

**REGULAR MEETING OF THE
CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
SEPTEMBER 18, 2023
6:30 PM**

AGENDA

The City Council of the City of Alvarado will meet in a Regular Called Session on Monday, September 18, 2023 at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items.

CALL TO ORDER - Roll Call - Council determines excused/unexcused absence of members.

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT

This is an opportunity for citizens to address the convened board of this meeting on any matter. The presiding officer may ask for the citizen to hold his or her comment on an agenda item until that agenda item is reached. The convened board has no obligation to respond in any matter to comments or questions from the public. Any response from a member of the convened Board to comments related to items not on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future meeting.

INTRODUCTION OF NEW EMPLOYEES

CONSENT AGENDA

1. Consideration and action to approve minutes for the 8/21/23 Regular Meeting, the 9/7/23 Budget Worksession and the 9/11/23 Special Meeting. (Walls)
2. Consideration and action to approve a professional engineering services agreement for Parkway Drive Sanitary Sewer.(Dwiggins)

NEW BUSINESS

3. Presentation by Anthony Mills from TMRS regarding Updated Service Credits and retiree COLA for City of Alvarado. (Cox, Walls)
4. Consideration and action to approve Ordinance 2023-0025 regarding the addition of updated service credits and COLA to the City of Alvarado retirement plan with Texas Municipal Retirement System. (Cox, Walls)
5. Consideration and action to authorize the city manager to approve and sign a contract for street repairs on S. Baugh and Lorie Street with JC & Sons Construction Group. (Dwiggins)

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6. Consideration and action to award Bid Package 2- 0.8 MGD WWTP Expansion to Archer Western's Construction Management by amending the existing Risk Services Agreement to include GMP-3 bringing the project GMP to \$32,849,997.12. (Dwiggins)
7. Consider and action to approve Ordinance 2023-0026 adopting the Proposed Budget for Fiscal Year 2023-2024 beginning on October 1, 2023, and ending on September 30, 2024, for the City of Alvarado, Texas. (Cox, DeBuff)
8. Public hearing, consideration and action to approve Ordinance 2023-0027 fixing and levying municipal ad valorem taxes on all taxable property within the corporate limits of the City of Alvarado, Texas for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024, at the rate of \$0.811895 per one hundred dollars (\$100.00) and directing the assessment thereof; providing for a date on which such taxes become due and delinquent together with penalties and interest thereon; providing for a place of payment; providing for approval of the tax rolls presented to the City Council. (Cox, DeBuff)
9. Consider ratifying a property tax increase reflected in the City of Alvarado budget approved for the fiscal year beginning October 1, 2023 and ending September 30, 2024, in accordance with Texas Local Government Code Section 102.007. (Cox, DeBuff)
10. Public Hearing, consideration and action to approve Ordinance 2023-0028 amending Chapter 36 "Taxation", Article II "Ad Valorem Property Tax", of the Code of Ordinances to adopt an Ad Valorem Tax Freeze for residential homestead property owners who are disabled or sixty-five (65) years of age or older. (Suber)

EXECUTIVE SESSION

EXECUTIVE SESSION: Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters: 1. § 551.071. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- A. Any item listed on the agenda.

COUNCIL COMMENTS

Pursuant to LGC Section 551.0415, City Council Members may make a report about items of Community interest during a meeting of the governing body without having given notice of the report. Items of community interest may include, but not necessarily limited to any of the following:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office of public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other

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than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and

- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

ADJOURN

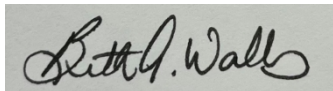
ACCESSIBILITY STATEMENT

The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: wallsb@cityofalvarado.org Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT

The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

I, the undersigned authority, do hereby certify that the above Agenda was posted on the bulletin board in the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times, and said Agenda was posted on September 15, 2023 at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Beth A Walls, TRMC, IPMA-SCP, CPM
City SecretaryHRD

CITY OF ALVARADO
County of Johnson
State of Texas
August 21, 2023
City Council Minutes.

The City Council of the City of Alvarado met in Regular Called Session on Monday, August 21, 2023 at 6:30 p.m. The following were present for roll call:

Name	Title	Present	Absent	Excused
Jacob Wheat	Mayor	X		
Michael Bennett	Council Ward 1		X	
Beverly Short	Council Ward 1	X		
Lydia Moon	Mayor Pro-Tem Ward 2	X		
Cherry Bryant	Council Ward 2	X		
Scott Arthur	Council Ward 3	X		
Kevin Thomas	Council Ward 3	X		

Others Present:

Paul DeBuff	City Manager
Beth A Walls	City Secretary
Laura Cox	Chief Financial Officer
Ashley Dierker	City Attorney
Donielle Suber	Assistant to the City Manager
Justin French	Community Dev. Director
Paula Hardison	Director Billing/Accounting
John Rodgers	Fire Chief
Precious Moore	Library Director
Teddy May	Police Chief
Michael Dwiggins	Public Works Director

Mayor Jacob Wheat called the meeting to order at 6:30 p.m. and Marty Douglas gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS- Micki LaRocco and Jameye Jones spoke regarding concerns and upcoming events.

AGENDA ITEMS 1, 2, & 3

PROCLAMATIONS

Mayor Wheat read and signed the following proclamations.

- 1. 9-11 Proclamation sponsored by the Truitt-Bishop American Legion Post #426.**
- 2. Junior Reserve Officers: Training Corps Month Proclamation**
- 3. Johnson County Pioneer and Old Settlers Reunion Week**

AGENDA ITEMS 4,5,6,7,8,9,10

CONSENT AGENDA

- 4. Consideration and action to approve minutes for the 7/17/23 City Council Meeting.**
- 5. Consideration and action to approve the 2023-24 Interlocal Cooperation Agreement for Dispatching Services between the City of Alvarado Police Department and Johnson County.**
- 6. Consideration and action to approve the 2023-24 Interlocal Cooperation Agreement for Dispatching Services between the City of Alvarado Marshal and Johnson County.**
- 7. Consideration and action to approve the 2023-24 Interlocal Cooperation Agreement for Housing City of Alvarado Class C Misdemeanor Offenses in the Johnson County Jail between the City of Alvarado and Johnson County.**
- 8. Consideration and action to approve Ordinance 2023-0022 repealing the City of Alvarado Juvenile Curfew Ordinance.**
- 9. Consideration and action to approve Records Management Policy and name Records Management Official for the City of Alvarado.**
- 10. Consideration and action to approve Ordinance 2023-0024 to pass a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp. regarding the company's 2023 rate review mechanism filing.**

Motion was made by Lydia Moon and seconded by Beverly Short to approve the consent agenda.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #11

Legislative Update

City Attorney Ashley Dierker provided Council with an overview of laws passed in the 2023 state legislative session that will affect the City of Alvarado

No Council Action Required.

AGENDA ITEM #12

CONSIDERATION AND ACTION ON THE APPLICATION OF TORREZ & SONS REAL ESTATE, LLC REPRESENTED BY JOHN TORREZ FOR APPROVAL OF THE RAMBLER'S CORNER ADDITION FINAL PLAT ON 1.096 ACRES KNOWN AS TRACT 25 OF THE J. M. ROSS SURVEY, ABSTRACT 737, ADDRESSED AT 450 E. HWY 67.

The preliminary plans for the Rambler's Corner Addition were originally submitted in 2021, and City personnel have been working through various revisions and submittals of the plans. The final plat was submitted and deemed administratively complete on July 26, 2023.

Per Section 34-36.c of the Alvarado subdivision ordinance, the City Council shall:

- (1) Act within 30 days after the filing of the final plat and engineering plans,
- (2) Submit one of the following recommendations to the City Council.
 - a. Approve.
 - b. Approve with conditions
 - c. Disapprove (with detailed explanation)

At the August 8, 2023, the Planning and Zoning Commission recommended Council approve the final plat with condition listed in the attached approval letter consistent with the suggestion of the Development Review Committee (DRC).

Motion was made by Lydia Moon and seconded by Cherry Bryant to approve the application of Torrez & Sons Real Estate LLC for a final plat on 1.096 acres known as Tract 25 of the J.M. Ross Survey, Abstract 737, addressed at 450 Hwy 67 with conditions stated by the Planning and Zoning Commission.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #13

PUBLIC HEARING, CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2023-0018 REGARDING LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENT PLAN, AND IMPACT FEE UPDATES FOR THE ALVARADO CAPITAL IMPROVEMENT PROGRAM.

Mayor Wheat opened the public hearing at 7:29 p.m.

On June 14, 2023, the Alvarado Capital Improvement Program Advisory Committee, that was appointed by City Council, held a public hearing at which the Committee was presented with Land Use Assumptions, Capital Improvement Plan, and Impact Fee Updates.

On June 14, 2023, the Alvarado Capital Improvement Program Advisory Committee recommended City Council approve the presented land use assumptions, capital improvement plan, and the maximum assessable fees for water, wastewater, roadway service area 1, and roadway service area 2. New fees are reflected in the information below:

Water and Wastewater Impact Fees. A fee shall be charged against new development in the City or its extraterritorial jurisdiction within the respective water and wastewater service areas defined in Exhibit “A”. The fee shall be assessed and collected at rates based on the water meter size. The maximum assessable water and wastewater impact fees are in an amount equal to the amounts set forth in the table below multiplied by a factor of two. The water and wastewater impact fees shall be collected only in the following amounts:

Meter Type	Meter Size	LUE	Maximum Impact Fee	
			Water	Wastewater
Simple	5/8" x3/4"	1	\$ 6,603.68	\$ 8,523.90
Simple	1"	2.5	\$ 16,509.21	\$ 21,309.74
Simple	1-1/2"	5	\$ 33,018.41	\$ 42,619.48
Simple	2"	8	\$ 52,829.46	\$ 68,191.17
Compound	2"	8	\$ 52,829.46	\$ 68,191.17
Turbine	2"	10	\$ 66,036.83	\$ 85,238.96
Compound	3"	16	\$ 105,658.93	\$ 136,382.34
Turbine	3"	24	\$ 158,488.39	\$ 204,573.51
Compound	4"	25	\$ 165,092.07	\$ 213,097.41
Turbine	4"	42	\$ 277,354.68	\$ 358,003.64
Compound	6"	50	\$ 330,184.14	\$ 426,194.82
Turbine	6"	92	\$ 607,538.82	\$ 784,198.46
Compound	8"	80	\$ 528,294.63	\$ 681,911.70
Turbine	8"	160	\$1,056,589.26	\$ 1,363,823.41

Roadway Impact Fees. A fee shall be charged against new development in the City limits within the respective roadway service areas defined in Exhibit “A”. The maximum assessable roadway impact fee per service unit for each service area and the roadway impact fee collection rater per service unit for each service area are as follows:

Service Area	Maximum Assessable Roadway Impact Fee Per Service Unit	Roadway Impact Fee Collection Rate Per Service Unit
1	\$2,935	\$1,467.50
2	\$2,265	\$1,132.50

The public hearing was closed at 7:45 p.m.

Motion was made by Cherry Bryant and seconded by Beverly Short to approve Ordinance 2023-0018.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #14

HOLD A PUBLIC HEARING, THEN CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2023-0019 REGARDING THE APPLICATION OF SHABANA MALLICK WITH SUPERIOR GROCERS, INC. FOR APPROVAL OF A SPECIFIC USE PERMIT IN THE GENERAL COMMERCIAL (C-2) DISTRICT FOR TRUCK PARKING USE ON 1.1 ACRES KNOWN AS LOT 2, BLOCK 1 OF THE GANDHI ADDITION, ADDRESSED AT 1163 W. HWY 67 (AND IN THE 600 BLOCK OF N. PARKWAY DRIVE). (LAQUINTA PARKING LOT)

Mayor Wheat opened the public hearing at 7:46 p.m.

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Interstate Business, which generally includes big box retail and lifestyle shopping centers. This type of development is targeted to increase the non-residential tax revenue for the City and attract residents and visitors. The requested use will not increase tax revenue and is not consistent with the Comprehensive Plan.

On October 17, 2011, by a vote of 6-0, the Alvarado City Council approved Ordinance No. 2011-040, which granted a specific use permit (SUP) for *truck parking* with a five-year expiration. The City notified the current owner of this expiration, and the current owner now request renewal of the previously approved SUP.

On August 8, 2023, the Planning and Zoning Commission recommended disapproval of the SUP for truck parking by a vote of 3-0. During the City Council meeting the property owners told Council that they are planning to use that property for a different use in the future but would like to be able to continue using it for truck parking in the meantime. They stated that they will continue to maintain the property.

The public hearing was closed at 7:56 p.m.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve a three (3) year extension for the specific use permit for 1.1 acres known as Lot 2, Block 1 of the Gandhi Addition, addressed at 1163 W. Hwy 67, LaQuinta Parking Lot.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #15

CONSIDERATION AND ACTION TO AWARD THE BID FOR THE ADMINISTRATION BUILDING PROJECT LOCATED AT 107 E. COLLEGE AVE. ALVARADO, TEXAS AND AUTHORIZE THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT FOR THE WORK.

In 2020, the City of Alvarado acquired 107 E. College Street (Administration Building), to address the City's need for additional office space. For the past few years, the building has been vacant, with one exception of temporarily housing the public library in 2021. Since the Administration Building sat vacant, the interior sustained significant water damage due to roof leaks. Damages included environmental issues (asbestos and mold) and other interior issues (peeling paint, bowed and stains ceiling tiles and warped flooring). In an effort to prevent further damage to both the building's interior and exterior, the roof was replaced in February 2023; and asbestos abatement & mold remediation were completed in June 2023, allowing for building renovations.

For the renovation phase of the Administration Building project, staff advertised Request for Proposals in early August, with a due date of August 17th to submit proposals. The City received proposals from three (3) construction firms to provide the following scope of work:

- Flooring throughout (thin set, float, and level ceramic, and/or laminate);
- Baseboards throughout the entire Administration Building (all connections on 45-degree cuts);
- Replace wall sheet rock in impacted areas (tape float, and texture);
- Painting (trim, baseboards, walls, caulking and sealing all);
- Six new office solid core interior doors with half glass inserts and keyed locks;
- Installation of window treatment for two front windows (roll down shades);
- Two new solid core interior doors with full glass inserts and keyed locks (for conference room and entry to back space);
- Three solid core interior doors for mechanical room and both restrooms (lockable from inside both restrooms and keyed lock for mechanical room);
- Installation of one tankless water heater to service both restrooms and kitchenette,
- Add kitchenette (sink, cabinets, and countertops) with drain line to main line, repair concrete;
- Install GFI plugs in compliance with code in the kitchenette area and both restrooms;

- Reconfigure larger restroom for ADA compliance (i.e., wall hanging sink, railings, hanging paper towel dispensers, etc.);
- Relocate toilet plumbing for both restrooms and repair all concrete;
- Add commercial standard wall hanging sink and toilet in smaller restroom;
- Cut concrete; and
- Replace cast iron pipe to main line with PVC and repair concrete;
- Clean all debris from jobsite.

All three (3) proposals were evaluated and scored by a selection committee that consisted of Ben Moore, Assistant Police Chief, Doug Ballard, Building Official, and the Assistant to the City Manager. Loftin Construction came out as the top ranked construction firm after tabulating all the scoring and found to be most suited to provide general construction services & plumbing services for the project. Also, verification references for Loftin Construction on their past performance for other clients' projects were positive.

The fee for general construction & plumbing services is \$88,425. 00.

Staff recommends City Council award the general construction and plumbing services contract, to Loftin Construction, for the renovation project at 107 E. College Street, Alvarado, Texas (Administration Building).

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve the bid from Loftin Construction in the amount of \$88,425.00 for the renovations at 107 College Ave.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #16

CONSIDERATION AND ACTION TO APPROVE PURCHASE OF GUN RANGE BUILDING.

The police department is looking to upgrade the property at the Alvarado Gun Range by adding a classroom type modular building. The building will be purchased using funds received from ICE for the use of the gun range.

Motion was made by Lydia Moon and seconded by Beverly Short to approve the purchase of a building for the Alvarado Police Department Gun Range.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #17

CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2023-0023 AUTHORIZING THE ISSUANCE AND SALE OF CITY OF ALVARADO LIMITED TAX

NOTE, SERIES 2023; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID NOTE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT. (COX)

This ordinance authorizes the issuance of a Limited Tax Note, Series 2023, to be used to fund wastewater system improvements.

Motion was made by Lydia Moon and seconded by Scott Arthur to approve the ordinance authorizing the issuance of the limited tax note.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #18

CONSIDER, DISCUSS AND TAKE A ROLL CALL VOTE TO PROPOSE AN AD VALOREM TAX RATE \$0.811895 PER \$100 VALUATION; SET A PUBLIC HEARING FOR MONDAY, SEPTEMBER 18, 2023 TO RECEIVE COMMENTS CONCERNING SAID PROPOSED CITY OF ALVARADO 2023 TAX RATE; AND SET THE TIME, DATE AND PLACE OF THE MEETING AT WHICH THE CITY COUNCIL WILL VOTE ON SAID PROPOSED TAX RATE OF \$0.811895 PER \$100 VALUATION AS MONDAY, SEPTEMBER 18, 2023 AT 6:30 P.M., IN THE COUNCIL CHAMBERS LOCATED AT 104 W. COLLEGE AVENUE, ALVARADO, TEXAS, AND FURTHER AUTHORIZING THE REQUIRED PUBLIC NOTICES.

Motion was made by Lydia Moon and seconded by Beverly Short to approve an ad valorem tax rate of \$0.811895 per \$100 valuation, set a public hearing for Monday, September 18, 2023 to receive comments concerning said proposed city of Alvarado 2023 tax rate; and set the time, date, and place of the meeting at which the City Council will vote on said proposed tax rate of \$0.811895 per \$100 valuation as Monday, September 18, 2023 at 6:30 P.M. in Council Chambers located at 104 W. College Ave, Alvarado, Texas.

A roll call vote was taken with the following votes:

Scott Arthur	For
Cherry Bryant	For
Beverly Short	For
Michael Bennett	Absent
Lydia Moon	For
Kevin Thomas	For
Motion carried.	

Mayor Wheat announced an Executive Session at 8:25 p.m.

EXECUTIVE SESSION: Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters: 1. § 551.071. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items: A. Any item listed on the agenda. B. Infrastructure update-Lone Oak Development. 2. §551.074 Personnel Matters. The City Council may convene in executive session to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee, including deliberation regarding the following officers or employees: A. City Manager Evaluation.

Council Reconvened into open session at 10:24

Motion was made by Scott Arthur and seconded by Cherry Bryant to approve the amendment to the City Manager's contract as discussed in executive session.

This motion supported votes 4 in approval and 1 vote opposed. Motion carried.

There being no further business, Mayor Wheat adjourned the meeting at 10:26 p.m.

Passed and approved this the 18th day of September, 2023.

Mayor Jacob Wheat

Respectfully Submitted,

Beth A Walls, City Secretary/HRD

CITY OF ALVARADO
County of Johnson
State of Texas
September 7, 2023
City Council Minutes.

The City Council of the City of Alvarado met in Special Session on Thursday, 7, 2023 at 6:30 p.m. The meeting was held at the City Annex, 600 Parkway Drive. The following were present for roll call:

Name	Title	Present	Absent
Jacob Wheat	Mayor	X	
Michael Bennett	Council Ward 1		X
Beverly Short	Council Ward 1	X	
Lydia Moon	Mayor Pro-Tem Ward 2	X	
Cherry Bryant	Council Ward 2	X	
Scott Arthur	Council Ward 3		X
Kevin Thomas	Council Ward 3	X	

Others Present:

Paul DeBuff	City Manager
Beth A Walls	City Secretary
Laura Cox	Chief Financial Officer
Donielle Suber	Assistant to the City Manager
Justin French	Community Dev. Director
Paula Hardison	Director Billing/Accounting
John Rodgers	Fire Chief
Precious Moore	Library Director
Teddy May	Police Chief
Michael Dwiggins	Public Works Director

Mayor Jacob Wheat called the meeting to order at 6:30 p.m. and gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS- NONE

AGENDA ITEM #1

CONSIDERATION AND ACTION TO APPROVE THE COST OF REPAIRS TO THE DAVIS LIFT STATION.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve the cost of repairs for the Davis Lift Station.

This motion supported 4 votes in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #4

BUDGET WORK SESSION

Revenue and expense proposals for fiscal year 2023-24 were given to Council in preparation for the Public Hearing on September 11, 2023 and consideration for adoption of the budget on September 18, 2023.

No Council Action Required.

NO EXECUTIVE SESSION HELD.

There being no further business, Mayor Wheat adjourned the meeting at 8:35 p.m.

Passed and approved this the 18th day of September, 2023.

Mayor Jacob Wheat

Respectfully Submitted,

Beth A Walls, City Secretary/HRD

CITY OF ALVARADO
County of Johnson
State of Texas
September 11, 2023
City Council Minutes.

The City Council of the City of Alvarado met in **Special Session** on Monday, September 11, 2023 at 6:30 p.m. Roll call was taken as below:

Name	Title	Present	Absent	Excused
Jacob Wheat	Mayor	X		
Michael Bennett	Council Ward 1		X	
Beverly Short	Council Ward 1	X		
Lydia Moon	Mayor Pro-Tem Ward 2	X		
Cherry Bryant	Council Ward 2	X		
Scott Arthur	Council Ward 3		X	
Kevin Thomas	Council Ward 3	x		

Others Present:

Paul DeBuff	City Manager
Beth A Walls	City Secretary
Laura Cox	Chief Financial Officer
Donielle Suber	Assistant to the City Manager
Justin French	Community Dev. Director
Paula Hardison	Director Billing/Accounting
John Rodgers	Fire Chief
Precious Moore	Library Director
Teddy May	Police Chief
Michael Dwiggins	Public Works Director

Mayor Jacob Wheat called the meeting to order at 6:30 p.m. and Fire Chief Rodgers gave the invocation.

