,004,372	\$ 365,609	\$ (609)
<b>Venue Tax Fund</b>				
Revenues	\$ 1,575,500	\$ 1,575,500	\$ 0	
Expenditures	\$ 1,415,348	\$ 1,417,493	\$ 2,145	\$ (2,145)

**ATTACHMENTS**

Budget Amendment Tables by Fund  
Proposed Ordinance No. 2107

**RECOMMENDED ACTION**

Motion to approve second (last) reading of Ordinance No. 2107 amending the FY 2015 budget ending September 30, 2015.

**Budget Amendment #1  
General Fund  
FY2015**

<b>Revenues</b>	Original	Increase (Decrease)	Amended Total
Insurance Proceeds (Library Flood)	\$ 3,000	\$ 93,245	\$ 96,245
Building Permits	280,000	10,000	290,000
Zoning & Platting Fees	15,000	13,250	28,250
Youth Programs	5,000	7,036	12,036
Senior Center	18,000	(8,000)	10,000
Donations - Parks & Recreation	3,000	12,450	15,450
Law Enforcement Ed./Standard	-	2,323	2,323
Drawdown Fund Balance	182,250	-	182,250
All other Revenues	10,131,234	(13,291)	10,117,943
<b>Total Revenues</b>	<b>\$10,637,484</b>	<b>\$ 117,013</b>	<b>\$ 10,754,497</b>

**Expenditures by Category**

<u>Personnel Costs</u>			
Personnel Changes & Salary Savings	7,381,652	(106,963)	7,274,689
<u>Operations</u>	1,653,202	61,356	1,714,558
<u>Repairs &amp; Maintenance</u>	762,012	30,128	792,140
<u>Contract Services</u>	537,540	132,931	670,471
<u>Capital Outlay</u>	92,525	(41,500)	51,025
<u>Other</u>	210,498	24,202	234,700
<b>Total Expenditure Budget</b>	<b>\$10,637,429</b>	<b>\$ 100,154</b>	<b>\$ 10,737,583</b>

<b>Excess (Deficiency) Revenues over Expenditures</b>	<b>55</b>	<b>16,859</b>	<b>16,914</b>
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**Budget Amendment #1  
Water/Wastewater Fund  
FY2015**

<b>Revenues</b>	Original	Increase (Decrease)	Amended Total
Water Sales	\$ 3,120,000	\$ 55,000	\$ 3,175,000
Public Reimb - Wtr Util Mt	-	5,800	5,800
Sewer Service Charges	2,720,000	50,000	2,770,000
All other Revenues	602,212	7,542	609,754
	<hr/>		
<b>Total Revenues</b>	<b>\$ 6,442,212</b>	<b>\$ 118,342</b>	<b>\$ 6,560,554</b>
	<hr/>		
<b>Expenditures</b>			
Approved Budget, total	6,439,292	-	6,439,292
Changes to Approved Budget:			
<u>Personnel Costs</u>			
Changes in Personnel & Salary Savings	1,139,078	(15,322)	1,123,756
<u>Operations/Utilities</u>			
All Departments (WWTP Permit)	2,458,007	13,820	2,471,827
<u>Repair &amp; Maintenance</u>			
All Departments	346,055	4,398	350,453
<u>Contract Services</u>			
All Departments	97,987	5,377	103,364
<u>Capital Outlay</u>			
All Departments (saved on truck/inc in back)	418,000	4,911	422,911
<u>Other</u>			
Administrative (Pay Tax Note for Equip)	1,980,165	106,372	2,086,537
	<hr/>		
<b>Total Expenditure Budget</b>	<b>\$ 6,439,292</b>	<b>\$ 119,556</b>	<b>\$ 6,558,848</b>
	<hr/>		
<b>Excess (Deficiency) Revenues over Expenditures</b>	<b>2,920</b>	<b>(1,214)</b>	<b>1,706</b>

**Budget Amendment #1**  
**General Obligation Debt Service Fund**  
**FY2015**

<b>Revenues</b>	Original	Increase (Decrease)	Amended Total
Property Tax Collections - current year	\$ 1,673,949		\$ 1,673,949
Transfer In - Water/Wastewater (Tax Note Equip Purchases)	7,500	333,667	341,167
Transfer In-Drainage (Street Sweeper)	7,500	75,000	82,500
Transfer In - PCCDC (Community Ctr Expansion-Tax Note)	51,155	132,178	183,333
Transfer In - Restricted Use (Vet Memorial/IPP-Tax Note)	-	158,333	158,333
Transfer In - Venue Sales Tax Fund (Cap Project-Tax Note)	-	104,867	104,867
Transfer In - Tax Note Construction Fund	-	47,130	47,130
All other Revenues	20,700	-	20,700
	<hr/>		
<b>Total Revenues</b>	<b>\$ 1,760,804</b>	<b>\$ 851,175</b>	<b>\$ 2,611,979</b>
<b>Expenditures</b>			
Approved Budget, total	1,752,723		1,752,723
Changes to Approved Budget:			
<u>Capital Outlay</u>			
Principal - Tax Note Equip & Capital Projects		775,000	775,000
Interest - Tax Note Equip & Capital Projects		19,482	19,482
<b>Total Expenditure Budget</b>	<b>\$ 1,752,723</b>	<b>\$ 794,482</b>	<b>\$ 2,547,205</b>
	<hr/>		
<b>Excess (Deficiency) Revenues over Expenditures</b>	<b>8,081</b>	<b>56,693</b>	<b>64,774</b>

**Budget Amendment #1**  
**4B Sales Tax Fund**  
**FY2015**

<b>Revenues</b>	Original	Increase (Decrease)	Amended Total
Sales Tax Collections	\$ 1,112,500	\$ -	\$ 1,112,500
Drawdown (Community Center Rehab CIP)	300,000	-	300,000
Drawdown (Veteran's Memorial & Complex CIP)	250,000	-	250,000
All other Revenues	5,700	2,557	8,257
<b>Total Revenues</b>	\$ 1,668,200	\$ 2,557	\$ 1,670,757
<b>Expenditures</b>			
Approved Budget, total	1,263,543	-	1,263,543
Changes to Approved Budget:			
<u>Contract Services</u>		1,326	1,326
<u>Other</u>		10,843	10,843
<b>Total Expenditure Budget</b>	\$ 1,263,543	\$ 12,169	\$ 1,275,712
<b>Excess (Deficiency) Revenues over Expenditures</b>	404,657	(9,612)	395,045

**Budget Amendment #1  
Restricted Use Fund  
FY2015**

<b>Revenues</b>	Original	Increase (Decrease)	Amended Total
Hotel Occupancy Tax	\$ 410,000	\$ -	\$ 410,000
Drawdown - Hotel Occupancy Reserve			
Drawdown (R.O.W. Bridge Violet Andrews Park CIP)	75,000	365,000	440,000
Drawdown (Veteran's Memorial & Complex CIP)	250,000	-	250,000
Drawdown (Indian Point Pier Preservation CIP)	150,000	-	150,000
All other Revenues	33,100	-	33,100
	<hr/>		
<b>Total Revenues</b>	\$ 918,100	\$ 365,000	\$1,283,100
<b>Expenditures</b>			
Approved Budget, total	638,763	-	638,763
Changes to Approved Budget:			
<u>Personnel Costs</u>	55,699	30	55,729
<u>Operations/Utilities</u>	30,885	203	31,088
<u>Repair &amp; Maintenance</u>	8,200	550	8,750
<u>Contract Services</u>	68,949	(174)	68,775
<u>Capital Outlay</u>			-
HOT Cap Outlay@ Comm - Vet Mem	250,000	-	250,000
Indian Point Pier Preservation	150,000	-	150,000
<u>Other</u>			
Investment Fees & Charges	30	-	30
Transfer to Venue Tax Const - ROW Bridge	75,000	365,000	440,000
	<hr/>		
<b>Total Expenditure Budget</b>	\$ 638,763	\$ 365,609	\$1,004,372
<b>Excess (Deficiency) Revenues over Expenditures</b>	279,337	(609)	278,728

**Budget Amendment #1**  
**Venue Tax Fund**  
**FY2015**

<b>Revenues</b>	Original	Increase (Decrease)	Amended Total
Sales Tax Collections	\$ 1,112,500	\$ -	\$ 1,112,500
Drawdown (Community Center Rehab CIP)	\$ 300,000	-	300,000
All other Revenues	163,000	-	163,000
<b>Total Revenues</b>	\$ 1,575,500	\$ -	\$ 1,575,500
<b>Expenditures</b>			
Approved Budget, total	1,415,348		1,415,348
Changes to Approved Budget:			
<u>Personnel Costs</u>	218,462	263	218,725
<u>Operations/Utilities</u>	132,760	309	133,069
<u>Repair &amp; Maintenance</u>	52,764	73	52,837
<u>Contract Services</u>	22,887	1,500	24,387
<u>Capital Outlay</u>	314,600	-	314,600
<u>Other</u>	673,875	-	673,875
<b>Total Expenditure Budget</b>	\$ 1,415,348	\$ 2,145	\$ 1,417,493
<b>Excess (Deficiency) Revenues over Expenditures</b>	160,152	(2,145)	158,007

**ORDINANCE NO. 2107**

**AN ORDINANCE AMENDING AND ADJUSTING ORDINANCE NO. 2091 PASSED ON SEPTEMBER 2, 2014, AMENDING THE FUND LEVEL BUDGET FOR THE CITY OF PORTLAND FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2015, AND MAKING SUPPLEMENTAL APPROPRIATIONS AND ADJUSTMENTS FOR SAID FISCAL YEAR; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE; AND AN EFFECTIVE DATE THEREOF.**

**WHEREAS**, during the fiscal year of the City of Portland ending the 30th day of September 2015, the City Manager has indicated to the City Council that there are amendments and adjustments necessary to the present Budget adopted by Ordinance 2091 passed on the 2nd day of September 2014, and

**WHEREAS**, no previous amendment to the FY2015 Budget has been presented,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, TEXAS, AS FOLLOWS, TO-WIT:**

**SECTION 1:** That the attached amendments and adjustments shall be made to the Budget for the fiscal year of the City of Portland ending the 30th day of September 2015.

**SECTION 2:** That this Ordinance repeals all ordinances in conflict herewith.

**SECTION 3:** That this Ordinance shall be in full force and effect from and after the date of its adoption, approval, and required publication of its caption.

Duly approved by the City Council of the City of Portland, Texas on the first reading, April 7, 2015.

Duly passed by the City Council of the City of Portland, Texas on the second and final reading, April 21, 2015.

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David R. Krebs, Mayor

ATTEST:

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Annette Hall,  
City Secretary

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<b>AGENDA TITLE</b>	<b><u>BIDS FOR MEMORIAL PARKWAY</u></b> THE CITY COUNCIL WILL CONSIDER BIDS FOR THE STREET IMPROVEMENT PROGRAM PHASE 9 (MEMORIAL PARKWAY) PROJECT THAT WERE RECEIVED, OPENED, AND PUBLICLY READ ON APRIL 1, 2015
<b>MEETING DATE</b>	4/21/2015
<b>DEPARTMENT</b>	Public Works
<b>SUBMITTED BY</b>	Brian DeLatte, P.E., Assistant City Manager

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**EXECUTIVE SUMMARY**

Bids were received, opened, and publicly read for the Street Improvement Program Phase 9 (Memorial Parkway) Project on April 1, 2015. One bid was received by Bay, Ltd., for \$1,681,261.50 for asphalt pavement and \$2,196,788.86 for concrete pavement. Bay's asphalt bid is approximately \$400,000 over the project's budget. Since only one bid was received for the project, our consulting engineer Coym, Rehmet & Gutierrez Engineering, L.P. (CRG), recommends not accepting the bid and including the work as part of the larger City-wide overlays and reconstruction project in May 2015.

**PRIOR ACTIONS OR REVIEWS**

- August 6, 2013 – Resolution No. 671 approved the Capital Improvement Program authorizing Street Improvement Program Phase 9 and 9A in the amount of \$4,000,000
- February 4, 2014 – Project briefing from CRG on the Comprehensive Street, Parking Lot, Sidewalk, and Trail Study
- February 18, 2014 – Resolution No. 679 authorized the publication of the notice of intention to issue Certificates of Obligation
- March 18, 2014 – Engagement of CRG for engineering services
- April 7, 2015 – Workshop discussion regarding the completion of Phase 9 and Phase 9A

**DETAILS / STAFF ANALYSIS**

The Comprehensive Street, Parking Lot, Sidewalk, and Trail Master Plan established a six-year plan for repairs, seal coats, overlays, reconstructions, and new construction on the City's street system. The first set of projects in the Plan were identified as the Phase 9 (Memorial Parkway), Phase 9A (City-wide Overlays and Rehabilitations), and Phase 9B (Seal Coats) projects. Phase 9B was completed in November 2014 on schedule and approximately

\$200,000 under budget.

The Memorial Parkway reconstruction northbound from Wildcat Drive to Billy G. Webb Drive was expedited by CRG so that work could be completed during the summer months to avoid construction in front of T.M. Clark during the school year. Since Bay's bid is approximately 35% over budget, CRG recommends including the work in the upcoming Phase 9A project in attempt to receive multiple bids and lower unit prices. Memorial Parkway would be reconstructed in the summer of 2016 under this scenario.

**ALTERNATIVES CONSIDERED**

None.

**FINANCIAL IMPACT**

Accepting Bay's over-budget bid would guarantee the elimination of several other streets in the City-wide Phase 9A program in order to complete the projects on budget.

**ATTACHMENTS**

- Coym, Rehmert & Gutierrez Engineering, L.P., Recommendation of Action on Bid

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**RECOMMENDED ACTION**

Motion to reject the bid for the Street Improvement Program Phase 9 (Memorial Parkway) from Bay, Ltd.

# Coym, Rehmet & Gutierrez Engineering, L.P.

ENGINEERS • PLANNERS • SURVEYORS

TBPE Firm Reg. No. F-388

TBPLS Firm Reg. No. 10104001

5656 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 14, 2015

Mr. Randy Wright - City Manager  
City of Portland  
1900 Billy G. Webb Drive  
Portland, Texas 78374

**RE: Phase 9 Street Reconstruction  
(Memorial Parkway)  
Portland, Texas  
CRG Project No. 20823c**

## RECOMMENDATION OF ACTION ON BID

Dear Mr. Wright:

Bids for the referenced project were opened at 2:00 p.m. on Wednesday, April 1, 2015. One bid was received for the project. The bidder and the bid was:

<u>Contractor</u>	<u>Flexible Pavement (HMAC) Option</u>	<u>Rigid Pavement (Concrete) Option</u>
Bay, Ltd.	\$1,681,261.50	\$2,196,788.86

I have enclosed a copy of the overall detailed bid tabulation and a bid summary for the project. The bid for the flexible pavement option is approximately \$240,000 in excess of the engineer's estimate and approximately \$400,000 in excess of the funds budgeted for the project in February, 2014.

We recommend that the bid not be accepted. We recommend that the Memorial Parkway project be made a part of the upcoming Phase 9 Street Reconstruction Project (Overlays and Reconstruction). It is felt that a larger project may attract more than one bidder and possibly lower the unit price costs of some of the major items.

If you have any questions, please feel free to contact me at 361-991-8550 or email me at [donr@crgei.com](mailto:donr@crgei.com).

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

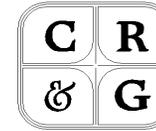


J. Don Rehmet, P.E., R.P.L.S.

cc: Brian DeLatte, P.E./Assistant City Manager  
Jamie Pyle, P.E., R.P.L.S., CFM  
w/Attachments

**DETAILED BID TABULATION  
CITY OF PORTLAND -- PHASE 9 STREET RECONSTRUCTION (MEMORIAL PARKWAY)**

**TABULATED BY:** YESENIA SINGLETON, P.E. -- (CRG ENGINEERING)  
**TIME OF COMPLETION:** 185 CALENDAR DAYS  
**DATE AND TIME:** WEDNESDAY, APRIL 1, 2015 -- 2:00 PM

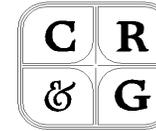


Coym, Rehmet & Gutierrez Engineering, L.P.  
 TBPE Firm Reg. No. F-388  
 TBPLS Firm Reg. No. 101040-01  
 5656 S. Staples, Suite 230  
 Corpus Christi, Texas 78411  
 Phone: 361-991-8550 Fax: 361-993-7569  
 Email: crg@crgei.com

				<b>Bay, Ltd. 401 Corn Products Rd. Corpus Christi, Texas 78409</b>	
<b>ITEM</b>	<b>QTY</b>	<b>UNIT</b>	<b>DESCRIPTION</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>
<b>PART A: MEMORIAL PARKWAY (FLEXIBLE PAVEMENT)</b>					
A-1	1	LS	Mobilization, Demobilization, Bonds and Insurance (Cannot Exceed 6% of Base Bid)	\$ 81,500.00	\$ 81,500.00
A-2	1	LS	Storm Water Pollution Prevention Plan	\$ 60,000.00	\$ 60,000.00
A-3	1	LS.	Traffic Control Plan	\$ 70,000.00	\$ 70,000.00
A-4	1	LS.	Exploratory Excavation	\$ 7,000.00	\$ 7,000.00
A-5	10,060	S.Y.	Street Excavation	\$ 12.25	\$ 123,235.00
A-6	8,500	S.Y.	12" Compacted Subgrade to 95% (ASTM D698)	\$ 6.20	\$ 52,700.00
A-7	8,500	S.Y.	Geogrid BX 1100	\$ 1.85	\$ 15,725.00
A-8	8,500	S.Y.	12" Crushed Limestone Flexible Base (Type A, GR. 1)	\$ 30.00	\$ 255,000.00
A-9	950	GAL.	Prime Coat (0.15 GAL/SY) MC-30	\$ 6.80	\$ 6,460.00
A-10	6,300	S.Y.	4" H.M.A.C. Pavement (Type B) Base Course	\$ 30.00	\$ 189,000.00
A-11	7,900	S.Y.	2" H.M.A.C. Pavement (Type D) Final Course	\$ 16.00	\$ 126,400.00
A-12	790	S.Y.	Mill Existing Pavement (0" to 2")	\$ 14.50	\$ 11,455.00
A-13	790	S.Y.	One Course Surface Treatment	\$ 11.00	\$ 8,690.00
A-14	150	L.F.	Non-Shrink Concrete Crack Sealer	\$ 14.25	\$ 2,137.50
A-15	15	Gal.	Tack Coat (0.10 Gal/SY)	\$ 22.00	\$ 330.00
A-16	450	L.F.	Reflective Pavement Mrk. Type 1 (W) 12" Solid	\$ 4.90	\$ 2,205.00
A-17	550	L.F.	Reflective Pavement Mrk. Type 1 (W) 24" Solid	\$ 9.70	\$ 5,335.00
A-18	2,100	L.F.	Reflective Pavement Mrk. Type 1 (W) 4" Broken	\$ 1.00	\$ 2,100.00
A-19	300	L.F.	Reflective Pavement Mrk. Type 1 (Y) 4" Solid	\$ 1.15	\$ 345.00
A-20	300	L.F.	Reflective Pavement Mrk. Red Curb (Fire Lane No Parking)	\$ 2.10	\$ 630.00
A-21	5	EA.	Raised Refl. Pavement Mrk. (TYII-B-B) Blue	\$ 11.00	\$ 55.00
A-22	50	EA.	Raised Refl. Pavement Mrk. (TYII-C-R) Clear-Red	\$ 6.20	\$ 310.00
A-23	3,700	L.F.	Remove and Replace 6" Curb and Gutter	\$ 41.00	\$ 151,700.00
A-24	400	S.F.	Remove and Replace Concrete Curb Ramp	\$ 26.00	\$ 10,400.00
A-25	1,000	S.F.	Remove and Replace Driveway	\$ 21.00	\$ 21,000.00
A-26	400	S.Y.	Pavement Repair	\$ 180.00	\$ 72,000.00
A-27	20,650	S.F.	10' Wide Hike/Bike Concrete Trail	\$ 7.50	\$ 154,875.00
A-28	2,150	S.F.	Remove and Replace 4' Sidewalk	\$ 8.80	\$ 18,920.00

**DETAILED BID TABULATION  
CITY OF PORTLAND -- PHASE 9 STREET RECONSTRUCTION (MEMORIAL PARKWAY)**

**TABULATED BY:** YESENIA SINGLETON, P.E. -- (CRG ENGINEERING)  
**TIME OF COMPLETION:** 185 CALENDAR DAYS  
**DATE AND TIME:** WEDNESDAY, APRIL 1, 2015 -- 2:00 PM

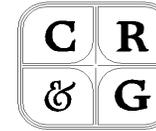


Coym, Rehmet & Gutierrez Engineering, L.P.  
 TBPE Firm Reg. No. F-388  
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 5656 S. Staples, Suite 230  
 Corpus Christi, Texas 78411  
 Phone: 361-991-8550 Fax: 361-993-7569  
 Email: crg@crgei.com

ITEM	QTY	UNIT	DESCRIPTION	Bay, Ltd.	
				UNIT PRICE	TOTAL PRICE
A-29	25,200	S.F.	6" Bank Sand Bedding	\$ 3.80	\$ 95,760.00
A-30	5,580	S.Y.	Block Sodding	\$ 7.30	\$ 40,734.00
A-31	1,500	S.F.	New ADA Ramp For Hike/Bike Trail w/Truncated Domes	\$ 20.00	\$ 30,000.00
A-32	2	EA.	Remove & Replace Do Not Enter/One Way Signs	\$ 550.00	\$ 1,100.00
A-33	1	EA.	Remove & Replace Speed Limit 30 Sign	\$ 550.00	\$ 550.00
A-34	1	EA.	Remove & Replace Stop/One Way Signs	\$ 660.00	\$ 660.00
A-35	2	EA.	Remove & Replace Wrong Way Sign	\$ 550.00	\$ 1,100.00
A-36	1	EA.	Remove & Replace Wrong Way Sign	\$ 550.00	\$ 550.00
A-37	3	EA.	Adjust Existing Storm Sewer Curb Inlet	\$ 3,700.00	\$ 11,100.00
A-38	3	EA.	Adjust Existing Water Valve	\$ 1,300.00	\$ 3,900.00
A-39	1	EA.	Adjust Existing Water Meter	\$ 1,300.00	\$ 1,300.00
A-40	1	LS.	Allowance For Unanticipated Adjustments	\$ 45,000.00	\$ 45,000.00
<b>TOTAL PART A: MEMORIAL PARKWAY FLEXIBLE PAVEMENT (ITEMS A1 THRU A40)</b>				<b>\$ 1,681,261.50</b>	

**DETAILED BID TABULATION**  
**CITY OF PORTLAND -- PHASE 9 STREET RECONSTRUCTION (MEMORIAL PARKWAY)**

**TABULATED BY:** YESENIA SINGLETON, P.E. -- (CRG ENGINEERING)  
**TIME OF COMPLETION:** 185 CALENDAR DAYS  
**DATE AND TIME:** WEDNESDAY, APRIL 1, 2015 -- 2:00 PM