PLEDGE OF ALLEGIANCE/TEXAS PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS- Jameye Jones reminded Council about Antique Alley.

AGENDA ITEM #1 & 2

- 1. CONSIDERATION AND ACTION TO APPROVE THE 2023-24 AGREEMENTS WITH THE JOHNSON COUNTY EMERGENCY SERVICES DISTRICT.**

2. CONSIDERATION AND ACTION TO APPROVE AN AMENDMENT TO THE COMMUNICATIONS SYSTEM AGREEMENT WITH JOHNSON COUNTY.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve the consent agenda.

This motion supported 4 votes in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #3

CONSIDERATION AND ACTION TO APPOINT MEMBERS TO THE BUILDING CODE BOARD OF APPEALS.

Based on tenured City personnel, the City Council has acted as the Building Code Board of Appeals for past hearings on appeals to the application of building codes by the Building Official but no record of Council action appointing themselves as this appeals board has been located.

Per 2021 ICC series of codes adopted by City Council, to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of these codes, there shall be created a board of appeals. The BCBOA shall be appointed by the governing body and shall meet as needed. The BCBOA shall consist of members who are qualified by experience and training to pass judgment on matters pertaining to building construction and are not employees of the City.

Below is a list of individuals with credentials and construction experience that have expressed interest in serving on the BCBOA.

1. Charlie Mitchel (Licensed Plumber)
2. Chase Mitchel (Licensed Plumber)
3. Mark Sessums (Licensed Plumber)
4. Mark Wagner (Licensed Mechanical Contractor)
5. Dwayne Wink (Licensed Plumber)
6. David Pilcher (Licensed Electrician)
7. T. Romero (Licensed Plumber)

This board will consist of 5 members and two alternates. The alternates will be decided by the board when it has convened.

Motion was made by Lydia Moon and seconded by Beverly Short to approve appointing the seven (7) proposed members to the Building Code Board of Appeals.

This motion supported 4 votes in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #4

PUBLIC HEARING, CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2023-0020 REGARDING THE APPLICATION OF ROBERT AND ANN JOHNSTON FOR APPROVAL OF A SPECIFIC USE PERMIT IN THE SINGLE FAMILY RESIDENTIAL (SF-2) DISTRICT FOR GUEST HOUSE USE ON 0.46 ACRES KNOWN AS LOT 1R, BLOCK A OF THE NEW TOWN ADDITION (AKA MISSOURI PACIFIC ADDITION), ADDRESSED AT 105 S. 5TH STREET.

Mayor Wheat opened the public hearing at 6:42 p.m.

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low Density Residential, which is generally single-family-detached homes at approximately four dwelling units per acre. Though guest houses are not directly mentioned in the Plan, the proposed use is consistent with the targeted density in the Comprehensive Plan.

On September 5, 2023, the Planning and Zoning Commission recommended Council approve the requested specific use permit by a vote of 4-0.

The public hearing was closed at 6:47 p.m.

Motion was made by Beverly Short and seconded by Cherry Bryant to approve.

This motion supported 3 votes in approval and 0 votes opposed and 1 abstention.
Motion carried.

AGENDA ITEM #5

PUBLIC HEARING, CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2023-0021 REGARDING THE APPLICATION OF AUBURN-CAL ASSOCIATES, LP. FOR APPROVAL OF A ZONING CHANGE FROM MULTI-FAMILY (MF) DISTRICT WITH A PORTION HAVING THE FLOODPLAIN (FP) OVERLAY DISTRICT TO GENERAL COMMERCIAL (C-2) DISTRICT ON 2.15 ACRES KNOWN AS LOT 2 OF THE GREAT DIVIDE ADDITION, ADDRESSED AT 101 N. PARKWAY DRIVE.

Mayor Wheat opened the public hearing at 6:47 p.m.

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Interstate Business, which generally includes big box retail and lifestyle shopping centers. This type of development is targeted to increase the non-residential tax revenue for the City and attract residents and visitors. The requested use will not change tax revenue but is consistent with the Comprehensive Plan. The portion of the subject site within the FEMA designated area of significant flood hazard (Zone A) is

minimal if any; however, the FP Overlay extends beyond the mapped FEMA Zone A. Although FEMA's Zone A is mapped, the mapping is not studied or based on an on-the-ground survey. FEMA's Estimated Base Flood Elevation reporting indicates the area of inundation is in front of the subject site within TxDOT right-of-way but not on the subject site. Therefore, City staff has no objections to the removal of the FP Overlay from the subject site. (See FEMA Estimated Flood Risk Report attached) The applicant's purpose in rezoning the site is to make the existing nursing and rehabilitation facility a conforming use to the zoning prior to selling to a new owner.

On September 5, 2023, the Planning and Zoning Commission recommended Council approve the requested rezoning by a vote of 5-0.

The public hearing was closed at 6:50 p.m.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve Ordinance 2023-0021.

This motion supported 4 votes in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #6

HOLD A PUBLIC HEARING TO RECEIVE PUBLIC INPUT ON THE FISCAL YEAR 2024 ANNUAL BUDGET BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024. (COX, DEBUFF)

Mayor Wheat opened the public hearing at 6:50 p.m.

The City's budget process began in April with departments submitting base budget and supplemental budget funding requests to the Finance Department. The City Manager met with departments throughout July and August to review and discuss projected revenues and expenditures. In compliance with Local Government Code §102.006, this public hearing provides an opportunity to communicate with interested persons regarding the proposed budget before adoption. Notice of this public hearing was announced at the August 21, 2023 City Council meeting. Additionally, it was published in the Cleburne Times-Review on September 2, 2023 and posted on the City's website.

State law requires this public hearing prior to the adoption of the fiscal year 2024 City of Alvarado budget.

The public hearing was closed at 7:10 p.m.

Motion was made by Lydia Moon and seconded by Kevin Thomas to consider adoption of the 2023-24 City of Alvarado budget at 6:30 on September 18, 2023 in the Council Chambers at 104 College Ave, Alvarado, Texas.

This motion supported 4 votes in approval and 0 votes opposed. Motion carried.

NO EXECUTIVE SESSION HELD.

There being no further business, Mayor Wheat adjourned the meeting at 7:10 p.m.

Passed and approved this the 18th day of September, 2023.

Mayor Jacob Wheat

Respectfully Submitted,

Beth A Walls, City Secretary/HRD



City Council Meeting Management Report

Meeting Date 9-18-23

Contact: Michael Dwiggins

Phone: 817 879-1246

AGENDA ITEM:

Engineering contract services agreement

Consideration and action to authorize the City Manager to execute a construction contract with BHC Engineering for the upgrade in the Parkway sewer line in sewer basin one.

BACKGROUND & FINDINGS:

Parkway sewer line replacement

This sewer line is one of the major trunk lines that feeds to the wastewater treatment plant from the west side of town. With the growth already here and more expected this line is at capacity at this time. This contract of engineering services will be for us to run a new larger line either replacing the existing line that is 12 inch with an 18 to 24 inch sewer line or determine if the city would be better served by running the new line parallel with the current one. This line currently serves everything from the west side of town up to and including the neighborhoods of Parks of Alvarado, Stonegate, Lakeview Estates, and Indian trails. This line also serves all the hotels and businesses around I-35 and Hwy 67.

FINANCIAL IMPACT:

This agreement is not to exceed \$362,949.00

With this agreement we can proceed to have the engineering done and in place with plans of making agreements if possible with developers to fund the actual project.

RECOMMENDATION:

Staff recommends City Council authorize the City Manager to execute the engineering services agreement not to exceed \$362,949.00

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

PROFESSIONAL ENGINEERING SERVICES AGREEMENT PARKWAY DRIVE (IH-35 BUSINESS) SANITARY SEWER

THIS AGREEMENT is made and entered into by and between the **City of Alvarado, Texas**, hereinafter referred to as "City", and **Birkhoff, Hendricks & Carter, L.L.P.**, hereinafter referred to as "Engineer", to be effective from and after the date as provided herein.

The City desires to engage the services of the Engineer to complete engineering services for the ***Parkway Drive (IH-35 Business) Sanitary Sewer***, hereinafter referred to as the "Project"; and the Engineer desires to render such engineering design services for the City under the terms and conditions provided herein. That for and in consideration of the covenants contained herein, and for the mutual benefits to be obtained hereby, the parties hereto agree as follows:

I. Employment of the Engineer

The City hereby agrees to retain the Engineer to perform professional engineering services in connection with the Project; Engineer agrees to perform such services in accordance with the terms and condition of this Agreement.

II. Scope of Services

The parties agree that Engineer shall perform such services as expressly set forth and described in Exhibit "A", which is attached hereto and thereby made a part of this Agreement. The parties understand and agree that deviations or modifications, in the form of written changes may be authorized from time to time by the City. Engineer shall have no further obligations or responsibilities for the project except as agreed to in writing. Engineer's services and work product are intended for the sole use and benefit of Client and are not intended to create any third party rights or benefits, or for any use by any other entity or person for any other purpose.

Engineer shall perform the professional engineering services with the professional skill and care ordinarily provided by competent engineers practicing in North Central Texas and under the same or similar circumstances and professional license. Professional services shall be performed as expeditiously as is prudent, considering the ordinary professional skill and care of a competent engineer.

III. Schedule of Work

The Engineer agrees to commence services immediately upon execution of this Agreement, and to proceed diligently with said service, except for delays beyond the reasonable control of Engineer.

IV. Compensation and Method of Payment

The parties agree that Engineer shall be compensated for all services provided pursuant to this Agreement in the amount and manner described and set forth in the Payment Schedule attached hereto as Exhibit "B" and thereby made a part of this Agreement. City agrees to pay invoices upon receipt. Statement for services shall include a line for previous payments, contract amount, and amount due current invoice.

V. Information To Be Provided By The City

The City agrees to furnish, prior to commencement of work, all information requested by Engineer that is available to the City.

VI. Insurance

Engineer agrees to procure and maintain for the duration of the contract Professional Liability Insurance (\$3,000,000), Worker's Compensation, General Liability and Automobile Insurance.

VII. Assignment and Subletting

The Engineer agrees that neither this Agreement nor the services to be performed hereunder will be assigned or sublet without the prior written consent of the City. The Engineer further agrees that the assignment or subletting of any portion or feature of the work or materials required in the performance of this Agreement shall not relieve the Engineer from its full obligations to the City as provided by this Agreement.

VIII. Contract Termination

The parties agree that City or the Engineer shall have the right to terminate this Agreement without cause upon thirty (30) days written notice to the other. In the event of such termination without cause, Engineer shall deliver to City all finished or unfinished documents, data, studies, surveys, drawings, maps, models, reports, photographs or other items prepared by Engineer in connection with this Agreement. Engineer

shall be entitled to compensation for any and all services completed in accordance with the provisions of this Agreement prior to termination.

IX. Engineer's Opinion of Cost

The parties recognize and agree that any and all opinions of cost prepared by Engineer in connection with the Project represent the best judgment of Engineer as a design professional familiar with the construction industry, but that the Engineer does not guarantee that bids solicited or received in connection with the Project will not vary from the opinion by the Engineer.

X. Construction

On projects that include construction, the Owner recognizes that the Contractor and Subcontractors will be solely in control of the Project site and exclusively responsible for construction means, methods, scheduling, sequencing, jobsite safety, safety programs, and compliance with all construction documents and directions from Owner or Building Officials. Construction contracts are between the Client and the Construction Contractor. Consultant shall not be responsible for construction related damages, losses, costs, or claims; except only to the extent caused by Consultant's sole negligence.

XI. Ownership of Documents

Original drawings, specifications and reports are the property of the Engineer; however, the Project is the property of the City. City shall be furnished with such reproductions of drawings, specifications and reports. Upon completion of the services or any earlier termination of this Agreement under Article VIII, Engineer will revise drawings to reflect changes made during construction as reported by the City and contractor, and will furnish the City with one set of construction record drawings in accordance with terms provided in Exhibit "A" – Engineering Services.

All deliverables shall be furnished, as a special service, at any other time requested by the City when such deliverables are available in the Engineer's record keeping system.

XII. Complete Contract

This Agreement, including the exhibits hereto numbered "A" through "D" constitutes the entire agreement by and between the parties regarding the subject matter hereof, and supersedes all prior or contemporaneous written or oral understanding. This agreement may only be amended, supplemented, modified or canceled by a duly executed written agreement.

XIII. Mailing of Notices

Unless instructed otherwise in writing, Engineer agrees that all notices or communications to City permitted or required under this Agreement shall be addressed to City at the following address:

Mr. Paul DeBuff
City Manager
City of Alvarado
104 W. College
Alvarado, Texas 76009

City agrees that all notices or communications to Engineer permitted or required under this Agreement shall be addressed to Engineer at the following address:

Mr. Craig M. Kerkhoff, P.E., C.F.M.
Birkhoff, Hendricks & Carter, L.L.P.
11910 Greenville Ave., #600
Dallas, Texas 75243
Phone: (214) 361-7900
ckerkhoff@bhcllp.com

All notices or communications required to be given in writing by one party or the other shall be considered as having been given to the addressee on the date such notice or communication is posted by the sending party.

XIV. Texas Board of Professional Engineers & Land Surveying Contact Information

Recipients of professional land surveying services under this agreement may direct complaints regarding such services to the Texas Board of Professional Engineers & Land Surveyors, 1917 South Interstate 35, Austin, Texas 78741, Phone (512) 440-7723.

XV. Contract Amendments

This Agreement may be amended only by the mutual agreement of the parties expressed in writing.

XVI. Effective Date

This Agreement shall be effective from and after execution by both parties hereto, with originals in the hand of both parties.

WITNESS OUR HANDS AND SEALS on the date indicated below.

CITY OF ALVARADO, TEXAS
General Law Municipality

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
A Texas Limited Liability Partnership
Texas Board of Professional Engineers & Land Surveyors
Engineering Firm No. 526
Land Surveying Firm No. 100318-06

By: _____

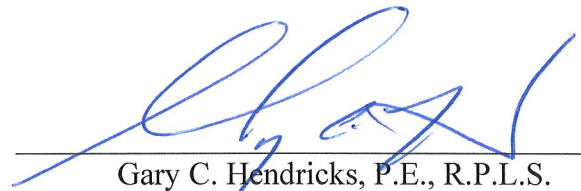
By:  _____
Craig M. Kerkhoff, P.E., C.F.M.
Managing Partner

Date: _____

Date: 8/10/23

ATTEST

By: _____

By:  _____
Gary C. Hendricks, P.E., R.P.L.S.

Date: 08/10/2023

By:  _____
Cooper E. Reinbold, P.E.

Date: 8/10/2023

EXHIBIT “A”

ENGINEERING SERVICES

Parkway Drive (IH-35 Business) Sanitary Sewer

The project intent is to construct an 18-inch gravity sanitary sewer line along Parkway Drive (IH-35 Business), from College Street to IH-35W, in accordance with the previously adopted Masterplan by the City of Alvarado. The 18-inch line will attempt to be designed with the existing 12-inch sanitary sewer line to remain in service. Verification of the 12-inch remaining in service will occur after field surveying is complete and during the preliminary engineering phase.

The existing 12-inch sanitary sewer is generally located within existing TxDOT ROW of Parkway Drive (IH-35 Business). Existing land rights for the portions of the existing sanitary sewer that are outside the existing ROW are unclear. The proposed project will be outside of TxDOT ROW requiring the acquisition of sanitary sewer easements along the route. A crossing permit for the BNSF Railroad will also be required.

Part I: Preliminary Design

- A. Set the alignment and preliminary grade of the 18-inch sanitary sewer line. Evaluate elevations and locations of existing 12-inch sanitary sewer for crossings or connections.
- B. Utilizing field survey, create a plan and profile of the 18-inch sanitary sewer line along the proposed route to determine the available slope, the depth of the proposed pipe, and identify potential conflicts with utilities that are located in the field (8-1-1).
- C. Two (2) preliminary design meetings are included with City staff.

Part II: Final Design

- A. Construction Plan-Profile Sheets prepared at a scale of not less than 1”= 20’
- B. Prepare Coordinate control plan
- C. Prepare Standard Details
- D. Prepare Special Details
- E. Create Cover Sheet, Location Map and Sheet Index
- F. Develop erosion control plan.
- G. Submittals to State Regulatory Agencies, as required
- H. Coordination with other Franchise Utility companies, as required
- I. Three (3) Design review meetings

- J. Submit set of 30%, 60% and 90% review plans for City review. All submittals shall be via electronic file format (Adobe Acrobat file format or equal)
- K. Submit preliminary bid schedule, specifications and contract documents using NCTCOG Standard Specifications as the base at the 90% plan submittal.
- L. Prepare final quantity take-off and formulate opinion of probable construction cost based on final plans.
- M. Prepare final bid documents including bid proposal forms, construction contract documents, construction plans and technical specifications.

Part III: Bidding Phase:

- A. The City will publish notices in the newspaper recognized by the City Council as the official newspaper for the City of Alvarado. BHC will post the plans for bid advertisement on Civcast.
- B. The Engineer will prepare addenda to modify the plans and specifications as necessary. Questions must be submitted by potential bidders a minimum of 72-hours before the bid opening. All addenda shall be posted a minimum of 48-hours before the bid opening.
- C. Assist during opening of bids and provide bid tabulation sheets.
- D. Complete cursory review of bid documents to determine that the bid includes all sheets of the Engineer's office original file set.
- E. Obtain experience record and references from the apparent low bidder. Check references of apparent low bidder.
- F. Formulate opinion from information received and provide a letter of recommendation for award of a construction contract. Bid tabulation summary sheets will also be sent to the City.

Part IV: Construction Phase

- A. After award of contract, furnish six (6) sets of 11" x 17" final plans, specifications and contract documents to the City for construction use by the City and Contractor.
- B. Attend the Pre-Construction Conference, including preparing an agenda.

- C. Attend coordination meetings with contractor, quality control personnel, and City representatives as required to discuss strategy, problem areas, progress, and other coordination matters (6 meetings are included).
- D. Review shop drawings and other submittal information which the Contractor submits. This review is for the benefit of the Owner and covers only general conformance with information stated by the Contract Documents. The contractor is to review and stamp their approval on submittals prior to submitting to the Engineer. Review by the Engineer does not relieve the Contractor of any responsibilities, safety measures or the necessity to construct a complete and workable facility in accordance with the Contract Documents. Review of shop drawings will be completed by review of electronic PDF files provided by the Contractor.
- E. Provide written responses to requests for information or clarification to City or Contractor. Responses will be in electronic format.
- F. Prepare and process routine change orders for this project as they pertain to the original scope of work. Transmittal will be electronically and will include construction plan sheet changes.
- G. Prepare monthly pay request from information obtained from Contractor and/or City Inspector, and prepare pay request along with letter of recommendation for payment. Pay requests will be transmitted electronically.
- H. Accompany the City during their final inspection of the project. Prepare City's punch list and transmit it electronically.
- I. Prepare Record drawing utilizing information from the contractor and on-site representative. Record drawings will be transmitted electronically in PDF format.

Part V: Special Services

- A. Survey for design, property, and if necessary, refreshing coordinate control points prior to construction. Contact Dig Tess (Texas811) to establish ticket and request location of franchise utilities.

- B. Preparation of Plat and Field Note Descriptions for possible sanitary sewer easements required. Nine (9) easement descriptions are included for the purpose of establishing a budget for this work.
- C. Coordination and permit acquisition from BNSF Railroad and TxDOT, as required.
- D. Geotechnical Engineering Investigation will be performed. Report to include logs of the samples, results of sample testing and engineering analysis.
- E. Land Rights Acquisition will assist the City with obtaining the proposed easements from individual property owners. Title research for each tract is included in the effort for this task. Proposed easements for nine (9) tracts has been included in the proposed project to establish a budget for this phase of work. Our sub-consultant, Whitman Land Group, LLC, will perform land rights acquisition on this project.
- F. Reproduction expenses, including providing preliminary and final construction plans to City for review purposes, Utility Companies, and furnishing of final construction plans and specifications for distribution to prospective bidders and the successful contractor.

Part VI: Exclusions

The intent of this scope of services is to include only the services specifically listed herein and none others. Services specifically excluded from this scope of services include, but are not necessarily limited to the following:

- A. Certification that work is in accordance with plans and specifications
- B. Consulting services by others not included in Scope of Services
- C. Contractor's means and methods
- D. Environmental cleanup
- E. Environmental impact statements and assessments
- F. Fees for permits
- G. Fees for publicly advertising the construction project.
- H. Fiduciary responsibility to the Client.
- I. Hydrologic or hydraulic studies
- J. On-site construction safety precautions, programs and responsibility (Contractor's responsibility)
- K. Legal Services
- L. Phasing of Contractor's work
- M. Quality control and testing services during construction
- N. Revisions and/or change orders as a result of revisions after completion of original design (unless to correct error on plans)

- O. Services in connection with condemnation hearings
- P. Traffic engineering study or reports
- Q. Trench safety designs
- R. Wetlands determination

Part VII: Terms and Conditions For Electronic File Transfers

Electronic files are transmitted on the terms and conditions below:

By opening, accessing, copying or otherwise using the transmitted electronic files, these terms and conditions are accepted by the user.