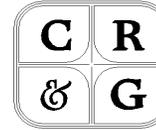


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 TBPE Firm Reg. No. F-388  
 TBPLS Firm Reg. No. 101040-01  
 5656 S. Staples, Suite 230  
 Corpus Christi, Texas 78411  
 Phone: 361-991-8550 Fax: 361-993-7569  
 Email: crg@crgei.com

				<b>Bay, Ltd.</b> 401 Corn Products Rd. Corpus Christi, Texas 78409	
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
<b>PART B: MEMORIAL PARKWAY RIGID PAVEMENT</b>					
B-1	1	LS.	Mobilization, Demobilization, Bonds and Insurance	\$ 109,000.00	\$ 109,000.00
B-2	1	LS.	Storm Water Pollution Prevention Plan	\$ 60,000.00	\$ 60,000.00
B-3	1	LS.	Traffic Control Plan	\$ 70,000.00	\$ 70,000.00
B-4	1	LS.	Exploratory Excavations	\$ 7,000.00	\$ 7,000.00
B-5	10,060	S.Y.	Street Excavation	\$ 10.61	\$ 106,736.60
B-6	8,500	S.Y.	12" Compacted Subgrade to 95% (ASTM D698)	\$ 5.79	\$ 49,215.00
B-7	8,500	S.Y.	6" Crushed Limestone Flexible Base (Type A, Gr. 1)	\$ 14.82	\$ 125,970.00
B-8	8,500	S.Y.	1" HMAC Pavement (Type D) Bond Breaker	\$ 21.30	\$ 181,050.00
B-9	7,750	S.Y.	8" Continuously Reinforced Concrete Rigid Pavement	\$ 105.36	\$ 816,540.00
B-10	2,265	L.F.	Superposed Concrete Curb	\$ 15.59	\$ 35,311.35
B-11	790	S.Y.	2" HMAC Pavement (Type D) Final Course	\$ 22.04	\$ 17,411.60
B-12	790	S.Y.	Mill Existing Pavement (0" to 2")	\$ 13.71	\$ 10,830.90
B-13	790	S.Y.	One Course Surface Treatment	\$ 10.21	\$ 8,065.90
B-14	450	L.F.	Reflective Pavement Mrk. Type 1 (W) 12" Solid	\$ 4.55	\$ 2,047.50
B-15	550	L.F.	Reflective Pavement Mrk. Type 1 (W) 24" Solid	\$ 9.09	\$ 4,999.50
B-16	2,100	L.F.	Reflective Pavement Mrk. Type 1 (W) 4" Broken	\$ 0.97	\$ 2,037.00
B-17	300	L.F.	Reflective Pavement Mrk. Type 1 (Y) 4" Solid	\$ 1.11	\$ 333.00
B-18	300	L.F.	Reflective Pavement Mrk. Red Curb (Fire Lane No Parking)	\$ 1.95	\$ 585.00
B-19	5	EA.	Raised Refl. Pavement Mrk. (TYII-B-B) Blue	\$ 10.39	\$ 51.95
B-20	50	EA.	Raised Refl. Pavement Mrk. (TYII-C-R) Clear-Red	\$ 5.85	\$ 292.50
B-21	3,700	L.F.	Remove 6" Curb and Gutter	\$ 9.93	\$ 36,741.00
B-22	1,435	L.F.	6" Curb and Gutter	\$ 28.72	\$ 41,213.20
B-23	400	S.F.	Remove and Replace Concrete Curb Ramp	\$ 24.18	\$ 9,672.00
B-24	2,400	S.F.	Remove and Replace Driveway	\$ 19.91	\$ 47,784.00
B-25	400	S.F.	Pavement Repair	\$ 166.62	\$ 66,648.00
B-26	20,650	S.F.	10' Wide Hike/Bike Concrete Trail	\$ 7.05	\$ 145,582.50
B-27	2150	S.F.	Remove and Replace 4' Sidewalk	\$ 9.33	\$ 20,059.50
B-28	25,200	S.F.	6" Bank Sand Bedding	\$ 3.56	\$ 89,712.00

**DETAILED BID TABULATION  
CITY OF PORTLAND -- PHASE 9 STREET RECONSTRUCTION (MEMORIAL PARKWAY)**

**TABULATED BY:** YESENIA SINGLETON, P.E. -- (CRG ENGINEERING)  
**TIME OF COMPLETION:** 185 CALENDAR DAYS  
**DATE AND TIME:** WEDNESDAY, APRIL 1, 2015 -- 2:00 PM

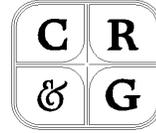


Coym, Rehmet & Gutierrez Engineering, L.P.  
 TBPE Firm Reg. No. F-388  
 TBPLS Firm Reg. No. 101040-01  
 5656 S. Staples, Suite 230  
 Corpus Christi, Texas 78411  
 Phone: 361-991-8550 Fax: 361-993-7569  
 Email: crg@crgei.com

ITEM	QTY	UNIT	DESCRIPTION	Bay, Ltd.	
				UNIT PRICE	TOTAL PRICE
B-29	5,850	S.Y.	Block Sodding	\$ 6.77	\$ 39,604.50
B-30	1,500	S.F.	New ADA Ramp For Hike/Bike Trail w/Truncated Domes	\$ 18.93	\$ 28,395.00
B-31	2	EA.	Remove & Replace Do Not Enter/One Way Signs	\$ 519.62	\$ 1,039.24
B-32	1	EA.	Remove & Replace Speed Limit 30 Sign	\$ 519.62	\$ 519.62
B-33	1	EA.	Remove & Replace Stop/One Way Signs	\$ 617.05	\$ 617.05
B-34	2	EA.	Remove & Replace Wrong Way Sign	\$ 519.62	\$ 1,039.24
B-35	1	EA.	Remove & Replace Wrong Way/No Parking Signs	\$ 519.62	\$ 519.62
B-36	3	EA.	Adjust Existing Storm Sewer Curb Inlet	\$ 3,483.28	\$ 10,449.84
B-37	3	EA.	Adjust Existing Water Valve	\$ 1,178.50	\$ 3,535.50
B-38	1	EA.	Adjust Existing Water Meter	\$ 1,178.50	\$ 1,178.50
B-39	1	L.S.	Allowance For Unanticipated Adjustments	\$ 45,000.00	\$ 45,000.00
<b>TOTAL PART B: MEMORIAL PARKWAY RIGID PAVEMENT (ITEM B1 THRU B40)</b>				<b>\$ 2,196,788.86</b>	

**BID SUMMARY SHEET**

**PROJECT:** PHASE 9 ST. RECONSTRUCTION (MEMORIAL PARKWAY)  
**BIDS TABULATED BY:** YESENIA SINGLETON P.E. -- CRG ENGINEERING  
**DATE/TIME:** WEDNESDAY, APRIL 1, 2015 -- 2:00 PM  
**TIME OF COMPLETION:** 185 CALENDAR DAYS  
**ENGINEER'S ESTIMATE:** PART A: \$1,438,290.00 -- PART B: \$1,862,400.00



**Coym, Rehmet & Gutierrez Engineering, L.P.**  
*TBPE Firm Reg. No. F-388*  
*TBPLS Firm Reg. No. 101040-01*  
 5656 S. Staples, Suite 230  
 Corpus Christi, Texas 78411  
 Phone: 361-991-8550 Fax: 361-993-7569  
 Email: crg@crgei.com

Contractor Co. Name/Contact Address & Email	Proposal Form Executed, Bid Bond & Acknowledgement of Addendum No. 1		PART A: FLEXIBLE PAVEMENT	PART B: RIGID PAVEMENT
<b>Bay, Ltd.</b> 401 Corn Products Rd. Corpus Christi, Texas 78409	✓	Proposal Form Executed Bid Bond Contractor Acknowledged Addenda	<b>\$1,681,261.50</b>	<b>\$2,196,788.86</b>
	✓			
	✓			

---

**AGENDA TITLE**      **RESOLUTION NO. 694 – SUSPENDING IMPLEMENTATION OF THE CENTERPOINT ENERGY GAS RELIABILITY INFRASTRUCTURE PROGRAM SURCHARGE:**

THE CITY COUNCIL WILL CONSIDER RESOLUTION NO. 694 WHICH SUSPENDS IMPLEMENTATION OF THE CENTERPOINT ENERGY GAS RELIABILITY INFRASTRUCTURE SURCHARGE AND AUTHORIZES ORGANIZED INQUIRY AS WELL AS OPPOSITION.

**MEETING DATE**      4/21/2015

**DEPARTMENT**      Finance

**SUBMITTED BY**      Michel Sorrell, Director of Finance

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**EXECUTIVE SUMMARY**

On March 31, 2015, CenterPoint Energy submitted a statement for the purpose of establishing a gas reliability infrastructure program (GRIP) interim rate adjustment effective May 30, 2015. The Railroad Commission of Texas authorizes cities to implement a 45-day suspension of rate increases in order to permit adequate time to review the proposed changes and to establish reasonable rates.

**PRIOR ACTIONS OR REVIEWS**

City Council has approved prior resolutions suspending CenterPoint's rate increase including, Resolution No. 680 approved April 15, 2014, Resolution No. 665 approved April 16, 2013 and Resolution No. 650 approved April 17, 2012.

**DETAILS / STAFF ANALYSIS**

Resolution No. 694 allows the City to suspend the proposed rate adjustment for 45 days, authorizes the City to join the Steering Committee of Cities Served by CenterPoint and to hire and direct legal counsel and consultants to negotiate with the company and make recommendations.

**ALTERNATIVES CONSIDERED**

If a Resolution is not approved suspending the increase, the increase will become effective May 30, 2015 instead of July 14, 2015.

**FINANCIAL IMPACT**

If the CenterPoint Energy 2015 Annual GRIP Adjustment is not suspended there would be an increase in rates effective May 30, 2015 as shown in the following table:

<u>Rates</u>	<u>Current Base Charge</u>	<u>2014 Interim Adjustment</u>	<u>Adjusted Charge</u>
Residential	\$17.89	\$2.30	\$20.19
General Service Small Volume	\$27.96	\$4.73	\$32.69
General Service Large Volume	\$148.09	\$28.16	\$176.25

**ATTACHMENTS**

Proposed Resolution No. 694

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**RECOMMENDED ACTION**

Motion to approve Resolution No. 694, which suspends implementation of the CenterPoint Energy Gas Reliability Infrastructure Surcharge and authorizes organized inquiry as well as opposition.

**RESOLUTION NO. 694**

**A RESOLUTION BY THE CITY OF PORTLAND, TEXAS SUSPENDING THE MAY 30, 2015, EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS SOUTH TEXAS TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2015; AUTHORIZING PARTICIPATION IN THE STEERING COMMITTEE FOR A REVIEW AND INQUIRY INTO THE SUFFICIENCY OF THE FILING AND THE BASIS AND REASONABLENESS OF THE PROPOSED RATE ADJUSTMENTS; REQUIRING REIMBURSEMENT OF REASONABLE LEGAL AND CONSULTANT EXPENSES; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.**

**WHEREAS**, the City of Portland, Texas (“City”) is a gas utility customer of CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas South Texas Division (“CenterPoint” or “Company”); and a regulatory authority with an interest in the rates and charges of CenterPoint; and

**WHEREAS**, CenterPoint made filings with the City and the Railroad Commission of Texas (“Railroad Commission”) on or about March 31, 2015, proposing to implement interim rate adjustments (“GRIP rate increases”), pursuant to Texas Utilities Code § 104.301, on all customers served by CenterPoint, effective May 30, 2015; and

**WHEREAS**, the sufficiency of the filing by CenterPoint and its compliance with statutory mandates is in question and needs to be determined; and

**WHEREAS**, ratepayers of CenterPoint, including the City and its residents, will be adversely impacted by the proposed GRIP rate increases; and

**WHEREAS**, the City and its residents could benefit from coordination with Steering Committee in a review of the reasonableness of the proposed GRIP rate increases and joint participation in any proceedings at the Railroad Commission related to the proposed GRIP rate increases; and

**WHEREAS**, the reasonable costs associated with the participation of Cities in this rate proceeding are reimbursable from CenterPoint;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, TEXAS, THAT:**

**THAT** the effective date of May 30, 2015, of the GRIP rate increases proposed by CenterPoint is hereby suspended for 45 days, the maximum period allowed by law, to permit adequate time to investigate the sufficiency of the GRIP Rate Increase filing, review the proposed increases, analyze all necessary information, and take appropriate action related to the proposed increases.

**THAT** the City is authorized to cooperate with Steering Committee to hire and direct legal counsel and consultants, to negotiate with the Company, to make recommendations to the

City regarding the proposed GRIP rate increases, and to direct any administrative proceedings or litigation associated with the proposed GRIP rate increases.

**THAT** CenterPoint shall promptly reimburse the City's reasonable costs associated with the City's activities related to the proposed GRIP rate increases.

**THAT** a copy of this Resolution shall be sent to CenterPoint, care of the local representative, and to Thomas Brocato, legal counsel to the Steering Committee, at Lloyd Gosselink, 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

**PASSED AND APPROVED** this 21st day of April 2015.

**EXECUTED:**

**BY:** \_\_\_\_\_  
**David Krebs**  
**Mayor**

**ATTEST:**

\_\_\_\_\_  
**Annette Hall**  
**City Secretary**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Hal George**  
**City Attorney**

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**AGENDA TITLE**      **PUBLIC HEARING – PLANNED UNIT DEVELOPMENT REZONING REQUEST**  
THE CITY COUNCIL WILL CONDUCT A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM RICHARD FINCH TO REZONE APPROXIMATELY 22.925 ACRES OF LAND OUT OF THE W.B. RHEW SURVEY, ABSTRACT 318, SAN PATRICIO COUNTY, TEXAS, FROM C-G, GENERAL COMMERCIAL DISTRICT, TO PUD, PLANNED DEVELOPMENT DISTRICT – ASSISTANT CITY MANAGER

**ORDINANCE NO. 2108—PLANNED UNIT DEVELOPMENT REZONING REQUEST**  
THE CITY COUNCIL WILL CONSIDER THE FIRST READING OF ORDINANCE NO. 2108 TO REZONE APPROXIMATELY 22.925 ACRES OF LAND OUT OF THE W.B. RHEW SURVEY, ABSTRACT 318, SAN PATRICIO COUNTY, TEXAS, FROM C-G GENERAL COMMERCIAL DISTRICT, TO PUD, PLANNED DEVELOPMENT DISTRICT – ASSISTANT CITY MANAGER

**MEETING DATE**      4/14/2015  
**DEPARTMENT**      Building and Development  
**SUBMITTED BY**      Brian DeLatte, P.E., Assistant City Manager

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**EXECUTIVE SUMMARY**

A rezoning application has been submitted by Richard Finch (White Oak Development) to rezone approximately 22.925 acres of land out of the W.B. Rhew Survey, Abstract 318, San Patricio County, Texas, from C-G, General Commercial District, to PUD, Planned Development District at the northwest corner of Moore Avenue and Marriott Drive. A previous PUD application for the property was denied 7-0 by City Council due to its failure in meeting UDO Section 704 requirements. Staff analysis of the revised application shows the proposed 144-unit complex as modified in this second application meets UDO Section 704 requirements and has been designed with amenities consistent with executive-style developments. The Planning and Zoning Commission recommends approval of the request.

**PRIOR ACTIONS OR REVIEWS**

- January 13, 2015—The Planning and Zoning Commission conducted a Public Hearing for the original PUD application

- January 20, 2015—The City Council conducted a Public Hearing and rejected the original PUD application
- April 14, 2015— The Planning and Zoning Commission conducted a Public Hearing and recommended approval of the revised PUD application

### **PLANNED UNIT DEVELOPMENT APPROVAL CRITERIA**

Section 316 of the UDO outlines the following criteria for which the Planning and Zoning Commission and City Council shall base approval of Planned Unit Development requests:

1. The proposal is consistent with the City's Comprehensive Plan.
2. The PUD is necessary to address a unique situation or represents a substantial benefit to the City, compared to what could have been accomplished through strict application of the otherwise applicable zoning district standards.
3. The proposed plan mitigates any potential significant adverse impacts to the maximum practical extent.

Section 704 further states that multifamily PUD's "are intended to result in high quality and innovative mixed density housing developments." PUD projects do not count against the City's policy on multifamily units not exceeding 25% of the City's housing stock.

While these requirements are a matter of sound legislative discretion of the City Council, City Staff has interpreted these criteria to demand creative and high-end executive-style housing. Furthermore, any multifamily housing constructed through the PUD process should eclipse any existing complexes in the City in site planning, construction materials, and amenities. It is also imperative that any multifamily project constructed through the PUD process protects the surrounding environment and adjacent properties from undesirable effects of higher density housing.

### **STAFF ANALYSIS**

Based on the above approval criteria, City Staff has directed the applicant to focus on achieving two primary goals throughout the design process: (1) protecting adjacent properties from potentially undesirable effects of higher density housing; and (2) providing a high quality innovative design superior to existing complexes in the City. In doing so, the applicant would meet the UDO requirements necessary for PUD approval. In reviewing the application, City Staff has examined detailed site plans, building elevations, renderings, landscape plans, civil plans, and amenity package descriptions in order to fully analyze whether these criteria are met.

### **Utilities and Drainage**

Duplantis Design Group, PC, has provided a preliminary utility and drainage plan for the site. A waterline system will be looped through the site and connect into the 10-inch line on Moore Avenue in two locations. Final design may require a third connection on Marriott Drive. Wastewater service is proposed to tie into the existing wastewater main on Marriott Drive. The existing main has adequate capacity.

The stormwater runoff for the site is proposed to be routed through an on-site wet bottom detention pond prior to its overflow release into the TxDOT storm drain system. TxDOT has approved the drainage plan. As a condition of approval, City Staff recommends requiring an operations and maintenance plan on the pond, fountains, and pond lighting prior to building permit issuance. Furthermore, City Staff recommends that pond be properly and perpetually maintained according to the operations and maintenance plan as a condition of the Planned Unit Development rezoning.

#### Street Access and Capacity

The applicant is proposing two driveways onto Moore Avenue, which have been approved by TxDOT. The Fire Department has confirmed that this configuration meets fire code.

#### Building Locations and Layouts

The applicant is proposing 36 4-plex buildings staggered throughout the development. The layout as presented appears to be vastly improved from the first denied application. The applicant has utilized a clustered building approach and has included additional pocket parks and screening elements that produce a high quality and innovative design.

#### Building Architectural Design and Construction

The applicant is proposing that each building mimic the visual look of a single-family residence. Eight different building types are proposed and are oriented to provide variations in appearance. The applicant has noted that “each building is home to four luxury units and has the appearance and feel of a single family home with individual private entrances. The eight floor plans all offer a fully equipped kitchen, washer and dryer, high ceilings, and an open floor plan with high end finishes offering a custom-home feeling. The Aspen and Oak floor plans offer garages and all units are two stories which has the advantage of no neighbors above or below.”

#### Landscaping and Perimeter Fencing

The proposed landscaping significantly exceeds UDO Section 709 requirements to further screen the complex from adjacent roadways. The site plan proposes a wrought iron fence with masonry columns along Moore Avenue and Marriott Drive and a wood fence on its western side. The project is not gated.

#### Amenities

The applicant has proposed “open green space, a pool with sun deck, and a club house with a fitness room. Oak Manor Villas Portland will boast a ‘walking nature trail’ with educational stations around a well landscaped pond featuring local flora and fauna. A playground for families is located near the clubhouse and benches will be located throughout the neighborhood to enjoy the extensive landscaping.”

#### Staff Analysis Conclusions and Recommendations

In reviewing the application materials and the approval criteria, City Staff's judgment is that the project now meets the innovative requirements for a Planned Unit Development and approval is recommended.

### **PROPOSED ORDINANCE CONDITIONS**

Planned Unit Development approvals are accomplished by attaching the proposed plans to the zoning ordinance. The Planning and Zoning Commission may recommend modifications to any of the submitted materials or ordinance conditions.

If the Planning and Zoning Commission finds that the rezoning request should be approved as submitted, the following conditions should be used. The applicant has agreed to the conditions.

1. All uses and development of the property shall conform to the following plans which are attached hereto and incorporated herein:
  - a. Exhibit "A" – Site Plan
  - b. Exhibit "B" – Conceptual Landscape Plan
  - c. Exhibit "C" – Typical Building Elevations (Eight Sheets)
2. All driveways and parking lots shall be concrete.
3. All exterior lighting shall comply with City of Portland Unified Development Ordinance Section 713 to minimize light pollution.
4. Apartment units shall be consistent with that of a Class A multifamily apartment project. The units shall include fully equipped kitchen, washer and dryer, high ceilings, and an open floor plan with high end finishes.
5. The common area amenity package shall include a pool with sun deck and a club house with a fitness room. A walking nature trail shall be constructed with educational stations around a landscaped pond featuring local flora and fauna. A playground shall be constructed and benches shall be located throughout the neighborhood.
6. An operations and maintenance plan for the drainage/landscape pond must be submitted and approved by the Administrative Official prior to issuance of a building permit.
7. The drainage/landscape pond must be operated and maintained according to the approved operations and maintenance plan.
8. The exterior facades of all buildings shall be 100% masonry as defined by the City of Portland Unified Development Ordinance.

### **ADJACENT PROPERTY NOTIFICATIONS AND PUBLIC HEARING NOTICES**

There are 20 adjacent properties within 200 feet of the subject lot. Property owners were notified by mail, postmarked March 26, 2015, of Public Hearings at the Planning and Zoning Commission and City Council meetings. Notice was also posted in the Coastal Bend Herald on March 19, 2015, in conformance with UDO Section 302. There has been no written or oral comment to the Development Services Department as of April 10, 2015.

**PUBLIC HEARING HEARING AND RECOMMENDATION BY PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission conducted a Public Hearing on April 15, 2015, to solicit comments from citizens and other interested parties concerning the rezoning request. There was no public comment at the Public Hearing.

The Planning and Zoning Commission discussed:

- Access onto Marriott Drive
- Maintenance of property
- Site lighting

The Planning and Zoning Commission deliberated the request and voted 7-0 to recommend approval of the PUD request to the City Council.

**ATTACHMENTS**

- Notice of Public Hearing
- Proposed Ordinance No. 2108, including Exhibits “A” through “C”
- Amenities Description Letter
- Unit Mix Chart
- Project Renderings

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**RECOMMENDED ACTION**

Adopt one of the following motions:

**(1) Approve the first reading of Ordinance No. 2108 (CITY STAFF RECOMMENDED).**

**OR**

**(2) Approve the first reading of Ordinance No. 2108 with modifications.**

**OR**

**(3) Reject the first reading of Ordinance No. 2108.**



## **NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that Public Hearings will be held before the Planning and Zoning Commission of the City of Portland on April 14, 2015 (Tuesday) and the City Council of the City of Portland on April 21, 2015 (Tuesday) in the Council Chambers of the City Hall (1900 Billy G. Webb Drive - Daniel P. Moore Community Center Complex) at 7:00 p.m. on each date to solicit comments from citizens and other interested parties concerning a request from Richard Finch to rezone approximately a 22.925 acre tract of land out of the W.B. Rhew Survey, Abstract 318, San Patricio County, Texas, from C-G General Commercial District, to PUD, Planned Development District. The tract is generally located at the northwest corner of Marriott Drive and Moore Avenue.