- A. The electronic files are compatible with the following software packages operating on a PC using Windows operating systems:
 - Autocad Civil 3D 2022 , Civil 3D 2017
 - Innovyse InfoWater Pro 3.0 with ESRI Arc Pro 2.7
 - Innovyze InfoSewer Pro 7.6 with ESRI Arc Map 10.4
 - ESRI 10.4
 - MS Office 365
 - Bluebeam Revu (PDF) Ver 10 - Ver 2020
- B. Birkhoff, Hendricks & Carter, L.L.P. makes no warranty as to the compatibility of these files beyond the specified release of the above stated software.
- C. Because data stored on electronic media can deteriorate undetected or be modified, Birkhoff, Hendricks & Carter, L.L.P. will not be held liable for completeness or correctness of electronic media.
- D. The electronic files are instruments of our service. Where there is a conflict between the hard copy drawings and the electronic files, Birkhoff, Hendricks & Carter, L.L.P.'s hard copy file will govern in all cases.
- E. Electronic files may only be modified in accordance with the Texas Engineering Practice Act for modifying another Engineer's design.

EXHIBIT “B”

PAYMENT SCHEDULE

Payment for engineering services described under Parts I, II, III, and IV, shall be based on a lump sum amount of \$237,865.

The following is a summary of the estimated charges for the lump sum elements of the proposed services:

I.	Preliminary Engineering	\$107,039
II.	Final Design	\$71,360
III.	Bidding Services	\$8,325
IV.	Construction Administration	\$51,141

Payment for Special Services described under Part V shall be on the basis of salary cost times a multiplier of 2.45 for time expended on the task. Field survey crew shall be based on \$185.00 per hour, inclusive of all equipment rentals and software licensing; plus mileage charge at the IRS established rate. Expenses shall be at invoice cost times a multiplier of 1.15. We recommend a budget of \$125,084 be established for the hourly or as needed services.

The following is a summary of the estimated charges for the as-incurred elements of the proposed services:

A.	Field and Boundary Survey	\$34,602
B.	Plats and Field Notes (9)	\$36,000
C.	BNSF Railroad and TxDOT Permit Acquisition.....	\$12,000
D.	Geotechnical Investigation	\$10,000
E.	Land Rights Acquisitions	\$31,982
F.	Printing of plans and specs	\$500

The maximum overall fee of \$362,949 established herein shall not be exceeded without written authorization from the City, based on increased scope of services. Itemized invoices for services shall be submitted not more than once per month.

Payment shall be due upon receipt of the invoice.

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Texas Firm F526

Project No. CONTDEV-ALVA

Client: City of Alvarado

Date: 3-Aug-23

Project: Parkway Parallel Sanitary Sewer

By: CR

EXHIBIT "C"
ENGINEER'S OPINION OF CONSTRUCTION COST

Item No.	Description	Quantity	Unit	Price	Amount
1	Mobilization, Bonds & Insurance	1	L.S.	\$ 150,000.00	\$ 150,000.00
2	Clearing and Grubbing	46	Sta	\$ 1,000.00	\$ 45,850.00
3	Furnish & Install 18-Inch PVC Sanitary Sewer by Open Cut with Embedment	3,700	L.F.	\$ 170.00	\$ 629,000.00
4	Furnish & Install 18-Inch PVC Sanitary Sewer by other than Open Cut w/ 27-Inch Steel Encasement Pipe	500	L.F.	\$ 850.00	\$ 425,000.00
5	Furnish & Install 24-Inch PVC Sanitary Sewer by Open Cut with Embedment	885	L.F.	\$ 250.00	\$ 221,250.00
6	Furnish & Install 5-Foot Diameter Standard Sanitary Sewer Manhole	11	Ea.	\$ 15,000.00	\$ 165,000.00
7	Furnish & Install 5-Foot Diameter Standard Sanitary Sewer Manhole with Pressure Type Frame & Cover	9	Ea.	\$ 16,000.00	\$ 144,000.00
8	Connect to Existing Sanitary Sewer Manhole	6	Ea.	\$ 2,500.00	\$ 15,000.00
9	Connect to Existing Sanitary Sewer (size varies)	4	Ea.	\$ 7,500.00	\$ 30,000.00
10	Remove Existing Sanitary Sewer	550	L.F.	\$ 20.00	\$ 11,000.00
11	Furnish Trench Safety Plan	1	L.S.	\$ 2,500.00	\$ 2,500.00
12	Implement & Maintain Trench Safety Plan	4,585	L.F.	\$ 4.25	\$ 19,486.25
13	Furnish Erosion Control Plan	1	L.S.	\$ 2,500.00	\$ 2,500.00
14	Implement & Maintain Erosion Control Plan	1	L.S.	\$ 5,000.00	\$ 5,000.00
15	Furnish Traffic Control Plan	1	L.S.	\$ 2,500.00	\$ 2,500.00
16	Implement Traffic Control Devices in accordance with MUTCD	1	L.S.	\$ 10,000.00	\$ 10,000.00
17	By-Pass Pumping (IH-35W ROW)	1	L.S.	\$ 50,000.00	\$ 50,000.00
	Subtotal:				\$ 1,928,086.25
	Contingencies and Miscellaneous Items	20%			\$ 385,617.25

Client: City of Alvarado

Date: 3-Aug-23

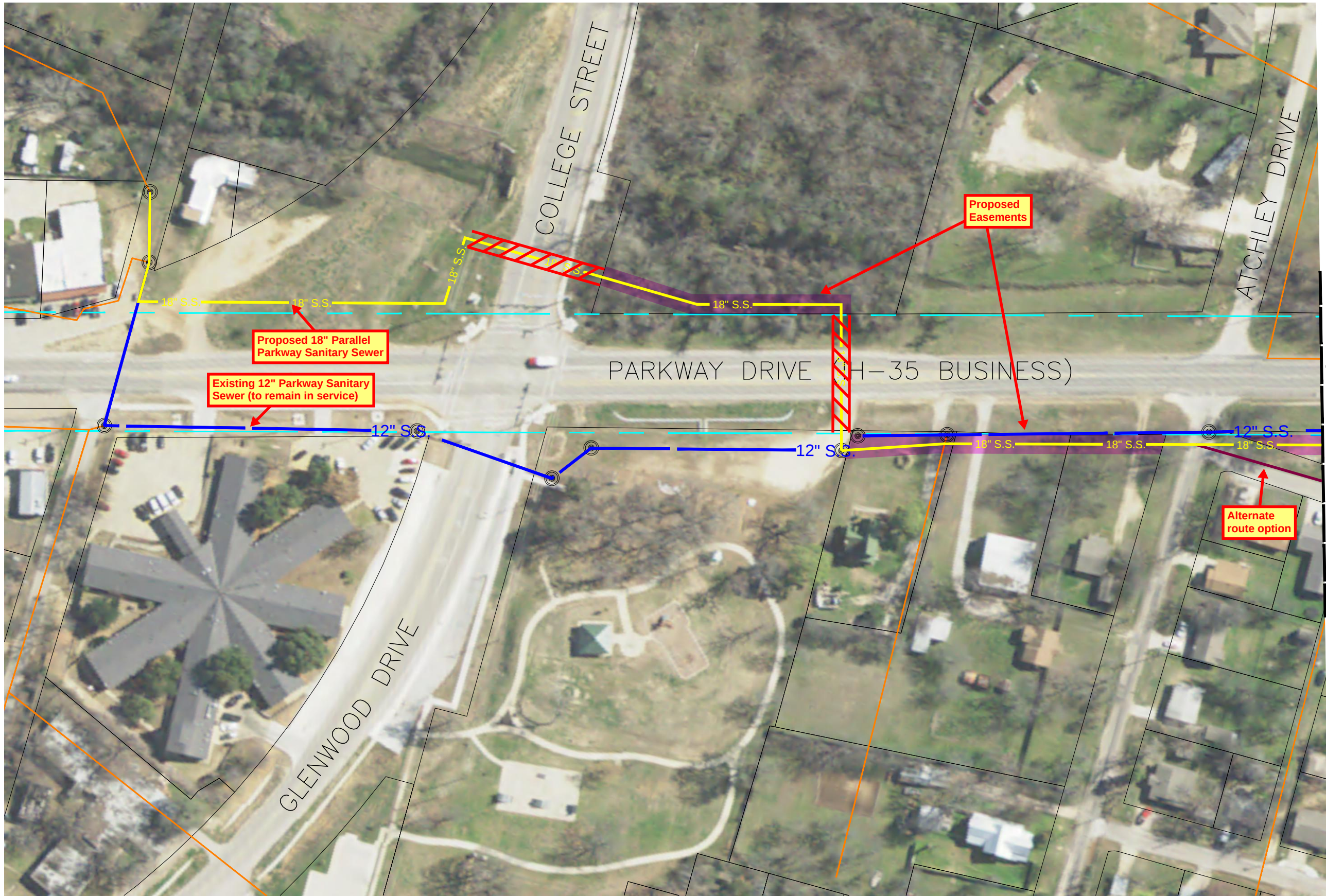
Project: Parkway Parallel Sanitary Sewer

By: CR

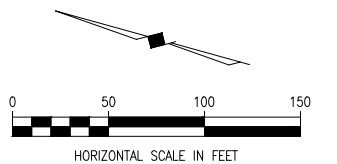
EXHIBIT "C"
ENGINEER'S OPINION OF CONSTRUCTION COST

Item No.	Description	Quantity	Unit	Price	Amount
	Construction Total:				\$ 2,313,703.50
	Engineering Design, Surveys, Land Rights Acquisition, Bidding Services, and Construction Administration				\$ 362,949.00
	Land Rights Cost	91,700	S.F.	\$ 2.00	\$ 183,400.00
	Material Testing	2.5%			\$ 57,842.59
	Proffesional Services Subtotal:				\$ 604,191.59
	Project Grand Total:				\$ 2,917,895.09
				USE:	\$ 2,918,000.00

EXHIBIT “D”
Project Location Map



MATCH LINE SHEET 2



BIRKHOFF, HENDRICKS & CARTER, L.L.P.
 PROFESSIONAL ENGINEERS
 TBPE Firm No. 526; TBPLS Firm No. 10031800
 11910 Greenville Ave., Suite 600
 Dallas, Texas 75243 (214) 361-7900

EXHIBIT "D"

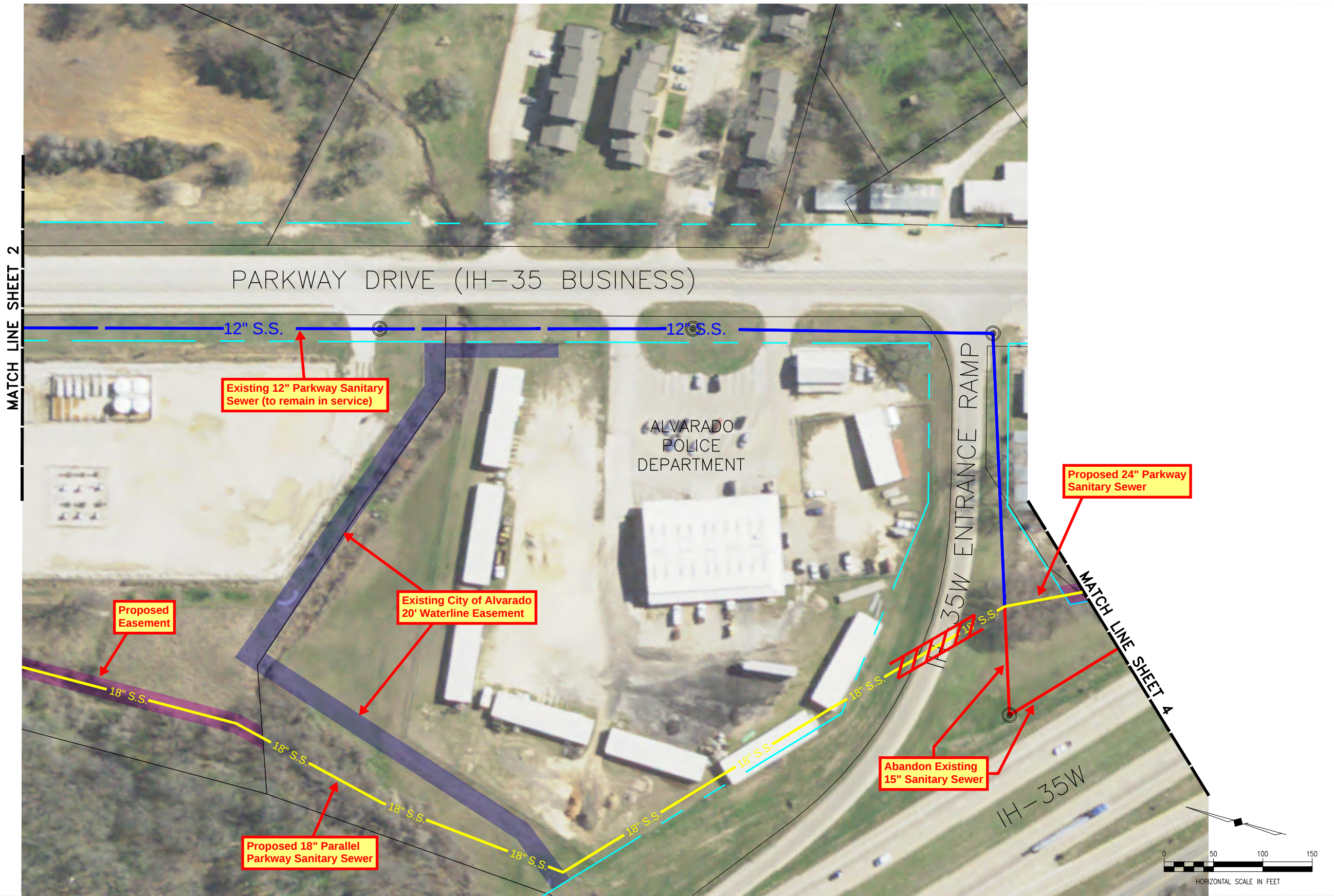
SHEET NO. 1



BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

EXHIBIT "D"

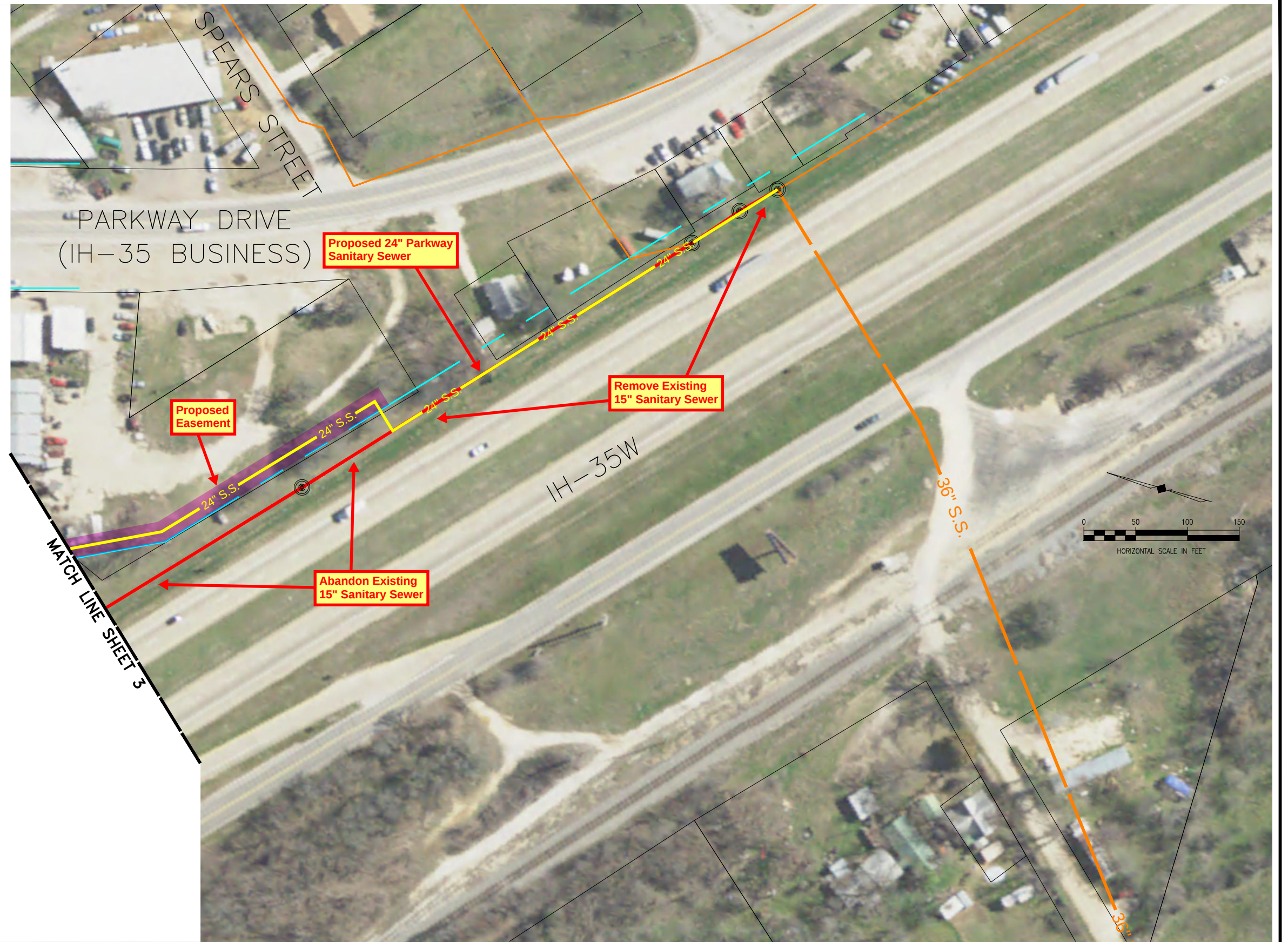
SHEET NO. 2



BIRKHOFF, HENDRICKS & CARTER, L.L.P.
 PROFESSIONAL ENGINEERS
 TBPE Firm No. 526; TBPLS Firm No. 10031800
 11910 Greenville Ave., Suite 600
 Dallas, Texas 75243 (214) 361-7900

EXHIBIT "D"

SHEET NO. 3



BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

EXHIBIT "D"

SHEET NO. 4

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2023-1057731

Date Filed:
08/09/2023

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Birkhoff, Hendricks & Carter
Dallas, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Alvarado

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Parkway Sanitary Sewer Project
Professional Engineering Services

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Kerkhoff, Craig	Dallas, TX United States	X	
	Birkhoff, John	Dallas, TX United States	X	
	Hendricks, Gary	Dallas, TX United States	X	
	Mata, Andrew	Dallas, TX United States	X	
	Chaney, Derek	Dallas, TX United States	X	

5 Check only if there is NO Interested Party.

☐

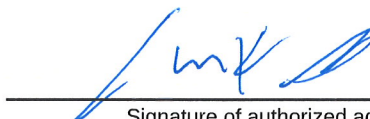
6 UNSWORN DECLARATION

My name is Craig M. Kerkhoff, and my date of birth is October 10, 1982.

My address is 11910 Greenville Ave, Suite 600, Dallas, Texas, 75243, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Dallas County, State of Texas, on the 9th day of August, 20 23.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)



City Council Meeting Management Report

Meeting Date: September 18, 2023

Contact: Laura E. Cox, Chief Financial Officer

Beth A. Walls, Director of Human Resources/City Secretary

AGENDA ITEM:

Consider an Ordinance adopting the following Texas Municipal Retirement System Benefits: 1) non-retroactive repeating COLAs for retirees and their beneficiaries under TMRS Act §853.404(f) and (f-1) and 2) authorizing annually accruing updated service credits.

BACKGROUND AND FINDINGS:

The City offers retirement benefits to employees through its participation in the Texas Municipal Retirement System (TMRS). The current plan provisions are:

Plan Design for Alvarado	Election
Employee Deposit Rate:	7%
City Match:	2:1
Vesting Requirement:	5 Years
Eligibility for Retirement:	5 Years/Age 60 20 Years/Any Age
USC Rate (%)	
USD Effective:	
COLA (%):	
COLA Effective:	
Supplemental Death Benefit Employees:	Yes
Supplemental Death Benefit Retirees	Yes

The Updated Service Credit (USC) provision, which is calculated on a TMRS member's account, may grant supplemental dollar credits that can increase a member's benefit at retirement in certain situations. A city may adopt, revise or rescind the USC provision by ordinance. USC is designed to help a member's benefit maintain its value over the duration of the member's career. In calculating USC, TMRS looks at increases in the member's salary and any changes the City has made to its TMRS plan, such as the deposit rate or the City's matching ratio. The calculation can be performed one time or annually and be credited at 50%, 75% or 100%. The Ordinance for your consideration provides for an annual ("repeating") calculation at 100%. Additionally, the USC has to be adopted in order to adopt a COLA (described below) of any type.

The 88th Texas Legislature amended the TMRS Act to provide participating cities with a new repeating cost of living adjustment (COLA) option that eliminates a retroactive calculation that was previously required. The COLA provides retirees and their beneficiaries with an annually accruing ("repeating")

annuity increase based on 30% of the percentage change in the Consumer Price Index (CPI) for All Urban Consumers during the 12-month period ending in December that is 13 months before the effective date of the increase. Adopting the non-retroactive option eliminates the need to look back to the cumulative change in the CPI since each retiree's retirement date.