The applicant is proposing a 144-unit multifamily development. The site plan and renderings of the proposed development are located at <http://www.portlandtx.com/index.aspx?nid=102>

Any questions concerning this matter should be directed to Brian DeLatte, Assistant City Manager, at (361) 777-4516 or [brian.delatte@portlandtx.com](mailto:brian.delatte@portlandtx.com)

1 **ORDINANCE NO. 2108**

2  
3 **AN ORDINANCE REZONING APPROXIMATELY 22.925**  
4 **ACRES OF LAND OUT OF THE W.B. RHEW SURVEY,**  
5 **ABSTRACT 318, SAN PATRICIO COUNTY, TEXAS, FROM**  
6 **C-G, GENERAL COMMERCIAL DISTRICT, TO PUD,**  
7 **PLANNED DEVELOPMENT DISTRICT, AT THE REQUEST**  
8 **OF RICHARD FINCH; PROVIDING FOR THE REPEAL OF**  
9 **ORDINANCES IN CONFLICT HEREWITH; PROVIDING A**  
10 **SEVERABILITY CLAUSE; ESTABLISHING A PENALTY**  
11 **AND SPECIFICALLY NEGATING A REQUIREMENT OF A**  
12 **CULPABLE MENTAL STATE; AND PROVIDING FOR**  
13 **PUBLICATION AND AN EFFECTIVE DATE**

14  
15 **WHEREAS** the owner of approximately 22.925 acres of land out of the W.B.  
16 Rhew Survey, Abstract 318, San Patricio County, Texas (Virginia L. Vaughan Family), has  
17 authorized Richard Finch to request that the property be rezoned from "C-G, General  
18 Commercial District" to "PUD, Planned Development District"; and,  
19

20 **WHEREAS** the property is described as follows:

21  
22 Field Notes of a 22.925 acre tract of land being out of the W.B.  
23 Rhew survey, Abstract 318, San Patricio County, Texas. Said  
24 22.925 acres being more particularly described as follows:  
25

26 **BEGINNING** at a 5/8" iron rod set in the intersection of the north  
27 right of way of County Road 70 B and the west right of way of  
28 Moore Avenue for the southeast corner of this survey.  
29

30 **THENCE** with the north right of way of County Road 70 B, North  
31 87°47'40" West, a distance of 1185.32 feet to a 3/4" iron rod  
32 found in the north right of way of County Road 70 B, for the  
33 southeast corner of the Church of Jesus Christ of Latter Day Saints  
34 3.00 acre tract, and for the southwest corner of this survey.  
35

36 **THENCE** North 00°13'50" East, a distance of 974.69 feet to a 5/8"  
37 iron rod found in the south right of way of Moore Avenue, for the  
38 northeast corner of the Texas Eastern Transmission 5.01 acres  
39 tract, and for the northwest corner of this survey.  
40

41 **THENCE** with the south right of way of Moore Avenue, South  
42 89°46' 10" East, a distance of 269.10 feet to a 5/8" iron rod set in

43 the south right of way of Moore Avenue for the point of curvature  
44 of a curve to the right with a radius of 914.94.

45  
46 **THENCE** with said curve to the right of the right of way, with a  
47 chord bearing of South 44°55'40" East, a chord distance of  
48 1290.34 feet, a curve distance of 1432.13 feet to a 5/8" iron rod  
49 set in the west right of way of Moore Avenue for an outside  
50 corner of this survey.

51  
52 **THENCE** with the west right of way of Moore Avenue, South  
53 00°05'10" East, a distance of 105.66 feet to the POINT OF  
54 BEGINNING of this survey, and containing 22.925 acres of land,  
55 more or less.

56  
57 **WHEREAS** the Planning and Zoning Commission has conducted a Public Hearing  
58 according to law and recommended that the request be granted by the City Council with  
59 conditions; and,

60  
61 **WHEREAS** the City Council has conducted a Public Hearing according to law and  
62 determined that the request meets the criteria for approval established by the Unified  
63 Development Ordinance with conditions; and,

64  
65 **WHEREAS** no formal written protest was filed by adjacent property owners and a  
66 simple majority vote is required to approve both readings of this ordinance.

67  
68 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF**  
69 **PORTLAND, TEXAS:**

70  
71 **SECTION 1. REZONING REQUEST GRANTED**

72  
73 The request of Richard Finch is hereby granted. 22.925 acres of land out of the W.B.  
74 Rhew Survey, Abstract 318, San Patricio County, Texas is hereby rezoned from from "C-  
75 G, General Commercial District" to "PUD, Planned Development District".

76  
77 The request is granted with the following conditions:

- 78 1. All uses and development of the property shall conform to the following plans  
79 which are attached hereto and incorporated herein:  
80 a. Exhibit "A" – Site Plan  
81 b. Exhibit "B" – Conceptual Landscape Plan  
82 c. Exhibit "C" – Typical Building Elevations (Eight Sheets)  
83 2. All driveways and parking lots shall be concrete.  
84 3. All exterior lighting shall comply with City of Portland Unified Development  
85 Ordinance Section 713 to minimize light pollution.

- 86 4. Apartment units shall be consistent with that of a Class A multifamily apartment  
87 project. The units shall include fully equipped kitchen, washer and dryer, high  
88 ceilings, and an open floor plan with high end finishes.
- 89 5. The common area amenity package shall include a pool with sun deck and a club  
90 house with a fitness room. A walking nature trail shall be constructed with  
91 educational stations around a landscaped pond featuring local flora and fauna.  
92 A playground shall be constructed and benches shall be located throughout the  
93 neighborhood.
- 94 6. An operations and maintenance plan for the drainage/landscape pond must be  
95 submitted and approved by the Administrative Official prior to issuance of a  
96 building permit.
- 97 7. The drainage/landscape pond must be operated and maintained according to  
98 the approved operations and maintenance plan.
- 99 8. The exterior facades of all buildings shall be 100% masonry as defined by the City  
100 of Portland Unified Development Ordinance.

101

102 **SECTION 2. OFFICIAL ZONING MAP AMENDED**

103

104 The Official Zoning Map is hereby amended to reflect that 22.925 acres of land  
105 out of the W.B. Rhew Survey, Abstract 318, San Patricio County, Texas, is hereby  
106 rezoned from from "C-G, General Commercial District" to "PUD, Planned  
107 Development District".

108

109 **SECTION 3. REPEALER**

110

111 All previously adopted rules, regulations, policies and ordinances in conflict with this  
112 Ordinance are hereby repealed.

113

114 **SECTION 4. SEVERABILITY**

115

116 If any provision, section, clause or phrase of this Ordinance, or the application of same  
117 to any person or set of circumstances is, for any reason held to be unconstitutional, void  
118 or invalid, the validity of the remaining portions of this Ordinance shall not be affected  
119 thereby, it being the intent of the City Council in adopting this Ordinance that no portion  
120 hereof, or provisions or regulations contained herein, shall become inoperative or fail by  
121 reason of any unconstitutionality of any other portion hereof, and all provisions of this  
122 Ordinance are declared severable for that purpose.

123

124 **SECTION 5. PENALTY**

125

126 Any person who violates this Ordinance shall be guilty of a misdemeanor and, upon  
127 conviction thereof, shall be subject to a fine not exceeding two thousand dollars  
128 (\$2,000.00). Each and every day that a violation of this Ordinance occurs shall  
129 constitute a separate offense. The culpable mental state required by Chapter 6.02,

130 Texas Penal Code, is specifically negated and dispensed with and a violation is a strict  
131 liability offense.

132

133 **SECTION 6. PUBLICATION AND EFFECTIVE DATE**

134

135 This Ordinance shall be published after second reading hereof by publishing the caption  
136 thereof in the official newspaper with a statement the public may view the Ordinance in  
137 the Office of the City Secretary. This Ordinance shall take effect upon its publication.

138

139 **PASSED** and **APPROVED** on second reading this \_\_\_\_ of \_\_\_\_\_, 2015.

140

141

142

**CITY OF PORTLAND**

143

144

145

146

\_\_\_\_\_  
**David Krebs**

147

**Mayor**

148

149 **ATTEST:**

150

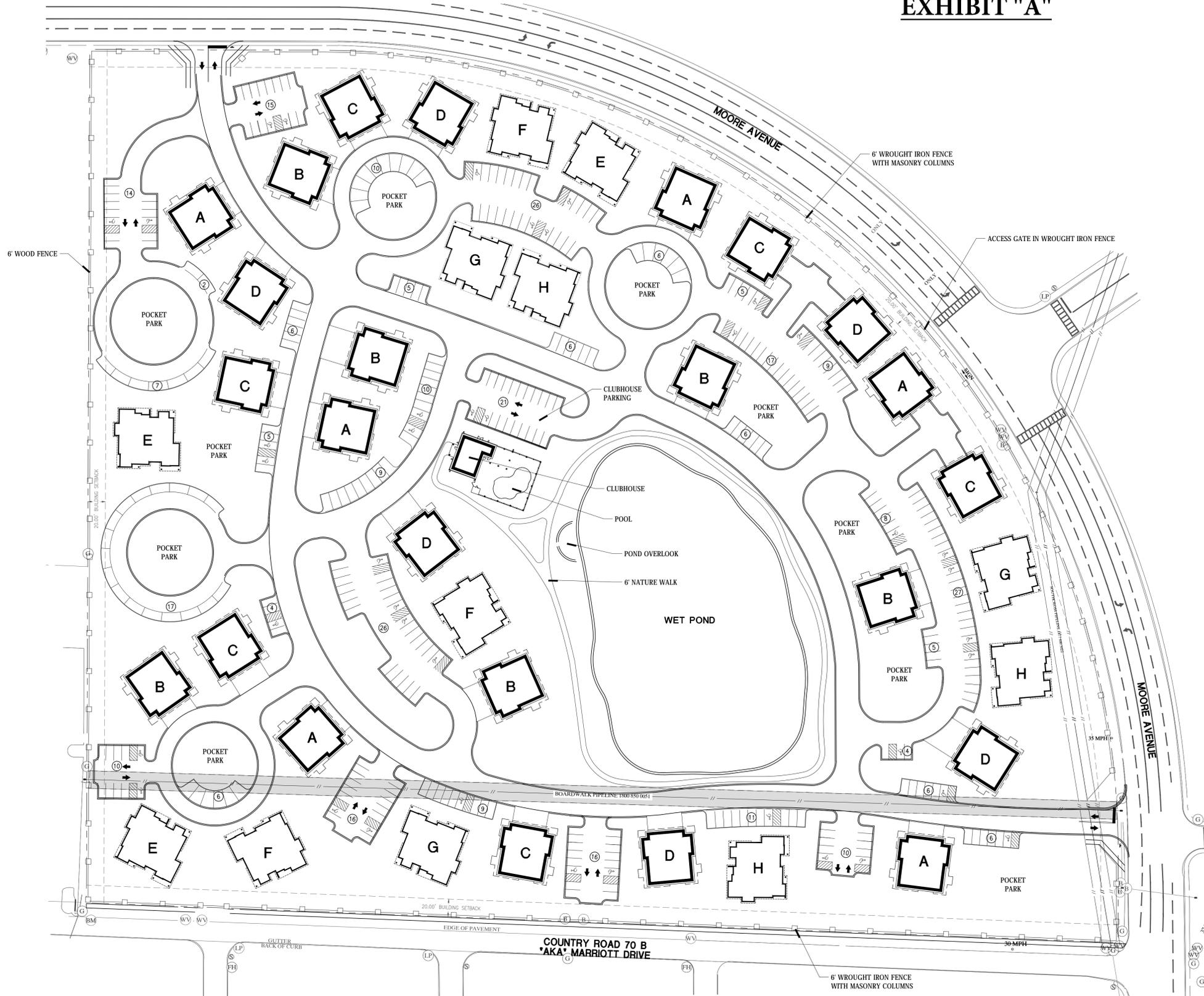
151

\_\_\_\_\_  
**Annette Hall**

**City Secretary**

153

# EXHIBIT "A"

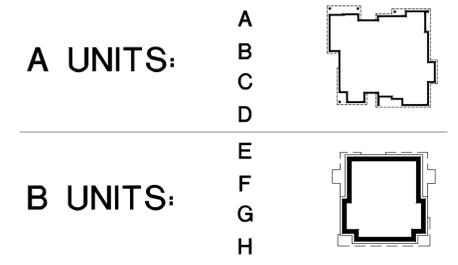


## LEGEND

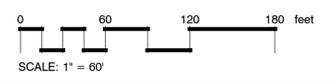
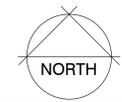
- 36 HOMES/ 144 UNITS
- 12 A UNITS / 24 B UNITS
- 5 POOL HOUSE 1/250sf
- 324 PARKING NEEDED (2.25/unit)
- 363 PARKING PROVIDED

## ARCHITECTURAL STYLES

REFERENCE ARCHITECTURAL PLANS/ELEVATIONS FOR STYLES



Not For Construction  
**CONCEPTUAL  
 LAYOUT  
 SITE PLAN**



REVISION	BY

**DDG**  
 DUPONTIS DESIGN GROUP, PC  
 CIVIL ENGINEERING - ARCHITECTURE  
 314 EAST BAYOU ROAD THIBODAUX, LA 70301  
 WWW.DDGP.COM PHONE 985-447-0090 | FAX 985-447-7009  
 THIBODAUX | HOUSTON | BATON ROUGE | LOUISIANA

STAMP

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PROPOSED COMMUNITY DEVELOPMENT  
 PORTLAND, TEXAS  
 SAN PATRICIO COUNTY  
 FOR WHITE OAK DEVELOPMENT  
 MEMPHIS, TN.

DRAWN	JPL
CHECKED	CDD
ISSUED DATE	3-10-15
ISSUED FOR	REZONING
PROJECT NO.	14-390
FILE	FINAL CONCEPT SITE PLAN
	3-10-15
SHEET	L 1.1

# EXHIBIT "B"



## CONCEPT PLANT SCHEDULE

	SMALL BUFFER TREES Ilex vomitoria / Yaupon Holly Lagerstroemia indica / Crape Myrtle Prunus mexicana / Mexican Plum Rhus lanceolata / Fraine Sumac Sophora secundiflora / Texas Mountain Laurel	21
	CANOPY BUFFER TREES Gleditsia tnananthos inermis / Thornless Common Honeylocust Prosopis glandulosa / Honey Mesquite Quercus fusiformis / Texas Live Oak Quercus polymorpha "Monterey" / Monterey Oak Ulmus crassifolia / Cedar Elm	144
	SPECIALTY CANOPY TREES Chamaerops humilis / Mediterranean Fan Palm Phoenix cananensis / Canary Island Date Palm Trachycarpus fortunei / Windmill Palm	10
	PARKING TREES Quercus fusiformis / Texas Live Oak Quercus polymorpha "Monterey" / Monterey Oak Ulmus crassifolia / Cedar Elm	38
	CANOPY TREES Chamaerops humilis / Mediterranean Fan Palm Prunus mexicana / Mexican Plum Quercus fusiformis / Texas Live Oak Quercus polymorpha "Monterey" / Monterey Oak Trachycarpus fortunei / Windmill Palm Ulmus crassifolia / Cedar Elm Washingtonia robusta / Mexican Fan Palm	104
	SMALL TREES Gleditsia tnananthos inermis / Thornless Common Honeylocust Ilex vomitoria / Yaupon Holly Lagerstroemia indica / Crape Myrtle Prunus mexicana / Mexican Plum Rhus lanceolata / Fraine Sumac	7
	NATIVE TREES Additional Native Trees	70
	SMALL SHRUBS Lantana florida / Texas Lantana Leucophyllum frutescens / Texas Sage Muhlenbergia capillans "Gulf Coast" / Gulf Coast Muhly Sabal texana / Texas Palmetto Salvia greggii / Autumn Sage	264
	SPECIMEN SHRUBS Larrea tridentata / Creosote Bush Malvaviscus arboreus / Giant Turk's a Cap Plumbago auriculata / Blue Plumbago Salvia coccinea / Scarlet Sage	344
	TURF Cynodon dactylon "Celebration" / Celebration Bermuda Grass	474,089 sf

PORTLAND, TEXAS PUD CODE MATRIX FOR:  
**Proposed Community Development**

**Residential Buffer: (Section 709; Item B)**

Min. 10' Depth @ Property Line	3591 LF of Property Line
1. Decorative Fence/Opaque Fence	6' Wood Board Fence @ Rear Property
2. Sod or Permanent Veg. Ground Cover	Turf Provided
3. Small Trees / Shrubs (1/10 LF)	372 PROVIDED
4. Canopy Trees (1/25 LF)	286 PROVIDED
5. Grasses &/or Grass-like Ground Cover	Grasses Provided
6. Irrigation Designed to support Vegetation	Automatic Irrigation will be Provided

**Parking Lot Perimeter: (Section 709; Item F/G)**

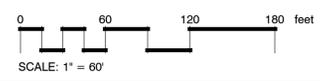
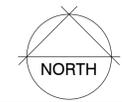
945 LF	
Parking Lot Shrubs (1/10 LF)	264 PROVIDED
Parking Lot Trees (1/30 LF)	38 PROVIDED

**Additional Plant Material: (Not Required by Code)**

1. Specialty Canopy Trees:	10 Provided
2. Canopy Trees:	142 Provided
3. Small Trees:	2 Provided
4. Native Trees:	70 Provided

PROGRESS SET - FOR REVIEW ONLY  
Issued 3/10/2015

These documents are for Design Review and not intended for Construction, Bidding, Recordation, Conveyance Sales, or as the Basis for Issuance of a Permit. They were prepared by, or under the supervision of:  
Jason P. Landrem, P.L.A., ASLA # TX-2256  
L.A. Licensed Landscape Architect  
Duplantis Design Group, P.C.



# Not For Construction CONCEPTUAL LANDSCAPE PLAN

REVISION	BY

**DDG**  
DUPLANTIS DESIGN GROUP, PC  
CIVIL ENGINEERING & ARCHITECTURE  
314 EAST BAYOU ROAD THIBODAUX, LA 70301  
WWW.DDGC.COM PHONE 985-447-0090 | FAX 985-447-7009  
THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | LOUISIANA

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
STAMP

PROPOSED COMMUNITY DEVELOPMENT  
PORTLAND, TEXAS  
SAN PATRICIO COUNTY  
FOR WHITE OAK DEVELOPMENT  
MEMPHIS, TN.

DRAWN JPL  
CHECKED CDD  
ISSUED DATE 3-10-15  
ISSUED FOR REZONING  
PROJECT NO. 14-390  
FILE FINAL CONCEPT LANDSCAPE PLAN 3-10-15  
SHEET  
**L 1.1**

# EXHIBIT "C-1"



**william b.  
ferguson,  
architect**

Architecture  
Planning  
Interior Design

1500 Union Avenue  
Memphis, TN 38104  
Tel. 901-278-6868  
www.anfa.com



1 NORTH ELEVATION  
1/4" = 1'-0"

NOTES:

1. EXTERIOR TRIM & SIDING TO RECEIVE TWO COATS OF SHERWIN WILLIAMS A100 EXTERIOR LATEX OR EQUAL OVER FACTORY PRIMER.
2. ALLOW \$450.00 PER THOUSAND FOR BRICK & \$3.00 PER BLOCK FOR SPLIT FACE CONCRETE BLOCK. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.



2 SOUTH ELEVATION  
1/4" = 1'-0"

Revision Schedule		
Number	Date	Description

PROJECT STATUS  
**SCHEMATIC DESIGN**

PROJECT NAME  
OAK MANOR EXECUTIVE HOUSING

PORTLAND, TEXAS

SHEET TITLE  
EXTERIOR ELEVATIONS-OPTION A

DRAWN: JD      CHECKED: LA      PROJECT NUMBER: 14091

DATE: 03/10/2015      SHEET NO.: A301

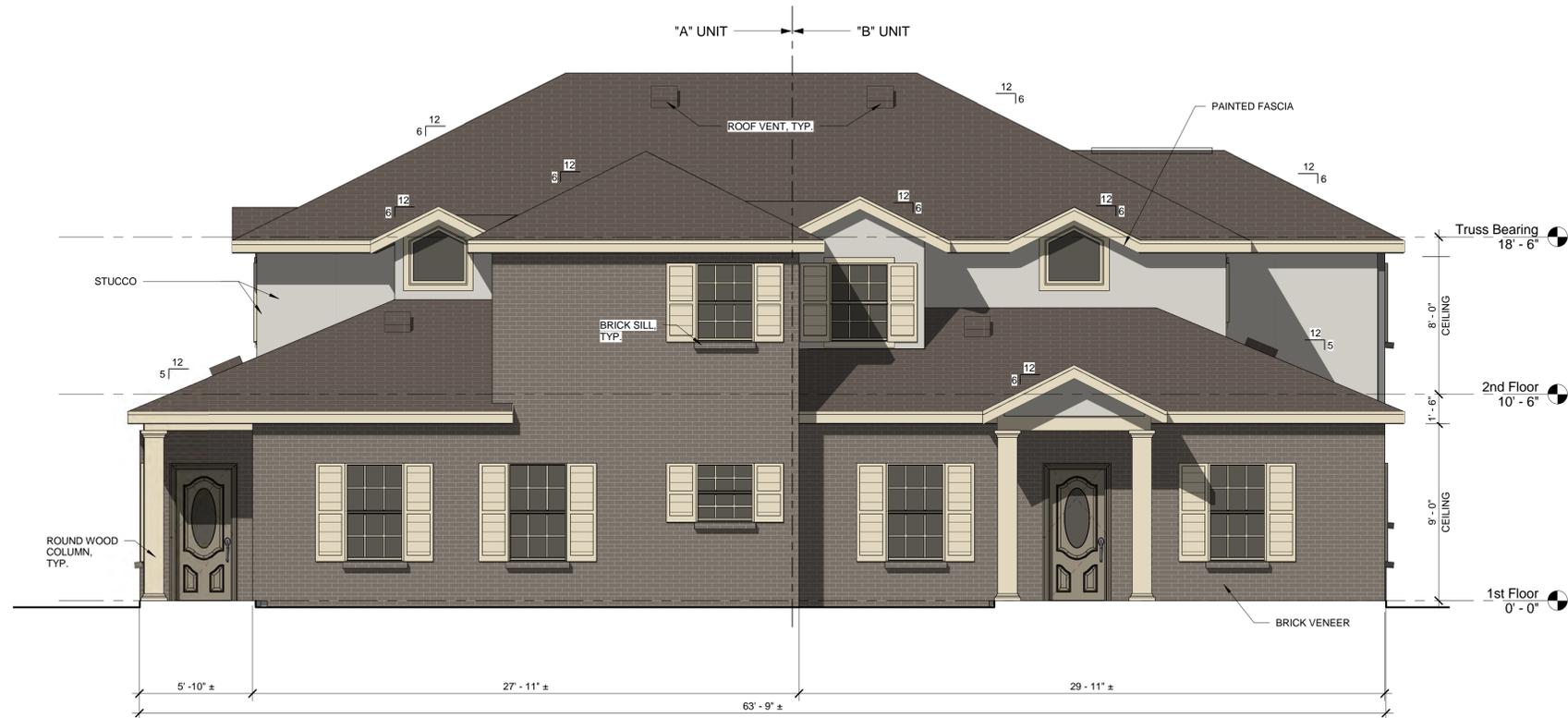
# EXHIBIT "C-2"



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Interior Design

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www.anfa.com



**1 NORTH ELEVATION**  
1/4" = 1'-0"

**NOTES:**

1. EXTERIOR TRIM & SIDING TO RECEIVE TWO COATS OF SHERWIN WILLIAMS A100 EXTERIOR LATEX OR EQUAL OVER FACTORY PRIMER.
2. ALLOW \$450.00 PER THOUSAND FOR BRICK. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.