FINANCIAL IMPACT:

The City will not have to adopt an Ordinance each year to re-authorize calculation of these benefits. They will remain in effect until such time as it is discontinued by an Ordinance adopted by the City Council. After adoption, these benefits will go into effect January 1, 2024, and are included in the proposed FY 2023-2024 Budget, as discussed at the Budget Workshop held on September 7, 2023.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. Texas Municipal Retirement System (TMRS) Ordinance
2. Alvarado – 2024 Plan Change Study

ORDINANCE 2023-0025 REGARDING THE CITY OF ALVARADO 'S TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS: (1) ADOPTING NON-RETROACTIVE REPEATING COLAS, FOR RETIREES AND THEIR BENEFICIARIES UNDER TMRS ACT §853.404(f) and (f-1), AND (2) AUTHORIZING ANNUALLY ACCRUING UPDATED SERVICE CREDITS.

Whereas, the City of Alvarado, Texas (the "City"), elected to participate in the Texas Municipal Retirement System (the "System" or "TMRS") pursuant to Subtitle G of Title 8, Texas Government Code, as amended (which subtitle is referred to as the "TMRS Act"); and

Whereas, House Bill 2464, 88th Texas Legislature, R.S., 2023 ("HB 2464"), added Subsections 853.404(f) and (f-1) to the TMRS Act and authorized cities participating in the System to provide certain retirees and their beneficiaries with an annually accruing ("repeating") annuity increase (also known as a cost of living adjustment, or "COLA") based on the change in the Consumer Price Index for All Urban Consumers for the one-year period that ends 12 months before the January 1 effective date of the applicable COLA (a "non-retroactive repeating COLA"); and

Whereas, new TMRS Act §853.404(f) and (f-1) allow participating cities to elect to provide non-retroactive repeating COLAs under certain circumstances, as further described by this Ordinance, by adopting an ordinance to be effective January 1 of 2024, 2025 or 2026, in accordance with TMRS Act §854.203 and §853.404; and

Whereas, TMRS Act §853.404(f-1) provides the non-retroactive repeating COLA option applies only to a participating city that, as of January 1, 2023, either (1) has not passed an annually repeating COLA ordinance under TMRS Act §853.404(c) or had previously passed a repeating COLA ordinance and then, before January 1, 2023, passed an ordinance rescinding such repeating COLA, or (2) does provide an annually repeating COLA under §853.404(c) and elects to provide a non-retroactive repeating COLA under §853.404(f) for purposes of maintaining or increasing the percentage amount of the COLA; and

Whereas, the City Council acknowledges that the City meets the above-described criteria under §853.404(f-1) and is eligible to elect a non-retroactive repeating COLA under §853.404(f) and that such election must occur before January 1, 2026, and after that date future benefit changes approved by the City may require reversion to a retroactive repeating COLA; and

Whereas, the City Council finds that it is in the public interest to: (1) adopt annually accruing non-retroactive COLAs for retirees and their beneficiaries under TMRS Act §853.404(f) and (f-1); and (2) in accordance with TMRS Act §853.404 and §854.203(h), authorize annually accruing Updated Service Credits, now:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

Section 1. Adoption of Non-Retroactive Repeating COLAs.

(a) On the terms and conditions set out in TMRS Act §854.203 and §853.404, the City authorizes and provides for payment of the increases described by this Section to the annuities paid to retired City employees and beneficiaries of deceased City retirees (such increases also called COLAs). An annuity increased under this Section replaces any annuity or increased annuity previously granted to the same person.

(b) The amount of the annuity increase under this Section is computed in accordance with TMRS Act §853.404(f) as the sum of the prior service and current service annuities, as increased in subsequent years under TMRS Act §854.203 or TMRS Act §853.404(c), of the person on whose service the annuities are based on the effective date of the annuity increase, multiplied by **30%** of the percentage change in the Consumer Price Index for All Urban Consumers during the 12-month period ending in December of the year that is 13 months before the effective date of the increase under this Section.

(c) An increase in an annuity that was reduced because of an option selection is reducible in the same proportion and in the same manner that the original annuity was reduced.

(d) If a computation under this Section does not result in an increase in the amount of an annuity, the amount of the annuity will not be changed under this Section.

(e) In accordance with TMRS Act §853.404(f-1)(2), an increase under this Section only applies with respect to an annuity payable to a TMRS member, or their beneficiary(ies), which annuity is based on the service of a TMRS member who retired, or who is deemed to have retired under TMRS Act §854.003, not later than the last day of December of the year that is 13 months before the effective date of the increase under this Section.

(f) The amount of an increase under this Section is an obligation of this City and of its account in the benefit accumulation fund of the System.

(g) The initial increase in annuities authorized by this Section shall be effective on January 1 immediately following the year in which this Ordinance is approved, subject to receipt by the System prior to such January 1 and approval by the Board of Trustees of the System ("Board"). Pursuant to TMRS Act §853.404, an increase in retirement annuities shall be made on January 1 of each subsequent year, provided that, as to such subsequent year, the actuary for the System has made the determination set forth in TMRS Act §853.404(d), until this Ordinance ceases to be in effect as provided in TMRS Act §853.404(e).

Section 2. Authorization of Annually Accruing Updated Service Credits.

(a) As authorized by TMRS Act §854.203(h) and §853.404, and on the terms and conditions set out in TMRS Act §§853.401 through 853.404, the City authorizes each member of the System who on the first day of January of the calendar year immediately preceding the January 1 on which the Updated Service Credits will take effect (i) has current service credit or prior service credit in the System by reason of service to the City, (ii) has at least 36 months of credited service with the System, and (iii) is a TMRS-contributing employee of the City, to receive "Updated Service Credit," as that term is defined and calculated in accordance with TMRS Act §853.402.

(b) The Updated Service Credit authorized and provided under this Ordinance shall be **100%** of the "base Updated Service Credit" of the TMRS member calculated as provided in TMRS Act §853.402.

(c) If the City previously adopted an ordinance authorizing Updated Service Credit for unforfeited prior service credit and/or current service credit with another System participating municipality (also known as "Transfer USC"), the calculations and adjustments set forth in TMRS Act §853.601 apply to any such prior Transfer USC.

(d) Each Updated Service Credit authorized and provided by this Ordinance shall replace any Updated Service Credit, prior service credit, special prior service credit, or antecedent service credit previously authorized for part of the same service.

(e) The initial Updated Service Credit authorized by this Section shall be effective on January 1 immediately following the year in which this Ordinance is approved, subject to receipt by the System prior to such January 1 and approval by the System's Board. Pursuant to TMRS Act §853.404, the authorization and grant of Updated Service Credits in this Section shall be effective on January 1 of each subsequent year, using the same percentage of the "base Updated Service Credit" stated in Subsection (b) in computing Updated Service Credits for each future year, provided that, as to such subsequent year, the actuary for the System has made the determination set forth in TMRS Act §853.404(d), until this Ordinance ceases to be in effect as provided in TMRS Act §853.404(e).

Passed and approved September 18, 2023.

ATTEST:

APPROVED:

Beth A Walls, City Secretary

Jacob Wheat, Mayor



City Council Meeting Management Report

Meeting Date: 9-18-2023

Contact: *Michael Dwiggin*s

Phone: (817)879-1246

AGENDA ITEM:

Street Work

Repair of two water main break locations on Lorie Street and also replacing a block of asphalt on the 200 block of S. Baugh.

BACKGROUND & FINDINGS:

There are 2 locations where we have had water main breaks on Lorie and we would like to contract the street repair of those locations and also where a sewer main was installed and new taps made for construction of several homes on the 200 block of S Baugh. The condition of S. Baugh is bad enough on the entire block to be replaced.

FINANCIAL IMPACT:

Bids were received with the

Bids from Bates asphalt and from JC & sons were received and lowest one being JC & Sons of \$28,000.00.

RECOMMENDATION:

Staff recommends City Council approve awarding JC & Sons to make the repairs. Also, this will be the first time JC & Sons have bid a city project and they are hopeful to bid more city repair projects in the future.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager



JC & Sons Construction Group LLC

Jose R. Gonzalez

8400 County Road 519, Alvarado TX 76009

682-375-8701

josegonzalez@jcandsonsconstructiongroupllc.com

ESTIMATE

EST0010

DATE

09/01/2023

TOTAL

USD \$28,000.00

TO

City of Alvarado

Michael Dwiggin

Dwigginm@cityofAlvarado.org

DESCRIPTION	RATE	QTY	AMOUNT
Asphalt patches	\$28,000.00	1	\$28,000.00
Asphalt patching			
Remove old material			
Rework subgrade			
Replace with new hot mix			
Labor, material and equipment			
This is the price for a 4 in asphalt patching			
TOTAL			USD \$28,000.00

DATE SIGNED

09/01/2023

This is the price for the 3 locations



City Council Meeting Management Report

Meeting Date: 9-18-2023

Contact: Paul DeBuff

Phone: (817)790-3351

AGENDA ITEM:

Alvarado WWTP Expansion

Consideration and action to award Bid Package 2 and the final Guaranteed Maximum Price for the Wastewater Treatment Plant Expansion (WTTPE) to Archer Western Management by amending the existing Risk Services Agreement to include GMP-3 bringing the project GMP to \$32,849,997.12.

BACKGROUND & FINDINGS:

The City of Alvarado WWTP 0.8 MGD Expansion Bid Opening for Bid Package 2 was held on September 6, 2023. One bid proposal was received from the Construction Manager at Risk (CMAR), Archer Western Construction, in the amount of \$23,514,400.00. A copy of the bid proposal is attached herein.

Although only one proposal was submitted, Freese & Nichols Incorporated (FNI) believes the proposal pricing for the work package is consistent with the current market conditions. As part of their effort to solicit interest in this package, Archer Western advertised in the local newspaper and publicized the bidding on CivCast. The work package generated interest resulting in 157 plan holders representing General Contractors, Subcontractors, and equipment suppliers. FNI recommends award of Bid Package 2 to Archer Western Construction in the amount of \$23,514,400.00.

FINANCIAL IMPACT:

Bid Package 2 establishes the basis for GMP-3 of the project in the amount of \$28,189,062.72. A cost breakdown of GMP-3 is below.

1. Bid Package 2 Proposal Price (Archer Western) \$23,514,400.00

2. CMAR General Conditions (8% of proposal cost) \$1,881,152.00

3. Cost of Work (Item 1 plus Item 2) \$25,395,552.00

4. CMAR Fee (8% of Cost of Work) \$2,031,644.16

5. Contingency (3% of Cost of Work) \$761,866.56

6. Total GMP-3 Price (Items 3 plus 4 plus 5) \$28,189,062.72

Bid Package 2 is the final bid package for the project and establishes the project Guaranteed Maximum Price in the amount of \$32,849,997.12. A summary of the Guaranteed Maximum Price is below.

GMP-1 Price – Package Plant Design Submittal \$65,934.00

GMP-2 Price – Bid Package 1 – Package Plant \$4,595,000.40

GMP-3 Price – Bid Package 3 – 0.8 MGD WWTP Expansion \$28,189,062.72

Guaranteed Maximum Price \$32,849,997.12

FNI recommends amending Archer Western's Construction Management at Risk Services Agreement to include GMP-3 in the amount of \$28,189,062.72, bringing the project Guaranteed Maximum Price to \$32,849,997.12.

RECOMMENDATION:

Staff recommends City Council authorize the City Manager to execute a construction contract with Archer western not to exceed \$32,849,997.12

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

Alvarado Scoring Sheet - Bid package

2

City of Alvarado

CMAR - 0.8 MGD WWTP Expansion

Proposer:

AW

Section 1 - Experience and Performance

Organization size is not adequate for a project of this scale. Little experience, has been terminated from a previous project without suitable explanation, and/or doesn't adequately display experience. Proposer has negative project references. A suggested score would be a 0.

Organization size appears to be adequate for this project but firm does not display suitable construction experience. Has been terminated from a previous project with suitable explanation. Has neutral or positive references. A suggested score would be a 3 .

Organization size is more than adequate for this project. Displays ample experience on similar projects. Never been terminated from a project. Has exceptional project references. A suggested score would be 6.

Scores can be anywhere between 0 - 6

Section 1 Score

Section 2 - Experience and Performance

Proposed PM Experience in Industry & with Alvarado, FNI, or AW

Suggested Score 0-5

Proposed Superintendent Experience in Industry & with Alvarado, FNI, or AW

Suggested Score 0-5

Section 2 Score

Section 3 - Safety and Quality

EMR is at or above 1; Incident Rate, Frequency Rate and/or Severity Rate shows poor safety awareness (Average Industry goals (2-1-40) Suggested score would be 0.

EMR is below 1.0; IR, FR, & SR are below industry standards, but has little to no written safety plan or training. Suggested score would be 4.

EMR is below 1.0; IR, FR, & SR are well below industry standards (1-0-20), has extensive written safety plan and training. Suggested score would be 8.

Scores can be anywhere between 0 - 8

Section 3 Score

Section 4 - Other Factors

Experience with Alvarado, FNI, or AW

Suggested Score 0-3

Litigation History

Suggested Score 0-2

Bonding Information

Suggested Score 0-1

Section 4 Score

Section 5 - Current Work Load / Ability to Meet Schedule

Approach & Ability to Meet Schedule Suggested Score 0-10

No provided plan to stay on schedule, suggested score would be 0

Plan does not describe specific activities the project team will take to stay on schedule, suggested score would be 4

Plan describes specific activities the project team will take to keep the project on schedule, suggested score would be 7

Plan offers tangible schedule savings and apparent regard for the Owner's schedule, suggested score would be 10

Section 5 Score

Total Qualifications Score

Total of Sections 1-5

Alvarado Scoring Sheet - Bid package

2

City of Alvarado
CMAR - 0.8 MGD WWTP Expansion

Proposer: _____ AW

Exceptions to Contract Documents or Exclusions to Scope of work

Spec Exceptions Score

AW Subcontract Exceptions

Subcontract Exceptions Score

9/6/2023

6 Total Points

6

6

10 Total Points

4
4

8

8 Total Points

8

6 Total Points

2
2
1

5

10 Total Points

7

Max 40

34

Max 10

8

Max 10

10

Alvarado Scoring Sheet - Bid package

2

9/6/2023

City of Alvarado

CMAR - 0.8 MGD WWTP Expansion

Proposer:

Section 1 - Experience and Performance**6 Total Points**

Organization size is not adequate for a project of this scale. Little experience, has been terminated from a previous project without suitable explanation, and/or doesn't adequately display experience. Proposer has negative project references. A suggested score would be a 0.

Organization size appears to be adequate for this project but firm does not display suitable construction experience. Has been terminated from a previous project with suitable explanation. Has neutral or positive references. A suggested score would be a 3 .

Organization size is more than adequate for this project. Displays ample experience on similar projects. Never been terminated from a project. Has exceptional project references. A suggested score would be 6.

Scores can be anywhere between 0 - 6

Section 1 Score

0

Section 2 - Experience and Performance**10 Total Points**

Proposed PM Experience in Industry & with Alvarado, FNI, or AW

Suggested Score 0-5

Proposed PM Experience in Industry & with Alvarado, FNI, or AW

Suggested Score 0-5

Section 2 Score

0

Section 3 - Safety and Quality**8 Total Points**

EMR is at or above 1; Incident Rate, Frequency Rate and/or Severity Rate shows poor safety awareness (Average Industry goals (2-1-40) Suggested score would be 0.

EMR is below 1.0; IR, FR, & SR are below industry standards, but has little to no written safety plan or training. Suggested score would be 4.

EMR is below 1.0; IR, FR, & SR are well below industry standards (1-0-20), has extensive written safety plan and training. Suggested score would be 8.

Scores can be anywhere between 0 - 8

Section 3 Score

0

Section 4 - Other Factors**6 Total Points**

Experience with Alvarado, FNI, or AW

Suggested Score 0-3

Litigation History

Suggested Score 0-2

Bonding Information

Suggested Score 0-1

Section 4 Score

0

Approach & Ability to Meet Schedule

Suggested Score 0-10

- No provided plan to stay on schedule, suggested score would be 0
- Plan does not describe specific activities the project team will take to stay on schedule, suggested score would be 4
- Plan describes specific activities the project team will take to keep the project on schedule, suggested score would be 7
- Plan offers tangible schedule savings and apparent regard for the Owner's schedule, suggested score would be 10

Section 5 Score

0

Total of Sections 1-5

0

Alvarado Scoring Sheet - Bid package

City of Alvarado

CMAR - 0.8 MGD WWTP Expansion

2

Proposer:__

0

Exceptions to Contract Documents or Exclusions to Scope of work

Max 10

Spec Exceptions Score

AW Subcontract Exceptions

Max 10

Subcontract Exceptions Score

Package 3 Tally Sheet
City of Alvarado
CMAR - Alvarado 0.8 MGD WWTP Expansion

Proposer		Experience & Performance Sec. 1
		(Max 6)
AW		6
	#REF!	#REF!
	#REF!	#REF!
	#REF!	#REF!

AW		\$	23,514,400.00
	#REF!		
	#REF!		
	#REF!		

Plus bid bond? no

Experience & Performance Sec. 2	Safety	Other Factors	Current Work Load/Ability to Meet Schedule
(Max 10)	(Max 8)	(Max 6)	(Max 10)
8	8	5	7
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!
#REF!	#REF!	#REF!	#REF!

1.00

#DIV/0!
#DIV/0!
#DIV/0!

Quals Tot SCORE	Spec Expectations	Subcontract Exceptions	Pricing Score	TOTAL Score2
(Max 40)	(Max 10)	(Max 10)	Max 40	Max 100
34	8	10	40	92
#REF!	#REF!	#REF!	#DIV/0!	#DIV/0!
#REF!	#REF!	#REF!	#DIV/0!	#DIV/0!
#REF!	#REF!	#REF!	#DIV/0!	#DIV/0!

September 8, 2023

Paul DeBuff, CGFO
City Manager
City of Alvarado
104 W. College Ave
Alvarado, TX 76009

Re: Alvarado WWTP Expansion
Recommendation of Award – Bid Package 2 & Final GMP

Dear Paul:

The City of Alvarado WWTP 0.8 MGD Expansion Bid Opening for Bid Package 2 was held on September 6, 2023. One bid proposal was received from the Construction Manager at Risk (CMAR), Archer Western Construction, in the amount of \$23,514,400.00. A copy of the bid proposal is attached herein.

Archer Western Construction submitted a conforming proposal. Although only one proposal was submitted, FNI believes the proposal pricing for the work package is consistent with the current market conditions. As part of their effort to solicit interest in this package, Archer Western advertised in the local newspaper and publicized the bidding on CivCast. The work package generated interest resulting in 157 plan holders representing General Contractors, Subcontractors and equipment suppliers. FNI recommends award of Bid Package 2 to Archer Western Construction in the amount of \$23,514,400.00.

Bid Package 2 establishes the basis for GMP-3 of the project in the amount of \$28,189,062.72. A cost breakdown of GMP-3 is below.

1. Bid Package 2 Proposal Price (Archer Western)	\$23,514,400.00
2. CMAR General Conditions (8% of proposal cost)	\$1,881,152.00
3. Cost of Work (Item 1 plus Item 2)	\$25,395,552.00
4. CMAR Fee (8% of Cost of Work)	\$2,031,644.16
5. Contingency (3% of Cost of Work)	\$761,866.56
6. Total GMP-3 Price (Items 3 plus 4 plus 5)	\$28,189,062.72

Mr. DeBuff
September 7, 2023
Page 2 of 2

Bid Package 2 is the final bid package for the project and establishes the project Guaranteed Maximum Price in the amount of \$32,849,997.12. A summary of the Guaranteed Maximum Price is below.

GMP-1 Price – Package Plant Design Submittal	\$65,934.00
GMP-2 Price – Bid Package 1 – Package Plant	\$4,595,000.40
GMP-3 Price – Bid Package 3 – 0.8 MGD WWTP Expansion	\$28,189,062.72
Guaranteed Maximum Price	\$32,849,997.12

FNI recommends amending Archer Western's Construction Management at Risk Services Agreement to include GMP-3 in the amount of \$28,189,062.72, bringing the project Guaranteed Maximum Price to \$32,849,997.12.

Sincerely,



Chad Simmons, P.E., BCEE
Project Manager

cc: Michael Dwiggens/Alvarado

Attachments

Archer Western Construction Proposal Package 2

GMP-3 PROPOSAL

Bid Package 2 – 0.8 MGD WWTP EXPANSION

Prepared for:

City of Alvarado, Texas

September 2023

TABLE OF CONTENTS

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2.0 – GMP-3 SUMMARY

3.0 – BID PROPOSAL FORM

- DECLARATIONS AND UNDERSTANDING
- SUMMARY OF WORK
- INCLUSIONS AND EXCLUSIONS
- PROPOSAL PRICE
- EQUIPMENT VENDOR SELECTIONS

4.0 – QUALIFICATIONS

- SUBCONTRACTOR QUESTIONNAIRE
- EXCEPTIONS TO SPECIFICATIONS & DRAWINGS
- EXCEPTIONS TO SUBCONTRACT

5.0 – PROJECT SCHEDULE

1.0 - SCOPE OF WORK

The City of Alvarado is in the process of expanding its wastewater treatment facility by replacing existent structures and constructing a new, fully functional system that will increase its current flow capacity by 0.8 MGD and provide the City with reliable, resilient wastewater treatment. The project consists of the following:

- New screenings and influent lift station
- New grit removal system and influent distribution structure
- New UV disinfection system
- Addition of second sludge pump
- Addition of two polymer feed units
- Addition of three sludge dewatering boxes
- Addition of a second emergency generator
- Associated electrical, controls, and SCADA system improvements
- Associated yard piping

2.0 - SUMMARY OF GMP-3

2A. COST BREAKDOWN

1. Proposal Price (Archer Western)	\$23,514,400.00
2. CMAR General Conditions Cost (8% of Proposal price)	\$1,881,152.00
3. Total Cost of Work (Item 1 plus Item 2)	\$25,395,552.00
4. CMAR Fee (8% of Total Cost of Work)	\$2,031,644.16
5. Contingency (3% of Total Cost of Work)	\$761,866.56
6. Total GMP-3 Price (Items 3 plus 4 plus 5)	\$28,189,062.72



SUMMARY OF TOTAL COST OF CONSTRUCTION

GMP-1 Price – Package Plant Design Submittal	\$65,934.40
GMP-2 Price – Bid Package 1 – Package Plant	\$4,595,000.00
GMP-3 Price – Bid Package 2 – 0.8 MGD WWTP Expansion	\$28,189,062.72
Total Cost of Construction	\$32,849,997.12



2B. GENERAL CONDITIONS:

CMAR Project Manager
CMAR Superintendent
CMAR Assistant Project Manager
Safety and QC Manager
CMAR Office Trailer(s)
Administration and Management services for the project
Maintain Project Schedule
Temporary Fencing
Project Quality Control Plan
Project Safety Plan
Construction Site Safety
Contract and Manage Work Package Contractors
Review and Processing of all Submittals and RFIs between Work Package Contractors and FNI
Record Documents
Coordination with Alvarado's Operations and Maintenance staff throughout construction, start-up, testing, and training
Temporary Sanitary Facilities
CMAR Related Construction Equipment (vehicles, unloading equipment)
Engineering Office Trailer (separate from AW office trailer, equipped with an office, restroom, 11x17 printer/scanner, and internet connection)
Premiums for Bonds and Insurance



City of Alvarado

CMAR Alvarado WWTP 0.8 MGD Expansion

3.0 – BID PROPOSAL FORM



BID PROPOSAL FORM
PROPOSAL PACKAGE 2 – Alvarado 0.8 MGD WWTP Expansion
City of Alvarado – 0.8 MGD WWTP Expansion

Proposal of: Archer Western Construction, LLC

Address: Street/PO Box: 1411 Greenway Drive

City: Irving

State/Zip: Texas / 75038

ARTICLE 1: Proposer's Declaration and Understanding

- 1.1 This Proposal is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association organization or corporation; Proposer has not directly or indirectly induced or solicited any other Proposer to submit a false or sham Proposal; Proposer has not solicited or induced any person, firm, or corporation to refrain from proposing; and Proposer has not sought by collusion to obtain for itself any advantage over any other Proposer or over Owner.
- 1.2 In submitting this Proposal, the Proposer certifies it is qualified to do business in the State of Texas as required by laws, regulations, and rules or, if allowed by statute, covenants to obtain such qualification prior to contract award.
- 1.3 The submission of the Proposal has been duly authorized by, and in all respects of, the proposer. The undersigned declared that it is the Proposer or by holding the position below indicated is authorized to execute this proposal form on behalf of the Proposer and that all representations made on this form are true and accurate.
- 1.4 In submitting this proposal, the Proposer makes all representations required by the Notice to Proposers and further warrants and represents that:
- The Proposer has examined copies of all Contract Documents, the Notice to Proposers, the Instructions to Proposers, and all of the Addenda (receipt of which is hereby acknowledged):
No. 1 Dated 8-23-2023
No. 2 Dated 8-30-2023
No. Dated
No. Dated
 - The proposer has familiarized itself with the nature and extent of the Contract Documents, Work, site, and local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing the work.
- 1.5 The undersigned agrees to enter into a Subcontract with the CMAR (Archer Western Construction, LLC) for the proposed work for the amount indicated in this Proposal Form and in accordance with the other terms and conditions of these Contract Documents.
- 1.6 This proposal shall remain subject to acceptance for a period of 60 calendar days after the date of Proposal opening. If the CMAR has not executed the Purchase Order / Subcontract Agreement within the 60-calendar day period, the Proposer will have the right to negotiate any price increases with the CMAR.
- 1.7 The Owner's decision on the Proposer selection will be final. By submitting a Proposal, the Vendor waives any right to protest.

ARTICLE 2: STATE AND LOCAL SALES AND USE TAXES

- 2.1 Except as may be specifically provided to the contrary in any of the Contract Documents, the Proposal Price shall include all applicable international, federal, state and local transportation, privilege, occupation, and other applicable taxes to the work and all international, federal, state, and local taxes, contributions, and premiums imposed upon or measured, by Proposer's payroll. The CONSTRUCTION MANAGER shall not be responsible for any state or local sales, use or excise taxes. The OWNER is a governmental body whose purchase or purchases, for permanent work in place, on behalf of the OWNER are exempt from state and local sales, use and excise taxes.

ARTICLE 3: SUMMARY OF WORK

3.1 Specification Sections as Follows:

VOLUME I

Division 00 – Bidding and Contract Requirements

00 70 00 General Conditions

Division 01 - General Requirements

01 26 00 Change Management

01 31 00 Project Management and Coordination

01 31 13 Project Administration

01 33 00 Document Management

01 33 02 Shop Drawings

01 33 03 Product Data

01 33 04 Operation & Maintenance Data

01 33 05 Construction Progress Schedule

01 33 06 Graphic Documentation

01 35 00 Special Procedures

01 40 00 Quality Management

01 40 01 IBC Special Inspections

01 50 00 Temporary Facilities and Controls

01 57 00 Temporary Controls

01 57 23 Temporary Stormwater Pollution Control

01 70 00 Execution and Closeout Requirements

01 75 00 Starting and Adjusting

01 78 36 Warranties and Service Agreements

01 79 00 Training of Operation and Maintenance Personnel

Division 02 - Existing Conditions

02 41 00 Demolition

02 96 00 Temporary Bypass Pumping

Division 03 – Concrete

03 01 30 Maintenance of Cast-In-Place Concrete

03 11 00 Concrete Forming

03 21 00 Reinforcing Steel

03 30 00 Cast-In-Place Concrete

03 41 19 Precast Reinforced Concrete Valve Vault

Division 05 – Metals

05 05 13 Galvanizing

05 12 00 Structural Steel Framing

05 50 00 Metal Fabrications

05 51 00 Metal Stairs

05 52 13 Pipe and Tube Railing

05 52 20 Engineered Extruded Aluminum Covers

05 53 00 Metal Gratings

Division 06 – Woods, Plastics, and Composites

06 10 00 Rough Carpentry

Division 07 – Thermal and Moisture Protection

07 62 00 Sheet Metal Flashing and Trim

07 72 50 Pipe and Penetration Flashing Systems

07 92 00 Joint Sealants

Division 08 – Openings

08 11 13 Hollow Metal Doors and Frames

08 31 19 Floor Access Doors

08 71 00 Door Hardware

08 80 00 Glazing

Division 09 – Finishes

09 91 00 Painting

09 96 00.01 High Performance Coatings

09 96 01 Concrete Protective Coatings

09 97 23 Concrete Sealers

Division 10 – Specialties

10 44 01 Fire Extinguishers

Division 13 – Special Construction

13 34 19 Metal Building Systems

Division 22 - Plumbing

22 00 01 Plumbing Systems

22 14 29.16 Submersible Sump Pumps

Division 23 – HVAC Mechanical

23 31 13 Metal Ducts

23 34 23 HVAC Power Ventilators

23 81 13 Packaged Wall-Mount Air Conditioning Units

23 82 39 Electric Unit Heaters

Division 26 – Electrical

26 01 26 Testing of Electrical Systems

26 05 00 Common Work Results for Electrical

26 05 19 Low Voltage Power Conductors

26 05 23 Control-Voltage Electrical Power Cables

26 05 26 Grounding & Bonding for Electrical Systems

26 05 29 Hangers and Supports for Electrical Systems

26 05 33	Raceways and Boxes for Electrical Systems	33 05 01.09	Polyvinyl Chloride (PVC) Pressure Pipe and Fittings
26 05 53	Identification for Electrical Systems	33 05 01.13	Sanitary Sewer Pipe (PVC)
26 05 73	Overcurrent Protective Device Coordination Study	33 05 05.31	Hydrostatic Testing
26 09 23	Lighting Control Devices	33 05 36.13	Fiberglass - Reinforced Plastic Pipe and Fittings (Air Service)
26 22 00	Low-Voltage Transformers	33 31 13.13	Fiberglass (Glass-Fiber-Reinforced Thermosetting-Resin) Gravity Sewer Pipe
26 24 13	600 Volt Switchboard	33 39 13	Sanitary Utility Sewage Manholes, Frames and Covers
26 24 16	Panelboards		
26 24 19	Motor Control Centers		
26 27 26	Wiring Devices		
26 28 16	Enclosed Switches and Circuit Breakers		
26 29 13	Enclosed Controllers		
26 29 13.01	Motor Operators for Valves		
26 29 23.11	Low Voltage Variable Frequency Drives		
26 32 13	Packaged Engine Generators		
26 36 00	Transfer Switches		
26 41 13	Lightning Protection for Structures		
26 50 00	Lighting		
<u>Division 31 – Earthwork</u>		<u>Division 40 – Process Integration</u>	
31 05 13	Soils for Earthwork	40 05 43	Miscellaneous Valves
31 05 16	Aggregates for Earthwork	40 05 50	Fabricated Gates
31 11 00	Clearing and Grubbing	40 05 53	Identification for Process Piping and Equipment
31 23 10	Structural Excavation and Backfill	40 05 62	Eccentric Plug Valves
31 23 23.34	Flowable Fill	40 05 65.23	Swing Check Valves
31 23 33	Trenching & Backfilling	40 05 78	Air Valves
31 23 36	Trench Safety	40 71 69	Parshall Flume
31 25 13.13	Seeding for Erosion Control	40 73 13	Pressure Gauges
31 32 19.15	Geotextile	40 80 00	Commissioning of Process Systems
31 37 00	Rock Riprap	40 90 01	Instrumentation
<u>Division 32 – Exterior Improvements</u>		40 90 02	Supervisory Control and Data Acquisition
32 92 13	Hydro-Mulching	<u>Division 41 – Material Processing and Handling Equipment</u>	
<u>Division 33 – Utilities</u>		41 22 23.26	Trolley Hoists
33 01 02	Piping Specialties	<u>Division 44 – Pollution and Waste Control Equipment</u>	
33 01 03	Support and Hangers	44 42 56.04	Submersible Pumps
33 05 01.02	Ductile Iron Pipe and Fittings	44 42 56.13	Progressing Cavity Pumps
		<u>Division 46 – Water & Wastewater Equipment</u>	
		46 07 53	Packaged WWT equipment
		46 21 14	Mechanically Cleaned Bar Screen
		46 21 73	Screenings Washing and Compacting Equipment
		46 23 23	Vortex Grit Removal Equipment
		46 33 33	Polymer Blending and Feed Equipment
		46 66 56	UV Disinfection System

3.2 Drawings as Follows:

G1 through G7, G-S1 through G-S2, G-A1 through G-A2, G-H1, C-1 through C-32, LS-D1 through LS-D4, LS-1, LS-M1 through LS-M5, LS-S1 through LS-S8, GR-1, GR-M1 through GR-M4, GR-S1 through GR-S8, GR-A1 through GR-A3, AUC Group SEQ:95, AUC Group SEQ:100, PP-M1, PP-S1, PP-H1, UV-1, UV-M1, UV-S1 through UV-S4, SLD-1, SLD-D1, SLD-M1 through SLD-M4, SLD-S1, EB1-S1 through EB1-S2, EB1-A1 through EB1-A3, EB1-H1, EB2-S1, EB2-A1 through EB2-A3, EB2-H1, PI-1 through PI-8, E-1 through E-37, SD-1 through SD-10, SD-S1 through SD-S3, SD-H1, SD-A1 through SD-A2

3.3 SCOPE OF WORK INCLUSIONS AND EXCLUSIONS – See the following Appendices for reference information:

Appendix A – AW Sample Subcontract
Appendix B – Geotechnical Information

This package is for the turnkey construction of this WWTP expansion, with the exception of the purchase and installation of the packaged plant equipment shown in the plans and further below. Package 2 contractor is responsible for the underslab work and the concrete foundation, as well as all coordination with the CMAR and Package 1 contractor for a complete and usable facility. Limits of construction between Package 1 and Package 2 contractor are further delineated on the plan set.

A. Also Included, but not limited to:

1. All labor, material, equipment, insurance, site specific safety plan, QC plan, supervision, Bonds & Insurances, testing, and clean-up to furnish and install complete expansion per contract drawings and specifications.
2. Mobilization and Demobilization, including temporary facilities as necessary.
3. Coordination and Assistance for Start-up and Commissioning of Package Plant, as it pertains to Package 2 scope of work.
4. Start-up, Commissioning, and Training for all facilities within Package 2 scope of work
5. Connections to and from the overall facility grit effluent splitter box to package plant influent splitter box.
6. Connections from the package plant secondary clarifier effluent to the overall facility UV disinfection process.
7. Connections from the package plant aerated sludge holding tank to the overall facility dewatering feed pumps.
8. Connections from package plant to plant drain system.
9. Site work such as excavation and grading.
10. All foundations and concrete equipment pads, including pipe support and stair landing pads.
11. Non-potable yard piping to package plant and rail mounted utility stations at package plant.
12. All yard piping, including gravity line to the screening facility, force main to grit facility, clarified effluent piping from each package plant tank, outfall piping, non-potable water piping, plant drain lines, etc.
13. Electrical service from the Pkg 2 Contractor supplied motor control center to the package plant.
14. All electrical work, including installing the control panels furnished by the Package 1 Supplier (AUC), and providing all conduit and wiring.

B. Specific Exclusions:

1. Design of the two train, fully functional Municipal Wastewater Treatment Plant to include:
 - a. Tank Structures - with stairs, service walkways & handrail
 - b. Flow Splitter Box
 - c. Aeration Basin - steel tank structure
 - d. Final Clarifier - steel tank structure
 - e. Aerated Sludge Holding Tank - steel tank structure
 - f. Diffuser System - coarse bubble diffuser system and air supply piping
 - g. Blower System
 - h. Provisions for instrumentation and control
 - i. Design of structural foundation for package plants and blowers
2. Field assembly and installation of all AUC supplied components, with the exception of line item 14 above.
3. Field coatings of AUC supplied items.
4. Perform clear water test of Packaged Plant
5. Commission and place the packaged wastewater treatment plant into fully functional service.

6. Liquid piping and valves within AUC's basins of treatment units and between AUC's treatment units
7. Air piping from AUC's blowers to all necessary equipment within package plant requiring air.
8. Pumps (airlift or other) within Packaged Plant System
9. Equipment necessary for the mixing system used in the activated sludge selector zone.
10. Control Panels for Package Plant
11. Programming for Packaged Plant
12. Performance Testing for Packaged Plant

ARTICLE 4: PROPOSAL FORM

Item No.	Description	Qty	Units	Price in Figures
1	Furnish Storm Water Plan and Materials, Install and Maintain	1	LS	<u>\$22,300.00</u>
2	Trench Safety	1	LS	<u>\$25,000.00</u>
3	Furnish and Install WWTP Expansion	1	LS	<u>\$23,467,100.00</u>
4	Performance & Payment Bond	1	LS	<u>\$0.00</u>

Additional Year Warranty (per year) \$35,000.00

Grand Total Bid Amount \$ \$23,514,400.00 (Figures)
Twenty three million five hundred fourteen thousand four hundred Dollars
 and zero cents (Written)

The Grand Total Bid Amount shall be presented both in words and figures for the total bid amount under Proposal Form 1. In the event of discrepancy, the unit price amount shown in words shall dictate. ***Owner reserves the right to accept the overall most responsible price proposal.***

VALUE ENGINEERED SUGGESTIONS:

If native material can be used for below grade wall
backfill in lieu of select fill

VALUE ENGINEERED COST DEDUCT:

<\$125,000>

ARTICLE 5: EQUIPMENT VENDOR SELECTIONS

Specification	Description	Manufacturer
26 24 13	Switchboards	1. ABB / General Electric 2. Eaton 3. Siemens 4. Square D
26 24 19	Motor Control Centers	1. Siemens, tiastar 2. GE, Spectra Series 8000 Line 3. Square D, Model 6 MCC 4. Eaton
26 29 23.11	Low Voltage Variable Frequency Drives	1. Eaton 2. Rockwell 3. Siemens
26 32 13	Packaged Engine Generators	1. Caterpillar 2. Onan Corp / Cummins 3. Other Qualified as Submitted – Name - _____
26 36 00	Automatic Transfer Switches	1. ASCO 7000 series 2. Eaton 3. Russel Electric 4. ABB / Zenith
40 90 02	SCADA Installers	1. Wallace Electric & Controls 2. Prime Controls 3. Richardson Logic Control
44 42 56.04	Submersible Pumps	1. Flygt 2. KSB 3. Sulzer
44 42 56.13	Progressing Cavity Pumps	1. Moyno/Monoflo 2. Seepex

46 21 14	Mechanically Cleaned Bar Screen	1. Headworks, Inc – Model MS 2. Huber Technology – RakeMax 3. Vulcan Industries – VMR-36
46 21 73	Washer/Compactor	1. Headworks, Inc 2. Huber Technology 3. Vulcan Industries
46 23 23	Vortex Grit Removal	1. Smith and Loveless
46 33 33	Polymer Blending System	1. UGSI Chemical Feed (Polyblend) 2. Velocity Dynamics (VeloDyne)
46 66 56	UV Disinfection System	1. Trojan UV Signa 2. Wedeco Duron UV
46 76 00	Sludge Dewatering Equipment	1. FloTrend 2. AquaZyne 3. Spectrum

ARTICLE 6: SIGNATURE

Respectfully submitted,

By: Jeff Polak Title: Business Group Leader

Address: 1411 Greenway Drive, Irving, TX 75038



(SEAL)

If Proposer is Corporation

Date: 9-6-2023



City of Alvarado

CMAR Alvarado WWTP 0.8 MGD Expansion

4.0 – QUALIFICATIONS



Qualifications for

CITY OF ALVARADO - 0.8 MGD WWTP EXPANSION

Proposal Package 2 - Alvarado 0.8 MGD WWTP Expansion

September 6, 2023

SUBMITTED BY:

Archer Western Construction, LLC

1411 Greenway Dr.

Irving, Texas 75038



SUBCONTRACTOR QUESTIONNAIRE

SECTION 1 - EXPERIENCE AND PERFORMANCE

ORGANIZATION GENERAL INFORMATION

COMPANY NAME	Archer Western Construction, LLC
ADDRESS THIS CONTRACT WILL BE MANAGED FROM	1411 Greenway Drive, Irving, TX 75038
PRIMARY CONTACT	Jeff Polak
TITLE	Program Manager
PHONE	972-457-8500
EMAIL	jpolak@walshgroup.com

INDICATOR OF ORGANIZATION SIZE

Average number of current full time employees	869+ (Texas Region)
Average number of current full time employees in DFW Area	500+

CONSTRUCTION EXPERIENCE

List 3 most recent projects with original contract value and final contract value

Project Name	Owner	Original Contract Value	Final Contract Value
1. Riverbend WRP Expansion CMAR	UTRWD	\$30,899,276	\$31,703,995
2. Wilson Creek RWWTP Headworks Improvements	NTMWD	\$43,840,800	\$44,295,781
3. Village Creek WRF Biosolids Management	City of Fort Worth	\$32,588,779	\$32,588,779

REFERENCES

Provide 3 references and contact information from projects in the past 5 years

1. NAME:	Kurt Staller, Asst. Director Engineering and Construction
COMPANY:	UTRWD
PHONE:	972-219-1228
2. NAME:	Joe Joplin, Project Manager
COMPANY:	NTMWD
PHONE:	972-442-5405
3. NAME:	Steve Nutter, Project Manager
COMPANY:	City of Fort Worth
PHONE:	817-392-4965

PERFORMANCE

Has your company ever been terminated from any past projects?	N/A
If so, please list project and explanation at the back of this section.	

PAST EXPERIENCE WITH CITY OF ALVARADO, FNI, AW

Project Name	General Contractor
1. AW completed our first job with Freese & Nichols in 1997. Since then, we have partnered with them on over	
2. 100 projects and \$855M of work.	
3. Since AW's establishment in the TX region in 1995, we have completed over 400 projects as a construction	
4. manager, general contractor, and design-builder of choice for many municipal, public, and private clients.	
5.	

SEE ATTACHED LOG OF COMPLETED PROJECTS WITH THESE FIRMS IN THE PAST 5 YEARS.