**2 SOUTH ELEVATION**  
1/4" = 1'-0"

Revision Schedule		
Number	Date	Description

PROJECT STATUS

**SCHEMATIC DESIGN**

PROJECT NAME

OAK MANOR EXECUTIVE HOUSING

PORTLAND, TEXAS

SHEET TITLE

EXTERIOR ELEVATIONS-OPTION B

DRAWN CHECKED PROJECT NUMBER

JD LA 14091

DATE SHEET NO.

03/10/2015 A301

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# EXHIBIT "C-3"



**william b.  
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Planning  
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www.anfa.com



**1 NORTH ELEVATION**  
1/4" = 1'-0"



**2 SOUTH ELEVATION**  
1/4" = 1'-0"

Revision Schedule		
Number	Date	Description

PROJECT STATUS  
**SCHEMATIC DESIGN**

PROJECT NAME  
OAK MANOR EXECUTIVE HOUSING

PORTLAND, TEXAS

SHEET TITLE  
EXTERIOR ELEVATIONS-OPTION C

DRAWN \_\_\_\_\_ CHECKED \_\_\_\_\_ PROJECT NUMBER \_\_\_\_\_

DATE \_\_\_\_\_ 14091

03/10/2015 \_\_\_\_\_ A301

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# EXHIBIT "C-4"



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Interior Design

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www.anfa.com



**1 NORTH ELEVATION**  
1/4" = 1'-0"



**2 SOUTH ELEVATION**  
1/4" = 1'-0"

Revision Schedule		
Number	Date	Description

PROJECT STATUS

**SCHEMATIC DESIGN**

PROJECT NAME

OAK MANOR EXECUTIVE HOUSING

PORTLAND, TEXAS

SHEET TITLE

EXTERIOR ELEVATIONS-OPTION D

DRAWN CHECKED PROJECT NUMBER

14091

DATE SHEET NO.

03/10/2015

**A301**

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# EXHIBIT "C-5"



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www.anfa.com



① EAST ELEVATION  
1/4" = 1'-0"

- NOTES:
- EXTERIOR TRIM & SIDING TO RECEIVE TWO COATS OF SHERWIN WILLIAMS A100 EXTERIOR LATEX OR EQUAL OVER FACTORY PRIMER.
  - ALLOW \$450.00 PER THOUSAND FOR BRICK & \$3.00 PER BLOCK FOR SPLIT FACE CONCRETE BLOCK. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.



② WEST ELEVATION  
1/4" = 1'-0"

Revision Schedule		
Number	Date	Description

PROJECT STATUS  
**SCHEMATIC DESIGN**

PROJECT NAME  
OAK MANOR EXECUTIVE HOUSING

PORTLAND, TEXAS

SHEET TITLE		SEAL
EXTERIOR ELEVATIONS-OPTION A		
DRAWN	CHECKED	PROJECT NUMBER
JD	LA	14091
DATE		SHEET NO.
03/10/2015		A302

# EXHIBIT "C-6"



**william b.  
ferguson,  
architect**

Architecture  
Planning  
Interior Design

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Memphis, TN 38104  
Tel. 901-278-6868  
www.anfa.com



① EAST ELEVATION  
1/4" = 1'-0"

- NOTES:
1. EXTERIOR TRIM & SIDING TO RECEIVE TWO COATS OF SHERWIN WILLIAMS A100 EXTERIOR LATEX OR EQUAL OVER FACTORY PRIMER.
  2. ALLOW \$450.00 PER THOUSAND FOR BRICK. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.



② WEST ELEVATION  
1/4" = 1'-0"

Revision Schedule		
Number	Date	Description

PROJECT STATUS  
**SCHEMATIC DESIGN**

PROJECT NAME  
OAK MANOR EXECUTIVE HOUSING

PORTLAND, TEXAS

SHEET TITLE		SEAL
EXTERIOR ELEVATIONS-OPTION B		
DRAWN	CHECKED	PROJECT NUMBER
JD	LA	14091
DATE		SHEET NO.
03/10/2015		A302

# EXHIBIT "C-7"



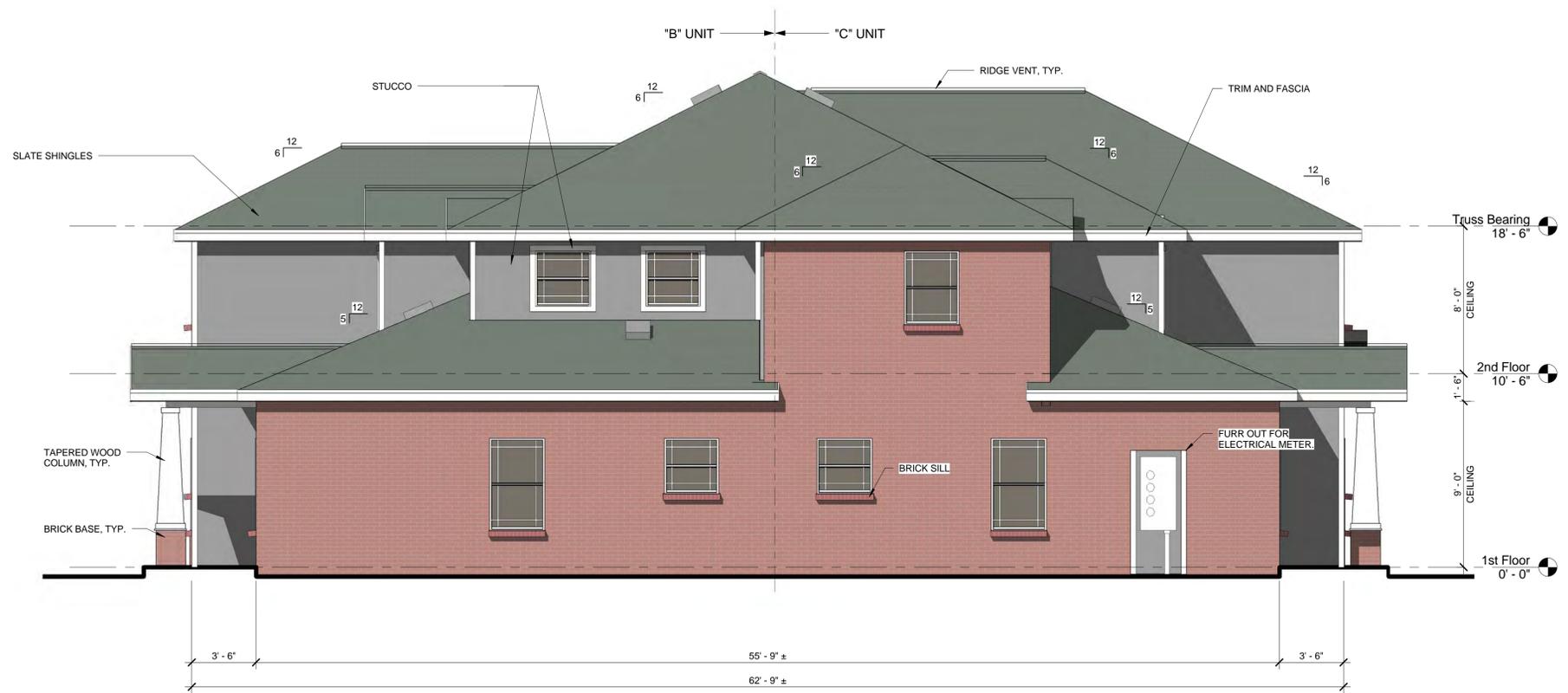
**william b.  
ferguson,  
architect**

Architecture  
Planning  
Interior Design

1500 Union Avenue  
Memphis, TN 38104  
Tel. 901-278-6868  
www.anfa.com



① EAST ELEVATION  
1/4" = 1'-0"



② WEST ELEVATION  
1/4" = 1'-0"

Revision Schedule		
Number	Date	Description

PROJECT STATUS  
**SCHEMATIC DESIGN**

PROJECT NAME  
OAK MANOR EXECUTIVE HOUSING

PORTLAND, TEXAS

SHEET TITLE EXTERIOR ELEVATIONS-OPTION C		SEAL
DRAWN	CHECKED	PROJECT NUMBER 14091
DATE 03/10/2015		SHEET NO. A302
© 2015 ANF ARCHITECTS		

# EXHIBIT "C-8"



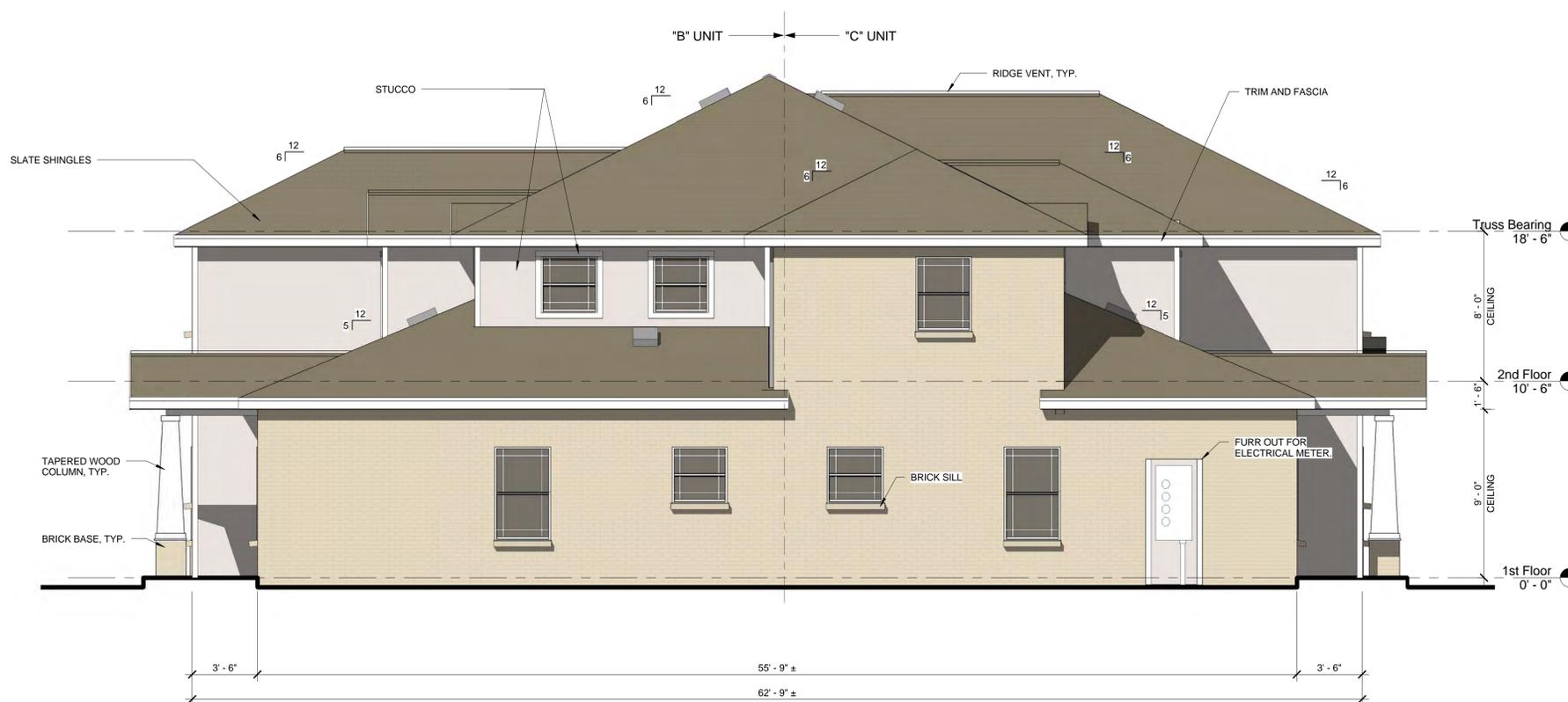
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architect**