TEXAS AREA

COMPLETED PROJECTS WITHIN THE LAST 5 YEARS

Job Name	Location	Original Contract Amount	NTP/ Contract Date	Completed/Current	Owner Information				Engineer Information				Actual/Current Dates		% of work self
					Owner	Contact Name	Contact Number	Email Address	Engineer	Contact Name	Contact Number	Email Address	Substantial	Final	
CMAR - Lower Bois d'Arc Reservoir Description	Bonham, TX	\$ 990,467.00	5/28/2015 / 4/26/18	\$ 218,482,993.00	North Texas Municipal Water District	Steve Long Project Manager	214.546.1443	slong@ntmwd.com (now with FNI)	Freese and Nichols	Adam Payne	210-833-1350	ap@freese.com	8/2/2022	6/1/2023	20%
NTMWD selected AW as the Construction Manager at Risk to implement a program for the design and construction of the Lower Bois D'Arc Creek Reservoir. This was the first major reservoir to be built in Texas in nearly 30 years. The lake will serve a growing population of 1.7 million North Texans. One phase of this program was the construction of a dam across the Lower Bois D'Arc Creek. The dam consists of an earthen embankment approximately 2 miles long and 90 feet tall at its highest point with a soil bentonite cutoff trench in the foundation and the upstream face of the dam protected by soil cement. There is an uncontrolled three cycle labyrinth spillway with a 1,500 foot wide emergency spillway and a reinforced concrete water supply intake tower that will feed the water supply pump station located on the downstream side of the dam. Additional components to the Reservoir include a raw water pump station, 35 miles of untreated water pipeline, a water treatment plant in Leonard, TX, 25 miles of treated water pipeline, roadway and bridge improvements. As the CMAR, AW oversaw a subcontractor in laying three miles of 90-inch pipe as a bid package to the program. During construction, specific phasing needed to occur to ensure the pipeline was installed under the Spillway structure at an early phase of the project to avoid any schedule delays. Working directly with that subcontractor and their pipe supplier, the project team was able to procure and install the 90" pipe ahead of schedule during the critical initial phasing of the project.															
CMAR - Lower Bois d'Arc Wetlands Mitigation Description	Bonham, TX	\$ 1,339,338.00	7/28/2015	\$ 3,311,088.00	North Texas Municipal Water District	Steve Long Project Manager	214.546.1443	slong@ntmwd.com (now with FNI)	Freese and Nichols	Murphy Parks	817-735-7300	mhp@freese.com	5/30/2018	5/30/2018	0
NTMWD has chosen AW as the Construction Manager at Risk for the Aquatic and Terrestrial Mitigation Project which will consist of the following: heavy civil construction, vegetation plantings, vegetation control and irrigation, etc. for the restoration of approximately 3500 acres of forested wetland, 1000 acres of emergent wetland, 535 acres of bottomland hardwoods, 325 acres of shrub wetland, 330 acres of grasslands, and 247,000 LF of streams.															
Plum Creek Watershed Floodwater Retarding Structure Site No. 6 Description	Kyle, TX	\$ 7,296,090.00	10/21/2015	\$ 7,869,517.00	Plum Creek Conservation District	Johnnie Halliburton	512-617-3100	jhalliburton@pccd.org	Freese and Nichols	Dustin Mortensen	512-617-3137	dgm@freese.com	10/30/2018	10/30/2018	88%
Construction of the Plum Creek Watershed Floodwater Retarding Structure Site No. 6 include the following major items: Sediment filters - 1600 LF; 20 Acres of top soil, rototilling, mixing and hydro mulch along with irrigation piping; mass excavation including in lake- 85,000 CY; earth fill - 49,200 CY all zones; drain fill - 3,960 CY all fillers; topsoil - 22,000 SY; lime treated base - 1,000 CY; furnish & handle 60 tons lime; structural concrete - 6,980 CY; concrete pipe cradle - 76.5 CY; reinforcing steel - 994,000 lbs.; reinforced concrete pressure pipe 42" ID - 197 LF; plastic pipe - 2443 LF; geotextile 2,500 SY; rock rip rap - 1,710 tons; metal beam guard fence - 120 LF; fencing chain link & barbed wire - 2,250 LF; box culverts - 277 LF; HMAC Type C & D - 1,250 tons; flex base 1,915 CY; asphalt driveway - 197 SY; pavement marking type I & II - 11,200 LF, 1,000LF of perforated drain piping placed under dam perfectly encased in 18" square sand trench using specially designed trench box.															
SAWS - Leon Creek Water Recycling Center Description	San Antonio, TX	\$ 11,138,000.00	3/1/2016	\$ 11,501,999.00	San Antonio Water Systems	Angel Morales-Vazquez	210-233-3754	angel.morales-vazquez@saws.org	Freese and Nichols	Trooper Smith	210.298.3800	tws@freese.com	11/22/2017	1/19/2018	65%
Rehabilitation and installation of all necessary appurtenances for full automation of the Aeration Basin and Chlorination/Dechlorination Systems; installation of a blow off valve assembly on the 60-inch main air header line; replacement of all membrane diffusers, air grid piping, drop legs, and basin headers for Aeration Basins 1-15; replacement of all coarse bubble diffusers, air grid piping, drop legs in aeration basin mixing chamber and influent channel; installation of two (2) new air headers for influent channel and mixing chamber coarse bubble diffusers; rehabilitation of Final Clarifiers 1-4; replacement of all concrete cracks in Final Clarifiers 3-4; replacement of weirs and baffles for Final Clarifiers 5-7; construction of a blower enclosure; and installation of ammonia analyzers. Owner initiated changes included electrical modifications, credits for equipment selections and materials, asphalt paving additions, and unit price grit removal.															
Dallas CWWTP Effluent Pump Station Rehabilitation Description	Dallas, TX	\$ 11,663,700.00	10/24/2016	\$ 11,663,700.00	Dallas Water Utilities	Regina Stencel	214-948-4543	regina.stencel@dallascityhall.com	Freese & Nichols	Erin Flanagan	214-217-2261	ecf@freese.com	1/8/2019	2/25/2019	49%
The Effluent Pump Station Rehabilitation project was located within the City of Dallas Central Wastewater Treatment Plant. It included all work necessary to rehabilitate the existing effluent pump station and improve on associated items. Five of the six existing vertical turbine pumps had to be taken out of service one at a time to be rehabilitated, because the effluent pump station had to remain online with sufficient pumping capacity during construction. New motors were installed on all six pumps. Concrete repairs were performed in the effluent wet well and two new gates were installed to better isolate the wet well. The effluent weir plate bulkhead at the outfall structure was also replaced. New instrumentation was installed for reading wet well and outfall water levels. Now effluent sample pumps were also installed along with new sample line analyzer equipment. At the electrical building, architectural elements were improved including reroofing and replacing doors. All MCCs were replaced and the three existing mag drives were replaced by three new VFDs. Two new PLCs were also installed for this station. New electrical duct banks, LCPs, vista switches, and transformers had to be installed, as well, along with modifying their concrete foundations. Before the effluent pump station, there is an aeration basin where a floating pump was replaced by two new submerged aerators. As Archer Western proceeded to rehab the Effluent Pump Station at Dallas Central WWTP, the station had to remain online throughout the duration of the project. There are six pumps at this station, five of which had to be sent away to be refurbished. One of the constraints of this project was to have five pumps operational at any given time. This constraint, in turn, only allowed Archer Western to send off one pump at a time. The refurbishment time was extended when it was found that a few of the existing pumps had cracked stator cases. To improve the schedule after this finding, Archer Western improvised a way to use an old pump which was removed from another recent rehab project as a temporary pump. This temporary pump installation then allowed two pumps to be sent for refurbishment at the same time. Using the resources Archer Western had and applying some creative thinking, the project schedule was improved and the Owner was pleased by Archer Western's efforts.															
Drainage Improvements WTP No. 2 Description	Wylie, TX	\$4,015,283	10/10/2016	\$ 4,182,708.00	North Texas Municipal Water District	Brett Buff	972-442-5405	bbuff@ntmwd.com	Freese & Nichols	Katie Hogan	214-217-2261	kmh@freese.com	4/30/2018	6/28/2018	88%
Construction of approximately 900 LF of box culvert storm drainage system varying from 12' x 4' sections to 10' x 8' sections of both precast Reinforced Concrete Boxes and cast-in-place box culvert. The depth of bury varied from 5ft to 15ft at the box culvert. Crews laid, tested & completed 500 LF of PCCP 36" waterline during a two-week shutdown window. The waterline was laid simultaneously with demolition operations & installation of precast box culvert. 400 LF of cast-in-place reinforced concrete lined channel was placed to collect and direct stormwater from multiple locations across the Water Treatment Plant. Project also included upgrades to fencing & gates, 5,700 SY of roadway reconstruction & parking, along with new light poles & bollards.															
NTMWD WTP III & IV Reservoir Clearwell & Baffle Improvements Description	Wylie, TX	\$ 2,302,000.00	1/10/2017	\$ 310,800.00	North Texas Municipal Water District	Kimberly Luker	972-442-5405	kluker@ntmwd.com	Freese & Nichols, Inc.	Jan Jenks	214-217-2236	jsj@freese.com	11/20/2017	11/22/2017	38%
The project consisted of baffle modifications on two reservoirs at Wylie WTP III & IV. Work included the patching of all openings of perforated CMU baffle walls, to achieve a solid wall. Each reservoir was drained & isolated separately to perform the work necessary inside each structure; each of the two structures were completed in 3 or 4 days but several months apart to accommodate WTP capacity requirements, and multiple complications involving isolation and dewatering operations. The first clearwell was isolated, drained, repaired, disinfected, tested, and back in-service July 2017; while the second clearwell was completed in November 2017.															
Lubbock Pump Station No. 10 Description	Lubbock, TX	\$ 10,431,527.00	3/23/2017	\$ 10,407,593.00	City of Lubbock	John Turpin Chief Water Engineer	806-775-2342	jturpin@mail.ci.lubbock.tx.us	Freese & Nichols, Inc.	Mearl Taylor	682-438-5469	mdt@freese.com	12/27/2018	2/27/2019	65%
Work on Pump Station No. 10 included the following: Demo of existing Pump Station, repair of 7.0 MG ground storage tank, installation of temporary by-pass and piping, excavation and earthwork; construction of Pump Station foundation and building superstructure; installation of Pump Station equipment and piping, including pumps, motors, variable frequency drives, pump control valves, interior piping and valves, motor cooling water systems, floor drains, plumbing systems, switchgear, motor control centers, instrumentation and controls; installation of HVAC systems, yard piping, Pump Station utilities, parking areas, fences and other site modifications. Scope included dewatering and asbestos abatement.															
Originally, this hard bid project came in over budget. The Owner and Engineer asked for value engineering ideas from Archer Western and our electrical subcontractor in order to bring the project within budget and allow it to be awarded. AW developed a proposal to eliminate scope that was not required for the operation of the facility, along with revisions to the specified materials lists. With the Owners and Engineers input and approval, the project was brought within budget. One of the most significant offerings was a revised demolition plan that utilized a much reduced engineered shoring scheme; thus, allowing the removal of the existing facility in less time and at a lower cost. While AW still completed a deep excavation with beam and lag shoring, along with an elaborate 9-well dewatering system, the overall footprint was reduced, which in turn reduced the overall risk and exposure. During this renovation and rebuild project, AW encountered quite a few existing operational systems that originally were intended to be left alone. In our work, we uncovered large diameter valves 36" and larger that were inoperable and of no use to the plant operations. We were able to work with the engineer and Owner to correct the deficiencies and stay within their revised budgets.															
Edmond Spring Creek Lift Station Description	Edmond, OK	\$ 11,513,872.00	7/1/2017	\$ 11,950,281.00	City of Edmond, OK	Kris Kniefing	405-216-7696	Kris.Kniefing@edmondok.com	Freese and Nichols	James Johnson	405-607-7060	jjk@freese.com	3/12/2019	1/2/2020	77%
Dewatering for excavation; Piles to support the new lift station; New lift station with 5 pump slots but only 3 pumps installed. A new electrical/ mechanical/ chemical building with restroom, complete with electrical equipment, geothermal HVAC equipment, odor control equipment (pumps, cone, 2 oxygen generators and other appurtenances supplied by the manufacturer). Onsite soils meeting Class 4 may be used. Contractor shall import additional fill as needed to bring the site up to grade. As fill is placed, 2 piezometers and 2 settlement indicators shall be installed and monitored for at least one month, or longer as directed by the Engineer, prior to installing the yard piping.															
Prosper - Custer Road Pump Station Description	Prosper, TX	\$ 613,200.00	4/16/2018	\$ 624,930.00	Town of Prosper	Chris Kubala	214-250-7601	Chris.Kubala@prospertx.gov	Freese & Nichols	Clayton Barnard	972-639-8020	ccb@freese.com	3/25/2019	4/25/2019	79%
Project consists of furnishing all labor, materials and performing all work necessary for the construction of the Custer Road PS Expansion including but not limited to the addition of a 4,750 gpm potable water vertical turbine pump in an existing pump can; machining the top of the existing can; associated piping, valves and appurtenances; associated motors, selected driver, controllers and electrical equipment; associated instrumentation and limited SCADA/ control provisions; and modifications to the five (5) existing pump control valves in accordance with the project manual.															
Leonard WTP Bid Package 6.3 RWPS Description	Honey Grove, TX	\$ 70,631,350.00	11/1/2018	\$ 77,951,841.00	NTMWD / Garney	Aliza Caraballo	469-626-4730	acaraballo@ntmwd.com	Freese and Nichols	Corey Anderson	972-948-1019	Corey.Anderson@freese.com	7/29/2022	11/1/2022	72%
The Raw Water Pump Station is located downstream of the LBCR Dam embankment between the dam and the service spillway. The Pump Station includes side suction, horizontal split-case pumps with 48" suction from a pipe header and 48" discharge to a similar pipe header, located within a dry, below grade pump room. The 290' x 80' pump vault will accommodate a build-out of nine (9) pumps and all associated appurtenances and equipment. The initial pump installation consists of three (3) 50 MGD pumps at 250' TDH, operating with AFD's. The Pump Station also includes the 90" discharge pipeline, 2 ea. 78" Raw Water supply pipes; flow meter, 30" bypass piping, reservoir release outlet valves and pipe, pump and electrical building, and other infrastructure to support the Pump Station.															
CRWS Phase VI Rehabilitation - Sub to FSG Description	Dallas, TX	\$ 2,500,000.00	1/1/2019	\$ 2,764,003.00	FSG Electric (GC, we are a sub)	Shawn Adkins	214-287-9809	shawn.adkins@fsg.com	Freese and Nichols	Erin Flanagan	214-217-2200	ecf@freese.com	2/15/2022	3/1/2022	95%
Archer Western performed as a Subcontractor to FSG Electric on the TRA Phase VI Rehabilitation Project at the Central Regional Wastewater System in Dallas, TX. The project included construction of the following: Replacement of main switchgear No. 2 and new conductors throughout the project; Replacement of transformers at Blower Building No. 3 and construction of new switches; Modifications to waste activated sludge pump discharge headers and flow metering at Pump Station 13A; Foul air demolition and modifications at Headworks B. Archer Western performed excavation services for electrical duct banks for FSG. A series of tap can pads were also installed for the project. We did GPS Survey of new installed electrical and structures that were installed.															
Cedar Park Water Reclamation Facility Headworks Rehab Description	Cedar Park, TX	\$ 471,080.00	7/1/2019	\$ 442,475.00	City of Cedar Park	Michael Huber	512.401.5586	Michael.Huber@cedarparktexas.gov	Freese & Nichols, Inc.	Coby Gee	512.617.3100	coby.gee@freese.com	2/28/2020	6/19/2020	82%
Rehabilitation of existing Water Reclamation Facility Headworks, including the following: Demolition of existing manual and automatic bar screens and drip pans. Installation of new screenings washing press. Construction of new PVC non-potable water line. Construction of new access platforms, stairs & handrails. Demolition of existing paving, construction of new concrete driveway and retaining wall. Miscellaneous site grading, electrical & SCADA work. The plant had to remain operational at all times through the existing headworks facility. Sequencing allowed for either the bypass channel or the automated screen to be in service while AW worked on the rehab in the opposite area. Upon installation of the new discharge chute, City Staff initiated a change to extend the chute to allow for easier access to the bagging assembly and the dumpster.															

TEXAS AREA

COMPLETED PROJECTS WITHIN THE LAST 5 YEARS

Job Name		Original Contract Amount	NTP/ Contract Date	Completed/Current	Owner Information	Contact Name	Contact Number	Email Address	Engineer Information	Contact Name	Contact Number	Email Address	Actual/Current Dates	% of work self		
Location													Substantial	Final		
Leonard WTP - High Service Pump Station Excavation - sub to Garney Description		Leonard, TX	\$ 874,850.00	5/21/2019	\$ 874,850.00	Garney Construction	David Burkhardt	816-853-1722	dburkhardt@garney.com	Freese & Nichols	Jerry Taylor	214-920-2500	jlt@freese.com	9/1/2019	12/2/2019	100%
Archer Western performed as a Subcontractor to Garney Construction, who is the CMAR on the Leonard Water Treatment Plant Work being performed for North Texas Municipal Water District. This was a qualification based proposal. AW was selected from 3 proposers who submitted. Scope of this project included: Approx. 45000 cubic yards of clay excavation; Approx. 55000 cubic yards of rock excavation; and an Excavation safety plan. Spolls from the excavation were hauled to an onsite stockpile using articulated off-road dump trucks. Archer Western provided no permanent materials for this project. The excavation was an early out package for the CMAR. A later package was bid for the pump station construction.																
Fort Worth EMWTP HSP-H-20 and Hydro Tank Project Description		Ft. Worth, TX	\$ 1,023,700.00	12/2/2019	\$ 1,075,999.00	City of Fort Worth	Dena Johnson	(817) 392-7866	dena.johnson@fortworthtexas.gov	Freese and Nichols	Charles Erwin	817-735-7212	charlie.erwin@freese.com	1/22/2021	2/9/2021	75%
The work at Eagle Mountain Water Treatment Plant HSP-H-20 and Hydro Tank consisted of installing a new 3-MGD pump, a new hydropneumatic tank, and replacing discharge piping on two existing pumps. Work on the new high service pump included installing a new motor and variable frequency drive. New discharge piping installed on both the new pump and two existing high service pumps included a motor controlled ball valve, air release valves, and a check valve after each pump. A new hydropneumatic tank was also installed next to an existing hydropneumatic tank and the work entailed installing new air piping, underground water piping/taps, and a new air compressor. Both tanks had to be tied together to make a common air line.																
Village Creek WRF - DBO Biosolids Description		Ft. Worth, TX	\$ 32,588,779.00	12/16/2019	\$ 32,588,779.00	City of Fort Worth	Steve Nutter	817-392-4965	steve.nutter@fortworthtexas.gov	Freese and Nichols	Chad Simmons	817-735-7300	Chad.Simmons@freese.com	7/1/2022	10/10/2022	75%
Archer Western has entered into a Teaming Agreement with Synagro Technologies, Inc., Andritz Separation, Inc. and Freese and Nichols to design, build, and operate the Village Creek Water Reclamation Facility Biosolids Management and Beneficial Reuse Facility located at the Biosolids Processing Facility Site, for the City of Fort Worth																
Lake Lewisville WTP Phase II Imp Description		Denton, TX	\$ 15,588,880.00	11/15/2019	\$ 15,604,391.00	City of Denton	Brian Smith	940-349-7627	Brian.smith@cityofdenton.com	Freese and Nichols	James Naylor	817-735-7300	james.naylor@freese.com	6/10/2022	8/1/2022	62%
Major work will consist of the following: 1) Miscellaneous improvements at the Lake Lewisville WTP included construction of a new 4866 sq.ft. Admin Bldg. and 1700 sq.ft. High Service Electrical Building; architectural and other renovations at the Operations Building; Filter Building, Chemical Building and High Service Pump Station; various valve replacements and other piping improvements including offsite valves near the plant site; electrical switchgear replacement and other electrical improvements. Road & parking improvements, SCADA and Security Improvements, various HVAC and plumbing improvements. 2) Improvements at the Lake Lewisville Raw Water Pump Station site included replacement of main electrical transformer; modifications to the lower intake structure (submerged); construction of a new 996 sq.ft. Chemical Feed Bldg.; replacement of various valves and other piping improvements; architectural, ventilation and other improvements to the Pump Building; construction of a new potable water supply line, approximately 840 feet of 8" and 2" piping. 3) Improvements at the Lake Ray Roberts Raw Water Pump Station site included construction of a new 980 sq.ft. Chemical Feed Building and related piping improvements; construction of a new potable water supply line; approximately 28700 lineal feet of 4" and smaller piping.																
Gate Installation at Lower Bois d'Arc Description		Honey Grove, TX	\$ 990,274.00	2/1/2020	\$ 935,820.00	GC - Phillips & Jordan	Wendell Durham	813-783-1132		Steve Long Project Manager	214.546.1443	slong@ntmwd.com (now with FNI)	11/1/2021	2/1/2022	100%	
Archer Western performed as a Subcontractor to Phillips & Jordan. There were 4 different areas of work being performed on this contract. 1. The installation of 16 gates at the Lower Bois d Arc Reservoir. 10 gates were located at the Intake Tower. There were 5 gates at different elevations on each half of the intake structure. 4 gates were located at the labyrinth weir dam. 2 on each end. 2 gates were located at the stilling basin of the exit channel. 1 on each wing wall. 2 Excavation, Building and Backfilling of the onsite Meter Vault. Meter vault was a 24 X 24 X 15' tall cast in place valve vault that houses the 66" flow meter for the Lower Bois D'arc Creek Program. 3. DLB a 60" and 30" Raw Water pipes, excavate, build, backfill Headwall structure and installation of 2 Duckbill Check Valves We completed approximately 150 LF of 60" RCP and 30" C900 PVC pipe. This was a continuation of pipes that we were also installing under a separate contract. 4.Modifications to the existing Outfall structure at the Lake Bonham Dam. Miscellaneous modifications to the exit structure of the Lake Bonham Dam. Structure was modified as construction progressed.																
Lake Arlington Raw Water Pump Station Description		Arlington, TX	\$ 20,716,377.00	6/1/2020	\$ 20,650,320.00	City of Arlington	Emily Hannon	817-459-8635	Emily.Hannon@arlingtontx.gov	Freese & Nichols	Charles Erwin	817-735-7212	charlie.erwin@freese.com	4/17/2022	5/16/2022	58%
The Lake Arlington Raw Water Pump Station Shared Operations Improvements project consists of removing and installing new pumps, electrical gear, and instrumentation. The pump station consists of 6 vertical turbine pumps. Three of them will serve for City of Arlington, (CoA), and the other three will serve for Trinity River Authority, (TRA). Although the design and principles of the pumps are similar, the TRA pumps will have a slight advantage as to how many MGD's they are capable of pumping due to TRA's larger need. Project also consisted of expanding the electrical building to house all the new electrical gear. The electrical building expansion is about 750 S.F. and houses TRA's portion of electrical equipment such as VFD's & PLC cabinet. There are two air handling units each rated at 50 tons to chill the electrical building. These air handling units are housed on a concrete pad adjacent to the electrical building extension. Another new structure built under this project is a containment structure for a copper sulfate tank. The 10' diameter tank is capable of holding about 7,050 gallons. The copper sulfate is injected into the 60" discharge pipe in the pump station and wet well to combat zebra mussels. Furthermore a 10'x45' concrete pad was built to house a portable generator that was relocated from TRA's old pump station on site to the new pad. This serves as a backup for TRA to run all electrical equipment & pumps in case of power failure. Following these visible/above ground upgrades to the site there was also have roughly 350 L.F. of buried 60" steel pipe installed. This steel pipe tied into a pigging wye and run all the way back into the header pipe coming out of the pump station building. Throughout this run of pipe, there were other items to be installed such as a 60" buried service butterfly valve and combination air relief check valves located within manholes. All this work was done during pre-sel milestone dates/ shutdown periods to avoid effects on the supply of water. Last major scope of work was performed across the street from the LARWPS at the Pierce Burch Water Treatment Plant. At PB, a 13' deep concrete vault was installed to house a new 54" magnetic flow meter. To do this, the existing pipe was replaced with a new segment of pipe and the flow meter. Additionally, two 54" pipe joints were replaced adjacent to the structure at a depth of 10'. The work was completed during plant shutdown to avoid impact on plant operations.																
Leonard WTP - Dam Maintenance Facility Description		Honey Grove, TX	\$ 7,460,000.00	9/7/2020	\$ 8,478,278.00	Garney Construction	Mark Miner	214-304-9776	mminer@garney.com	Freese & Nichols	Adam Payne	817-735-7300	ap@freese.com	9/29/2022	1/23/2023	72%
The work includes the construction of a Dam Maintenance Facility and a Dam Warehouse/Workshop to support the new Lower Bois d Arc Reservoir. Work also includes parking, sitework and site pavement.																
Low Head C Pump Station Description		Lubbock, TX	\$ 8,540,415.00	11/1/2020	\$ 8,468,982.00	City of Lubbock	Jessie Montes	806-775-2572	jmontes@mail.ci.lubbock.tx.us	Freese and Nichols	Michael McBee	469-236-6422	Michael.McBee@freese.com	7/1/2023	10/1/2023	63%
Construction of the Low Head C Pump Station consists of the following major items: 1) Excoavation, earthwork, compacted fill placement and site grading. 2) Construction of pump station foundation and building superstructure. 3) Installation of pump station, equipment and piping, including but not limited to pumps, motors, variable frequency drives, pump control valves, interior piping and valves, floor drains, plumbing systems, switchgear and motor control centers, other general electrical work, instrumentation and control, HVAC systems and miscellaneous work associated with the above and as shown on the drawings or as specified. 4) Construction of yard piping and associated appurtenances. 5) Installation of pump station utilities, including telephone, water, sewer and electricity. 6) Construction of pavement extension and other site modifications as shown on the drawings, including fence repair and modifications to the existing gate.																
Frisco Reuse Pump Station Improvements Description		Frisco, TX	\$ 13,229,685.00	2/15/2021	\$ 13,315,682.00	City of Frisco	Shawn Halle	972-292-5437	Shalle@friscotexas.gov	Freese and Nichols	Clayton Barnard	972-624-9207	ccb@freese.com	8/1/2023	9/1/2023	69%
The project includes the construction of a new Stewart Creek Reuse Pump Station (SCWRPS) and improvements to the Panther Creek Reuse Pump Station (PCRPS), both will provide reuse water to the Lower Pressure Plane Service (LPPSA) area and will pump flow to fill the ground storage tank at Frisco No. 2. The design of the SCWRPS includes four, 400 HP vertical turbine pumps to serve the LPPSA and four 100 HP vertical turbine duty pumps for the Cowboy Pressure Plane Service Area (CPPSA). Additionally, the Cowboys Pressure Plane will be supported by a pair of jockey pumps to maintain system pressure. The SCWRPS will include all related reuse wet well, diversion piping, reuse pumps and related appurtenances, valves and piping, electrical and instrumentation, architectural building for the pump and electrical rooms, HVAC, plumbing, access pavement, a chemical bulk storage, containment and pumping system and related civil items.																

SUBCONTRACTOR QUESTIONNAIRE

SECTION 2 - PROPOSED PROJECT MANAGER

Please see attached resume for PM Michael Suarez

PROJECT MANAGER	
NAME	
YEARS OF EXPERIENCE AS PROJECT MANAGER	
NUMBER OF SIMILAR PROJECTS AS PROJECT MANAGER	

CURRENT PROJECT ASSIGNMENTS		
Project Name	Percent of time used on project	Anticipated completion date

PREVIOUS EMPLOYERS		
Company Name	Years Worked	Contact Name and Number

OWNER/GC REFERENCE CONTACT INFORMATION	
1. NAME:	
COMPANY:	
PROJECT:	
PHONE:	
2. NAME:	
COMPANY:	
PROJECT:	
PHONE:	

Michael Suarez

Program Manager



Years of Experience:

20 Years in the Construction Industry
20 Years with Archer Western

Education:

Bachelor of Science
Oklahoma State University
Civil Engineering

Additional Training:

- OSHA 30 Hour
- Competent Person
- First Aid, CPR, & Blood Borne Pathogens
- Crane Safety

Primary Language:

English

Technical/Managerial Experience & Job Description:

Michael has two decades of construction experience with a strong performance record executing various public works projects and delivery systems. Michael ensures optimal quality based on client's needs and oversees diverse contractor teams to produce timely completion within budget. As a Program Manager, Michael is directly responsible for all aspects of construction operations, including the establishment of management systems, close supervision over projects in progress, direct supervision of project management staff, preconstruction services, estimating, design management, value engineering, scheduling, and the preparation of quality control programs for Texas Regional projects.

Key Projects:

Rowlett Creek WWTP Effluent Filter Rehab - \$7.3M Project for the City of Garland * Completed April 2022 Contact: Mickey Butler * 972-205-2713

Construction of the Rowlett Creek WWTP Effluent Filter Rehabilitation Project consisted of the following major work items: 1) Demolition of existing traveling bridge filter equipment and the installation of a cloth filter system on each of the four filters and related yard process piping. 2) Installation of a canopy system covering the effluent filter basin equipment with monorails and hoists for lifting filter equipment. 3) **Concrete, metals, piping, valves, electrical, instrumentation, controls and appurtenances** associated with these items.

CMAR - Riverbend WRP Expansion Project - \$31.7M Project for Upper Trinity Regional Water District * Completed April 2019 Contact: Kurt Staller * 972-219-1228

New influent Pump Station sized for peak flow firm capacity with **VFD's; new Headworks** Facility including 15 MGD fine screens; one 20 MGD vortex grit basin with grit pump and classifier, one conveyor, washer/compactor, mods to SBRs to convert to ABs configured in an anaerobic/oxic (A/O) process, installation of 3 new 3500 SCFM blowers in a dedicated building. New secondary clarifier splitter box; two new 90' diameter secondary clarifiers with hydraulic suction header sludge collection; new RAS/WAS Pump Station and BioMag equipment **building**. New filter structure with 2 new 12-disc cloth media filter units; minor UV channel and weir mods to increase capacity from 14-20 MGD; mods to existing dewatering building to enclose for odor control; new bio-filtration odor control systems for the existing IPS, new IPS, **new HW facility** and existing solids handling building. **New yard piping** and mods to existing yard piping, **new main electrical building with new IPS VFD room** at approximately 1800 SF. New service transfer, diesel **generator**, new PLC's, instruments, **SCADA** programming; **new Admin. Building** with Lab and Control Room; **paving, grading, fencing & landscaping.**

Michael Suarez

Project Experience:

Program Manager 2022-Present

DWU Major Maintenance Project - \$25M for Dallas Water Utilities * Scheduled for Completion November 2024 Contact: Genesis Sturm * 214-948-4615

Thomas Harpool Regional WTP Diurnal Storage Pond - \$26.6M Project for Upper Trinity Regional Water District * Scheduled for Completion July 2024

Bachman-Eastside-Elm Fork Ozone System Improvements - \$36.4M Project for Dallas Water Utilities * Scheduled for Completion May 2023 Contact Kimberlie Brashear * 214-948-4249

Thomas Taylor RWTP HSPS and Stone Hill PS Pumping Improvements- \$13M Project for UTRWD * Scheduled for Completion November 2023 Contact: Adam McKnight 972-219-1228

Mesquite Paschall Park Odor Control - \$1.6M Project for the City of Mesquite * Scheduled for Completion December 2023 Contact: Ryan Williams 972-216-6201

Project Manager 2013-Present

DWU Forney Dam and Pump Station Improvements - \$32M for Dallas Water Utilities * Scheduled for Completion July 2024 Contact: Marc Cottingham * 214-948-4560

Timberbrook Pump Station - \$5.6M Project for Bloomfield Homes, LP * Scheduled for Completion March 2026

CMAR - South Mesquite Creek RWWTP Expansion- \$13M Project for NTMWD * Scheduled for Completion January 2025 Contact: David Clisch * 469-626-4721

Wilson Creek RWWTP Step Feed AB - \$9.5M Project for NTMWD * Scheduled for Completion June 2023 Contact: David Clisch * 469-626-4721

Stonehill Pump Station Discharge Valve Replacement and Tank Rehabilitation - \$1M Project for the Tower of Flower Mound * Completed April 2021 Contact: Brian Waltenburg * 972-874-6234

Rowlett Creek Effluent Filter Rehab - \$7.3M Project for the City of Garland * Completed April 2022 Contact: Mickey Butler * 972-205-2713

Previous Projects Continued:

Bachman WTP Lagoon - \$2.5M Project for Dallas Water Utilities * Completed November 2020 Contact: John Prince * 780-963-1484

Lake Lewisville WTP Phase II Imp - \$15.6M Project for the City of Denton * Completed June 2022 Contact: Brian Smith 940-349-7627

Village Creek WRF - DBO Biosolids - \$32.6M Project for the City of Fort Worth * Completed May 2022 Contact: Steve Nutter 817-392-4965

Thomas Taylor WTP Ozone Improvements - \$686K Project for Upper Trinity Regional Water District * Completed October 2020 * Contact: Elizabeth Boddicker 972.219.1228 ext. 8190

Rowlett Creek Lift Station - \$1.8M Project for the City of Garland * Completed September 2020 * Contact: Mickey Butler 972-205-2713

McKinney Lift Station Improvements - \$25M Project for NTMWD * Completed November 2022 Contact: David Clisch 972-442-5405

CMAR -UTRWD - Parallel Pipeline Project - \$40.4M Project for the Upper Trinity Regional Water District * Completed April 2022 Contact: Tom Snyder * 972.219.1228

Lake Spence, Sub to Acme - \$250K Project for ACME Electric Completed June 2020

TRA Phase VI Rehabilitation - \$2.7 Project for FSG Electric at the CRWWTP * Completed November 2021

Wilson Creek RWWTP Electrical Improvements Phase II - \$2.9M Project for FSG Electric * Completed June 2020

Design-Build Garland Road Elevated Storage Tank Shoring - \$3.4M project for Dallas Water Utilities * Completed September 2019

Eastside WTP Site & Security Improvements - \$3M for Dallas Water Utilities * Completed April 2020

East Fork Trinity River Pipe Repair - \$1M Project for NTMWD * Completed March 2018

Elm Fork WTP Residual Handling Facility - \$27M Project for Dallas Water Utilities * Completed April 2020

Wilson Creek Regional WWTP Electrical Impr - \$971K Project for FSG Electric * Completed July 2020

Wilson Creek Regional WWTP - \$44M Project for Project for NTMWD * Completed March 2020

CMAR - Riverbend WRP Expansion Project - \$31.7M Project for Upper Trinity Regional Water District * Completed November 2019

90-inch Emergency Repair Sewer Line - \$5.9M Project for Trinity River Authority * Completed October 2016

Wallace Street Pump Station - \$2.7M Project for NTMWD * Completed October 2017

Southside WWTP BioFilter Media Replacement - \$68K Project for Dallas Water Utilities * Completed August 2016

TRA Denton Robinson Road Repair - \$1.5M Project for Trinity River Authority * Completed July 2015

Garland Biosolids Rehabilitation & Odor Control - \$23M Project for the City of Garland * Completed January 2018

Water Facilities for Southport Logistics Park - \$3.6M Project for SP1 Development LLC (PLR) * Completed December 2016

TRA Denton Creek WWTP Odor Control Improvements - \$79K Project for Trinity River Authority * Completed October 2015

Central & Southside WWTP Solids Handling Improvements - \$6.3M Project for Dallas Water Utilities * Completed January 2017

Grand Prairie Emergency Repairs - \$60K repairs for the City of Grand Prairie * Completed July 2016

TRA Denton Creek, Kirkwood & Cade Branch Lift Stations - \$7M Project for Trinity River Authority * Completed March 2016

Plano No. 2 Delivery Point Metering Station Improvements - \$1.8M Project for NTMWD * Completed December 2016

Project Superintendent 2007-2013

Modifications to North Lake Dam and Spillway - \$3M Project for the City of Coppell, TX * Completed October 2014

Lake Arlington Raw Water Pump Station - \$2.2M Project for the City of Arlington * Completed June 2014

Western Dam Rehabilitation - \$4.5M Project for Dallas Water Utilities * Completed December 2012

Weatherford Pipeline Repair - \$213K Project for the City of Weatherford * Completed September 2010

Village Creek WWTP Secondary Area & Filter Rehab - \$8.3M Project for the City of Fort Worth * Completed March 2012

Eastside WTP Transfer Pump Stations 1 & 2 - \$25.5M Project for the Dallas Water Utilities * Completed January 2014

Chesapeake Energy Elevated Platforms - \$2M Project for Chesapeake Energy * Completed July 2008

L.D. Lockett Ground Storage Reservoir - \$6.9M Award Winning Project for the City of Colleyville * Completed: March 2009

Mansfield WTP Phase IV Expansion - \$24.7M Project for the City of Mansfield * Completed April 2011

SUBCONTRACTOR QUESTIONNAIRE

SECTION 2 - PROPOSED PROJECT SUPERINTENDENT

Please see attached resume for Superintendent Steve Ratliff

PROJECT SUPERINTENDENT		
NAME		
YEARS OF EXPERIENCE AS PROJECT SUPERINTENDENT		
NUMBER OF SIMILAR PROJECTS AS PROJECT SUPERINTENDENT		

CURRENT PROJECT ASSIGNMENTS		
Project Name	Percent of time used on project	Anticipated project completion date

PREVIOUS EMPLOYERS		
Company Name	Years Worked	Contact Name and Number

OWNER/GC REFERENCE CONTACT INFORMATION	
1. NAME:	
COMPANY:	
PROJECT:	
PHONE:	
2. NAME:	
COMPANY:	
PROJECT:	
PHONE:	

Steven Ratliff

Superintendent



Years of Experience:

33 Years in the Construction Industry
22 Years with Archer Western

Education:

Bachelor of Science
Tarleton State University
Agricultural Services & Development

Additional Training:

- OSHA 30 Hour
- Certified Crane Operator
- First Aid, CPR, & Blood Borne Pathogens

Primary Language:

English

Technical/Managerial Experience & Job Description:

As a Project Superintendent with Archer Western, Steve is responsible for completing the daily construction work, while verifying that the tasks reflect the forecasted schedule. Steve provides leadership to on-site teams and project engineers. His specific duties include the review of plans, scheduling of work, tracking of job costs, managing daily field operation and coordinating with the owner's, engineers, subcontractors, and suppliers. Steve excels in problem solving. If problems arise, he is quick to assess the problem and provide the most cost-effective solution.

Key Projects:

Northwest Booster Pump Station - \$14.5M Project for the City of Denton * Scheduled for Completion October 2023 Contact: David Brown * 940-453-6462

The project consists of the construction of a new Pump Station with a 18.7 MGD initial firm capacity (28.1 MGD ultimate). Site work, 4300 SF Pump Station Building with basement, three 6,500 gpm horizontal split case pumps w/200 hp motors, electrical system, and a 1,000 Kva emergency generator and controls.

Central WWTP Phase IV-B Pump Station Improvements - \$11.6M Project for Trinity River Authority * Completed February 2011 Contact: Thomas Sanders * 817-467-4343

Construction included the replacement of meters and piping in meter vaults 1 and 1A and new 8-inch diameter and smaller site service water main and strainers to serve proposed fine screens and screening washer/compactors. Archer Western performed modifications to existing odor control which consisted of removal of existing fiberglass duct and blower and installation of new fiberglass ductwork. At Pump Station 6, we removed and replaced sluice gates and existing discharge header and added a new plant service water pressure boosting system. At Pump Station 6A, we removed and replaced bar screens, installed bar screens, installed a new shaftless screw conveyor and screening washer/compactor, removed and replaced existing waste container and rails with new stationary compacting container, and replaced existing level meters. The scope of work also included construction of interconnect discharge yard piping connecting Pump Station 6 and 6A including demolition of retaining wall and pavement replacement. Piping included 830 lf of 72" RCCP, 70 lf 48" RCCP, and 120 lf 72" steel pipe.

Project Experience:

Superintendent * 2006-Present

Northwest Booster Pump Station - \$14.5M project for the City of Denton * Scheduled for Completion October 2023

Contact: David Brown * 940-453-6462

TRA Administration Building - \$5.3M project for Trinity River Authority * Completed February 2010

Contact: Thomas Sanders * 817-467-4343

Hickory Water Supply - \$12.8M project for the City of San Angelo * Completed March 2014

Contact: Kevin Krueger, P.E. * 325.657.4260

Central WWTP-Contract #5 Levee Improvements - \$606K project for Trinity River Authority * Completed February 2012

Contact: Thomas Sanders * 817-467-4343

TRA Central WWTP Phase IV-B Pump Station Improvements - \$11.6M project for Trinity River Authority * Completed February 2011

Contact: Thomas Sanders * 817-467-4343

TRA Mosier Valley 87 MGD Reliability - \$26M project for Trinity River Authority * Completed April 2012

Contact: Thomas Sanders * 817-467-4343

TRA Phase IV-A Pump Station Improvements - \$26.4M project for Trinity River Authority * Completed December 2009

Contact: Thomas Sanders * 817-467-4343

TRA Central Process Control System Upgrade - \$2.5M project for Trinity River Authority * Completed January 2009

Contact: Richard Postma * 817-467-4343

Bachman Water Treatment Plant - \$13M project for Dallas Water Utilities* Completed April 2008

Contact: Chuck Mumm * 214-670-3908

TRA Central WWTP Junction Box 1F - \$4.6M project for Trinity River Authority * Completed January 2008

Contact: Thomas Sanders * 817-467-4343

Assistant Superintendent * 2005 - 2006

TRA Biosolids Project - \$7M project for Trinity River Authority * Completed April 2008

Contact: Thomas Sanders * 817-467-4343

TRA Central Biofilter Media Improvements - \$335K project for Trinity River Authority * Completed August 2007

Contact: Thomas Sanders * 817-467-4343

Project Experience Continued:

TRA Central WWTP Westfork Interceptor - \$11M project for Trinity River Authority * Completed March 2007
Contact: Thomas Sanders * 817-467-4343

Field Engineer * 2001 - 2005

Richland Chambers Pump Station - \$18M project for Tarrant Regional Water District * Completed October 2008
Contact: Wesley Cleveland * 817-335-2491

Eastside WTP Ozone Generator Facility - \$46M project for Dallas Water Utilities * Completed April 2006
Contact: Jennifer Cottingham * 214-948-4572

Eastside WTP Process Improvements - \$34.8M project for Dallas Water Utilities * Completed December 2005
Contact: Jennifer Cottingham * 214-948-4572

Project Experience with Other Companies:

Senior Superintendent, Crescent Constructors *
2018-2022

South Mesquite Creek RWWTP Influent Flow Handling and Secondary Clarifier Improvements - Project for NTMWD *
2018-2022

Pump Station No. 2 with 5 MG Ground Storage Reservoir - Project for the City of Forney *
2018-2020

Senior Superintendent, MWH Constructors *
2015-2018

Integrated Pipeline Project JB3 Booster Pump Station - \$58M project for Tarrant Regional Water District *
2015-2018

Superintendent, PCL Construction *
2013-2015

Hickory Ground Water Treatment Facility - \$27M project for the City of San Angelo *
2013-2015

SUBCONTRACTOR QUESTIONNAIRE

SECTION 3 - SAFETY & QUALITY

SAFETY INFORMATION	2020	2021	2022
Safety Experience Modification Rate	0.63	0.63	0.58
Incidence Rate	0.33	0.53	0.18
Frequency Rate	0.00	0.00	0.00
Severity Rate	0.00	0.00	0.00
Does your Company have a written safety plan?	Yes	No	

SAFETY TRAINING

List types and frequency of company safety training

Confined Space Entry - Before task begins (all employees involved with task)
Construction OSHA 30 Hour - Every 8 Years (all Supervision)
Crane Operations - Every 4 Years (all Supervision) and during THA meeting with all employees involved with task when using a crane.
Electrical Safety - Before each task begins (All employees involved with task)
Fall Protection - Before each task (all employees involved with task)
First Aid CPR & Blood Borne Pathogens - Every 2 Years (All Supervision)
Hazard Assessment/Identification - Every day during Task Hazard Assessment meeting will all employees
Ladder/Scaffolding - Before task begins (all employees involved with task)
Heavy Equipment Operations - Complete a practical evaluation before employees are allowed to operate heavy equipment
Ladder Training - Before task begins (all employees involved with using ladders)
Lockout/Tagout - Before task begins (all employees involved with task)
Scaffolding - Before task begins (all employees involved with task)
Respiratory Protection - Before task begins (all employees who are required to wear a respirator)
Welding/Cutting - Before task begins (all employees involved with task)
Haz/com - Before task begins that involves hazardous chemicals (all employees involved with task)
Excavation Training - Before task begins that involves working in an excavation (all employees involved with task)
Personal Protective Equipment - Before task begins requiring PPE

QUALITY PROGRAM

Describe your company's quality program and what approach you will use on this project to ensure the highest quality results.