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Planning  
Interior Design

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Memphis, TN 38104  
Tel. 901-278-6868  
www.anfa.com



① EAST ELEVATION  
1/4" = 1'-0"



② WEST ELEVATION  
1/4" = 1'-0"

Revision Schedule		
Number	Date	Description

PROJECT STATUS  
**SCHEMATIC DESIGN**

PROJECT NAME  
OAK MANOR EXECUTIVE HOUSING

PORTLAND, TEXAS

SHEET TITLE EXTERIOR ELEVATIONS-OPTION D	SEAL
DRAWN	CHECKED
DATE 03/10/2015	PROJECT NUMBER 14091
	SHEET NO. A302

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Oak Manor Villas Portland  
Executive Housing

Oak Manor Villas Portland is an exclusive multi-family, executive housing development offering high quality, spacious living without the headaches of home ownership, care and maintenance.

Our neighborhood is designed for families consisting of 2 and 3 bedroom floor plans with “pocket parks” in each distinct cluster of homes. This “green space with a purpose” encourages families to gather in their neighborhoods around playgrounds, park benches, and fountains. Extensive landscaping will make Oak Manor Villas a unique and inviting oasis in the heart of this growing town.

Each building is home to four luxury units and has the appearance and feel of a single family home with individual private entrances. The four floor plans all offer a fully equipped kitchen, washer and dryer, high ceilings, and an open floor plan with high end finishes offering a custom-home feeling. The Aspen and Oak floor plans offer garages and all units are two stories, which has the advantage of no neighbors above or below.

All Oak Manor properties feature open green space, a pool with sun deck, and a clubhouse with a fitness room. Oak Manor Villas Portland will boast a "walking nature trail" with educational stations around a well-landscaped pond featuring local flora and fauna. A playground for families is located near the clubhouse and benches will be located throughout the neighborhood to enjoy the extensive landscaping.

Oak Manor Villas Portland will have a full-time, on-site property manager whose purpose is to create a community with a sense of community and build a neighborhood we can be proud to call home. We accomplish this by creating monthly community events and utilization of a unique and deliberate communication plan. Our on-site Property Managers are compensated by key performance indicators that drive behavior which will foster positive experiences with our neighbors. The core values of our management company are:

- We are passionate about what we do and handle our business with intensity and urgency.
- We treat people with fairness and respect, ALWAYS!
- We believe in positively affecting the lives of all those we come in contact.
- Problems are opportunities to delight our clients.

For More information please contact:

Richard Finch, *President*

White Oak Development

5101 Wheelis Drive, Suite 310

Memphis, TN 38117

P | 901-300-3584

C | 901-218-4191



## Project Highlights:

### Pocket Parks

We refer to our pocket parks as “Green Space with a Purpose.” In each cul de sac and in other strategic locations, White Oak has created a small park space that will contain park benches, fountains, or playgrounds in order to bring our neighbors out of their homes and into the neighborhood. By giving our neighborhoods distinct and beautiful green spaces right outside their doors we are fostering a strong sense of community.

Renderings attached

### Nature Trail & Pond

Our pond is both a functional water retention/detention pond to address drainage issues and a beautiful water feature that will be the focal point of our project. The Pond will contain a fountain for water circulation and will also serve to pleasure the eye and ear. A Nature Trail will wind around the pond in with learning stations educating our neighbors on the strategically planted local flora and Fauna. In order to insure a constant level, the pond will be fed by wellwater.

Renderings attached

### Innovative Design & Extensive Landscaping

Incorporating feedback from the staff of the Portland Planning and Development department and City Council members, White Oak has utilized cul de sacs, tree lined boulevards, and multiple façade variations in order to create an innovative and unique project for the City of Portland. Parking areas were moved to the inside of the development so the passing motorists see beautiful homes and not a field of parking. We have added a new building layout and created 8 distinct facades, which will be interspersed throughout the development creating the look and fell of many different houses versus the same house 36 times.

Renderings attached

### Other Highlights:

- On-Site Property Management
- Wrought Iron ornamental fence surrounding property with masonry columns
- Clubhouse with Fitness Center and Pool
- Observation deck overlooking Pond and Nature Trail

Building Façade	Name	FloorPlan	Square Feet
-----------------	------	-----------	-------------

<b>A</b>	<b>6 Buildings</b>		
	Cypress	2 bedroom/2 bath	1080
	Aspen	2 bedroom/2.5 bath	1313
	Maple	3 bedroom/2 bath	1368
	Oak	3 bedroom/2.5 bath	1479
<b>B</b>	<b>6 Buildings</b>		
	Cypress	2 bedroom/2 bath	1080
	Aspen	2 bedroom/2.5 bath	1313
	Maple	3 bedroom/2 bath	1368
	Oak	3 bedroom/2.5 bath	1479
<b>C</b>	<b>6 Buildings</b>		
	Cypress	2 bedroom/2 bath	1080
	Aspen	2 bedroom/2.5 bath	1313
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	Oak	3 bedroom/2.5 bath	1479
<b>D</b>	<b>6 Buildings</b>		
	Cypress	2 bedroom/2 bath	1080
	Aspen	2 bedroom/2.5 bath	1313
	Maple	3 bedroom/2 bath	1368
	Oak	3 bedroom/2.5 bath	1479
<b>E</b>	<b>3 Buildings</b>		
	Cypress	2 bedroom/2 bath	1055
	Aspen	3 bedroom/2 bath	1461
	Maple	3 bedroom/3 bath	1498
	Oak	3 bedroom/3 bath	1588
<b>F</b>	<b>3 Buildings</b>		
	Cypress	2 bedroom/2 bath	1055
	Aspen	3 bedroom/2 bath	1461
	Maple	3 bedroom/3 bath	1498
	Oak	3 bedroom/3 bath	1588
<b>G</b>	<b>3 Buildings</b>		
	Cypress	2 bedroom/2 bath	1055
	Aspen	3 bedroom/2 bath	1461
	Maple	3 bedroom/3 bath	1498
	Oak	3 bedroom/3 bath	1588
<b>H</b>	<b>3 Buildings</b>		
	Cypress	2 bedroom/2 bath	1055
	Aspen	3 bedroom/2 bath	1461
	Maple	3 bedroom/3 bath	1498
	Oak	3 bedroom/3 bath	1588

**Welcome!**  
**Entrance to Oak Manor Villas Portland**



# High End, Family-Oriented Executive Housing with park-like amenities



Streetscapes show the look of a high-end single family neighborhood with varying floor plans, colors and facades.



“Pocket Parks” throughout encourage neighbors to socialize



# Tree lined Boulevards with interior parking



3 acre well-fed pond with water features to prevent stagnant water and insects. Neighbors can stroll around the nature trail surrounding the pond or relax and take in the views from the Observation Deck.



**Street view showing landscaping and variation of homes. All floorplans are 2 and 3 bedrooms tailored for families**



Street view showing the majority of parking insulated from main roads. Each home looks unique and not “cookie cutter”.



Cul de sacs and “pocket parks” create greenspace



Oak Manor Villas Portland,  
a high quality and innovative community



<b>AGENDA TITLE</b>	<b><u>BUDDY GANEM IMPROVEMENTS AND MEMORIAL PARKWAY REALIGNMENT PROJECT ACCEPTANCE AND FINAL PAYMENT</u></b> THE CITY COUNCIL WILL CONSIDER PROJECT ACCEPTANCE AND FINAL PAYMENT FOR THE BUDDY GANEM IMPROVEMENTS AND MEMORIAL PARKWAY REALIGNMENT
<b>MEETING DATE</b>	4/21/2015
<b>DEPARTMENT</b>	Public Works
<b>SUBMITTED BY</b>	Brian DeLatte, P.E., Assistant City Manager

---

**EXECUTIVE SUMMARY**

The Buddy Ganem Improvements and Memorial Parkway Realignment project is complete. This project was funded by the City of Portland and the Texas Department of Transportation's Category 7 and 11 funds via the Corpus Christi Metropolitan Planning Organization's Transportation Improvement Program. The project widened Buddy Ganem from a two-lane rural section to a five-lane urban section and realigned Memorial Parkway at its intersection. Memorial Parkway was also extended north across the Oak Ridge ditch, opening approximately 120 acres of land for future development. The project was completed approximately \$102,000 under budget. City Staff recommends project acceptance, which will release the final construction payment to TxDOT.

**PRIOR ACTIONS OR REVIEWS**

- August 2, 2011—Resolution No. 636 allocated \$303,000 to the project as part of the 2011-2016 Capital Program
- April 17, 2012—Resolution No. 651 authorized the City Manager to execute Advance Funding Agreements with TxDOT in the amount of \$216,463.40

**DETAILS / STAFF ANALYSIS**

City Staff recommends project acceptance, which releases \$32,670.06 to TxDOT for the final construction invoice. Combining this pay application with previous expenditures (\$168,782.78), the project remains approximately \$102,000 under budget.

**ALTERNATIVES CONSIDERED**

N/A.

**FINANCIAL IMPACT**

The project is approximately \$102,000 under budget.

**ATTACHMENTS**

- TxDOT Final Statement of Cost

---

**RECOMMENDED ACTION**

Motion to approve Project Acceptance for the Buddy Ganem Improvements and Memorial Parkway Realignment project and authorize final payment.

**FINAL STATEMENT OF COST FOR THE CITY OF PORTLAND  
FOR THE CONSTRUCTION OF MEMORIAL PARKWAY**

PROJECT	CONSTRUCTION (100% Local Entity)	CONSTRUCTION (20% Local Entity)	Construction Engineering - State Costs (20%)	TOTAL
<b>STP 2012(778)MM</b>				
0916-28-060	\$ 34,598.91	\$ 130,000.00	\$ 36,853.93	\$ 201,452.84
San Patricio County	\$ 34,598.91	\$ 130,000.00	\$ 36,853.93	\$ 201,452.84
\$ 684,534.33				

Construction Portion Funded by Entity (100%)	\$ 34,598.91
Construction Portion Funded by Entity (20%)	\$ 130,000.00
Entity Share of Construction Engineering State Costs (20%)	\$ 36,853.93
Total Amount Chargeable To Entity	<u>\$ 201,452.84</u>

Amount Placed in Escrow	\$ 168,782.78
Less: Amount Chargeable	\$ 201,452.84
Amount Due from the City of Portland	<u>\$ (32,670.06)</u>

Certified Correct:


3/29/15  
 Name: Ernesto De La Garza, P.E. Date  
 Title: Construction Engineer