We know the importance of doing the job right the first time to avoid costly rework, which is why quality will be top-of-mind for every member of our management staff, not just our Quality Control Manager. Archer Western is focused on efficient work planning to identify critical tasks, long-lead items, and quality control hold points. By performing a detailed Team Meeting the entire project scope is laid out, responsibilities identified, critical tasks tracked, and input from Construction Team is discussed. Our goal is to pro actively manage the work at all stages to reduce and/or eliminate common errors and omissions, prevent the use of substandard products, as well as identify substandard craftsmanship or practices that would otherwise result in non-conforming work being put in place. The necessary supervision, inspections, tests and certifications will be provided for all phases of the work, including procurement of materials and equipment, construction of the facilities, tracking and resolving apparent deficiencies and turnover of the completed project.

Our QC Manager, Michael Roon, develops Work Plans for every definable feature of work; which include a preparatory phase, a production phase, and a follow-up phase. Hold points are built into each plan to provide opportunities to double check work, execute testing, and confirm adherence to the project's quality standards. This phased approach to our work plans maximizes communication and coordination while minimizing remedial work.

Coordination and pre-planning is another key element of a successful QC Plan. Our approach is to work with Ownership, the design team, any relevant governmental agencies and jurisdictional authorities, materials testing laboratories, manufacturer's representatives and subcontractors to define and manage the quality goals.

SUBCONTRACTOR QUESTIONNAIRE

SECTION 4 - OTHER FACTORS	
LITIGATION HISTORY	
Provide a list of all litigation involving construction project owners and construction managers/general contractors that have been filed in the past five years as an attachment to this section. Provide a brief description of each suit and the resolution/anticipated resolution of the suit. NONE	
BONDING INFORMATION	
Bonding Company	Travelers Bond
Bonding Agent	Bridgette S. Jackson
Phone Number of Bonding Agent	214-570-6000
PAST EXPERIENCE	
Provide 3 similar project reference sheets and describe how you successfully overcame challenges within the project due to scope/schedule/public/market	
Please see attached Project Sheets for experience.	

CMAR - Riverbend WRF Expansion

Aubrey, TX | Completed April 2019



PROJECT DETAILS

PROJECT TIMELINE

March 2017 / April 2019

SELF PERFORMED WORK

42%

SIMILAR KEY PERSONNEL

Michael Suarez

Project Manager

CONSTRUCTION COSTS (ORIGINAL / FINAL GMP)

\$30,899,276 / \$31,703,995**

PROJECT OWNER

**Upper Trinity Regional
Water District**

Contact: Kurt Staller

972-219-1228

kstaller@utrwd.com

ENGINEER

Carollo Engineers

Contact: Scott Hoff

972-239-9949

shoff@carollo.com



Description: This project was an expansion of the existing WRF to continue to meet permit. It included an Influent Pump Station sized for peak flow firm capacity with VFDs, new Headworks facility including 15 MGD fine screens, one 20 MGD vortex grit basin with grit pump and classifier, one conveyor, washer/compactor, Modifications to SBRs to convert to Aeration Basins configured in an anaerobic / oxic (A/O) process, Installation of 3 new 2800 SCFM blowers in a 3000 sf dedicated bldg; New Secondary Clarifier splitter box; Two new 90' diameter circular secondary clarifiers with hydraulic suction header sludge collection; New RAS/WAS pump station and BioMag equip bldg; Minor UV channel and weir mods to increase capacity from 14-16 MGD; Mods to existing dewatering bldg to enclose for odor control; New bio-filtration odor control systems for the new IPS and new HW facility and a new carbon scrubber odor control unit for the existing solids handling bldg; a Design-Build allowance for a new Lab/ Controls building, New yard piping and mods to existing yard piping; new main electrical bldg with new IPS VFD room; New service transformer, diesel generator; new PLCs, instruments, SCADA programming, paving, grading, fencing, and landscaping.

**Original project scope came in \$200K under GMP and Owner enhancements were added to the project. During the project, many conversations took place between UTRWD and AW personnel to discuss several "wish list" items for future work. The AW CMAR Management team realized that many of these items could be addressed during this project with much less disturbance to existing facilities, if they were completed during existing scheduled work or shutdowns; therefore saving the owner additional time and money.

Wilson Creek Regional WWTP Expansion

Lucas, TX | Completed November 2019



PROJECT DETAILS

PROJECT TIMELINE

August 2016 to November 2019

SELF PERFORMED WORK

83%

SIMILAR KEY PERSONNEL

Michael Suarez

Project Manager

CONSTRUCTION COSTS

(Original / Final Contract)

\$43,840,800 / \$44,295,781
(within budget)

PROJECT OWNER

**North Texas Municipal
Water District**

Contact: Joe Joplin
972-442-5405
jjoplin@ntmwd.com

ENGINEER

CH2M

Contact: James Nagel
972-663-2286
jim.nagel@ch2m.com



Description: The project included modifications and improvements to the existing RWWTP that included, but not limited to the following items of work: New Headworks, grit and main splitter structure. Replace existing screens and conveyors in the existing headworks. New interceptor diversion structure. Replace the existing Odor Control Facility. New yard piping, site electrical, civil improvements and miscellaneous structures. New biocontact basin, polymer building, high rate clarifier sludge pump station and high rate clarifier facility. New UV facility #612. Improvements to the existing Biocontact Basin, High rate clarifier sludge pump station, high rate clarifier building, high rate clarifier facility and UV facilities No.604 and 611. New Plant 2 secondary effluent splitter structure. Improvements and expansion to the plant effluent connection structure and new outfall piping. Associated electrical, instrumentation and control improvements. Large Diameter pipe includes - Over 1000 LF of FRP, over 3000 LF of PVC, and Almost 4000 LF of RCCP. Includes a 1000kW and 250 kW generator. Included new ferric building and chemical feed with FRP Tanks.



Village Creek WRF Biosolids Management

Fort Worth, TX | Completed May 2022



PROJECT DETAILS

PROJECT TIMELINE

December 2019 / May 2022*

*Early Construction
Completion

SELF PERFORMED WORK

75%

SIMILAR KEY PERSONNEL

Michael Suarez

Project Manager

CONSTRUCTION COSTS

(ORIGINAL / FINAL GMP)

\$32,588,779 / \$32,588,779

PROJECT OWNER

City of Fort Worth

Contact: Steve Nutter

817-392-4965

steve.nutter.fortworthtexas.gov

ENGINEER

Freese & Nichols

Contact: Chad Simmons

817-735-7300

chad.simmons@freese.com

CONSTRUCTION MANAGER

Synagro Technologies

Contact: Bala Vairavan

800-370-0035

bvairavan@synagro.com



Description: Archer Western has partnered with Synagro Technologies, Inc., Andritz Separation, Inc. and Freese and Nichols to design, build, and operate the Village Creek Water Reclamation Facility Biosolids Management and Beneficial Reuse Facility for the City of Fort Worth. AW's scope of work included cost modeling and schedule development for the original DBO proposal. AW assisted Synagro and FNI with cost revisions and scheduling questions for Fort Worth's requested design changes. Additionally, AW is responsible to perform mechanical integrity tests, code tests, hydrotests, start-up of components, calibration of instruments and relays, flushing and cleaning, functional verification tests and other necessary start-up functions.

The team identified key design milestones that put the overall project at risk and worked together to find a solution. The team focused 100% on putting out a pier and foundation only design package that would allow construction to begin while the remainder of the design was completed. To do this, AW also contracted early with the metal building supplier in order to obtain the footprint and loading calculations that were needed by the design engineer to start the pier and structural designs to expedite obtaining permits and start of construction. Because of the team's foresight and the teams' collaboration and creative thinking, we saved six months on the construction schedule to meet the City of Fort Worth's aggressive schedule goals. The team is currently starting this plant up early!

This case study shows AW's approach to early out packages is work collaboratively with the Owner and Design Engineer to achieve their project goals.

SUBCONTRACTOR QUESTIONNAIRE

SECTION 5 - CURRENT WORK LOAD/ABILITY TO MEET SCHEDULE

ABILITY TO MEET SCHEDULE

AW as the CMAR anticipates a substantial completion time of 26 months. Proposer should provide their own schedule and indicate their expected substantial completion date. Provide description of possible tangible savings approach to the schedule.

Our management team has worked closely with the CMAR team and is uniquely qualified to execute this bid package. AW will apply a simple proven formula that we have acquired from our past projects:

- Plan Every Detail – Exceptional performance does not happen by luck or chance. It happens by creating an unparalleled plan for every phase of management, construction, and project turnover.
- Educate and Train Everyone – All project participants must understand the plan as it relates to them including: what their roles are, what is required of them, and when it is required.
- Execute the Plan – Perform the work in accordance with the approved plan with zero rework.
- Measure Performance – Collect objective data to document that the plan was followed.
- Ensure Continuous Improvement – Analyze performance data to ensure conformance with the plan and clearly communicate corrective action if needed.

Schedule Approach

Regular schedule updates and progress meetings alert the project management team if any activities are failing to meet their timeframe. Measures to mitigate schedule delays and provide for recovery are discussed at these meetings and implemented by all team members.

Our project teams use 4-week look ahead schedules, in addition to the overall Project CPM schedule. This allows coordination between the Owner, the Engineer and other trades. It also prepares the field crew to check that all items needed for those activities are on hand or on their way to the jobsite.

AW also has construction progress meetings to review the project in detail each week. In these meetings, we discuss submittals; review the progress from the previous week; review the four-week look-ahead schedule; coordinate with the operating staff; and discuss open and new issues on the project. We believe these meetings are essential to keep all members of the project team focused with a sense of urgency to keep the project moving forward.

Changes to the Schedule

AW will ensure open and consistent communications with the CMAR, working closely to ensure that all work meets or precedes the CMAR's project schedule. We will provide the necessary coordination to keep all other contractors on track with the overall schedule provided by the CMAR. If an opportunity arises to allow another contractor to mobilize early, we will work with the team to accommodate any requests.

See attached project schedule on the following page.

Exceptions to Specifications/Drawings
PROPOSAL PACKAGE 2 – Alvarado WWTP Expansion
City of Alvarado - WWTP Expansion

Instructions: *Proposer shall list any and all clarification or requested exceptions or revisions, as well as the reasoning or explanation, to the Plans/Specifications included in the Bid Package. The Construction Manager will take these items into consideration but is not obligated to accept any of the requested revisions or modifications.*

☐

No exceptions

☒

Please consider the following exceptions/clarifications:

For the Packaged Engine Generator, we are carrying a specified manufacturer Cummins. The lead time for Cummins exceeds the substantial completion dates by 3 months. If Kohler can be selected, we can meet the specified substantial and final completion dates.

Exceptions to Subcontract
PROPOSAL PACKAGE 2 - Alvarado 0.8 MGD WWTP Expansion
City of Alvarado – 0.8 MGD WWTP Expansion

Instructions: *Proposer shall list any and all clarifications, requested exceptions or revisions, as well as the reasoning or explanation, to the Sample Subcontract included in the Bid Package. The Construction Manager will take these items into consideration but is not obligated to accept any of the requested revisions or modifications.*



No exceptions



Please consider the following exceptions/clarifications:

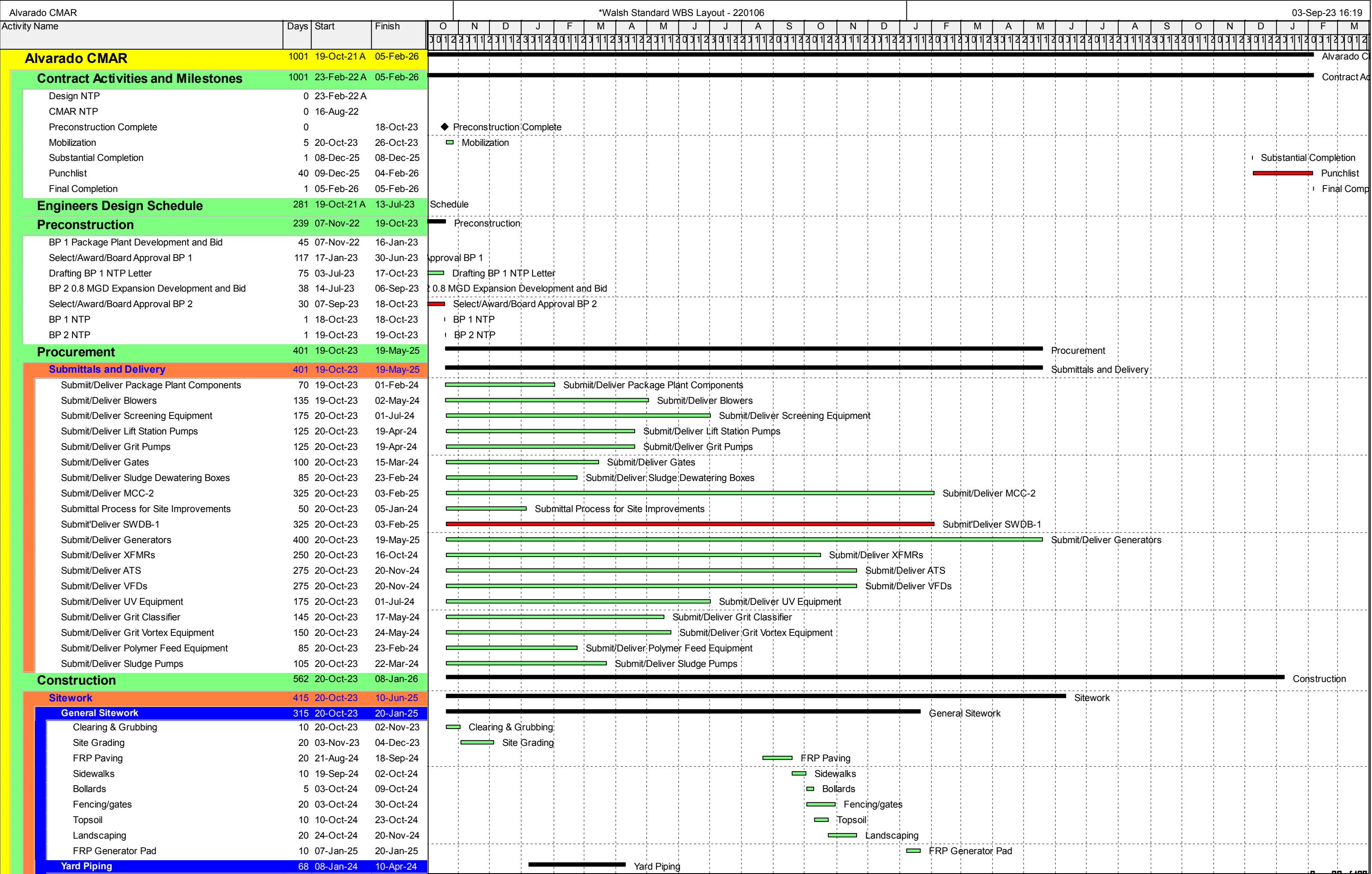


City of Alvarado

CMAR Alvarado WWTP 0.8 MGD Expansion

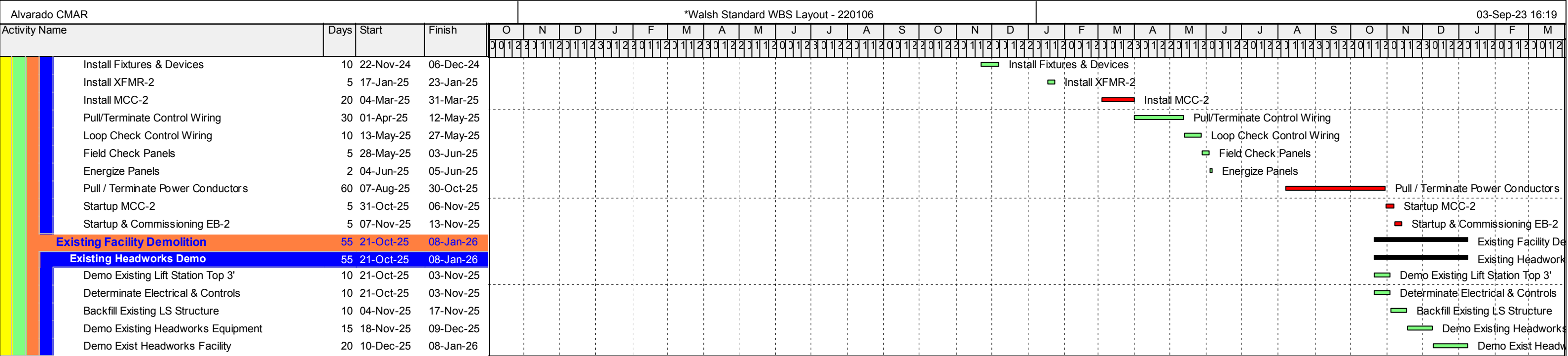
5.0 – PROJECT SCHEDULE





Alvarado CMAR				*Walsh Standard WBS Layout - 220106												03-Sep-23 16:19																																				
Activity Name		Days	Start	Finish																																																
	FRP Grit Washer SOG	5	19-Aug-24	23-Aug-24	FRP Grit Washer SOG																																															
	Install Metal Building	25	26-Aug-24	30-Sep-24	Install Metal Building																																															
	FRP Columns & Walls for Grit Facility	40	28-Aug-24	23-Oct-24	FRP Columns & Walls for Grit Facility																																															
	Install Grit Concentrator	5	01-Oct-24	07-Oct-24	Install Grit Concentrator																																															
	FRP Deck for Grit Facility	5	24-Oct-24	30-Oct-24	FRP Deck for Grit Facility																																															
	Install Gates	5	24-Oct-24	30-Oct-24	Install Gates																																															
	Install Stairs	5	31-Oct-24	06-Nov-24	Install Stairs																																															
	Install Checkered Platings	5	31-Oct-24	06-Nov-24	Install Checkered Platings																																															
	Hydrostatic Test Vortex	2	31-Oct-24	01-Nov-24	Hydrostatic Test Vortex																																															
	Install Grit Pump & Piping	5	31-Oct-24	06-Nov-24	Install Grit Pump & Piping																																															
	Install Grit Vortex Equipment	5	04-Nov-24	08-Nov-24	Install Grit Vortex Equipment																																															
	Install Miscellaneous Metals	9	07-Nov-24	19-Nov-24	Install Miscellaneous Metals																																															
	Special Coatings	15	20-Nov-24	11-Dec-24	Special Coatings																																															
	Painting	15	20-Nov-24	11-Dec-24	Painting																																															
	Startup & Commissioning Grit Facility	7	30-Sep-25	08-Oct-25	Startup & Commissioning Grit Facility																																															
	Operational Testing of Grit Facility	5	09-Oct-25	15-Oct-25	Operational Testing of Grit Facility																																															
	Grit Electrical	215	05-Feb-24	05-Dec-24	Grit Electrical																																															
	Rough In Electrical	5	05-Feb-24	09-Feb-24	Rough In Electrical																																															
	Install Grit Conduit	15	24-Oct-24	13-Nov-24	Install Grit Conduit																																															
	Pull, Terminate, Test Wire	15	14-Nov-24	05-Dec-24	Pull, Terminate, Test Wire																																															
	Package Plant	505	05-Dec-23	28-Nov-25	Package Plant																																															
	Package Plants	505	05-Dec-23	28-Nov-25	Package Plants																																															
	FRP Package Plant SOG	20	05-Dec-23	05-Jan-24	FRP Package Plant SOG																																															
	Install Package Plant - AUC	142	02-Feb-24	21-Aug-24	Install Package Plant - AUC																																															
	Fill Tanks (Alvarado)	5	22-Aug-24	28-Aug-24	Fill Tanks (Alvarado)																																															
	Startup & Commissioning PP	10	14-Nov-25	28-Nov-25	Startup & Commissioning PP																																															
	Package Plant Electrical	50	22-Aug-24	31-Oct-24	Package Plant Electrical																																															
	Install PP Conduit	20	22-Aug-24	19-Sep-24	Install PP Conduit																																															
PP Pull, Terminate, Test Wire	30	20-Sep-24	31-Oct-24	PP Pull, Terminate, Test Wire																																																
UV Disinfection & Effluent	80	28-Aug-24	19-Dec-24	UV Disinfection & Effluent																																																
UV Facility	80	28-Aug-24	19-Dec-24	UV Facility																																																
Excavate UV Structure	10	28-Aug-24	11-Sep-24	Excavate UV Structure																																																
FRP UV Footings	5	31-Oct-24	06-Nov-24	FRP UV Footings																																																
FRP Walls/Weirs/Parshall Flume	10	07-Nov-24	20-Nov-24	FRP Walls/Weirs/Parshall Flume																																																
Install Disinfection Equipment	10	21-Nov-24	05-Dec-24	Install Disinfection Equipment																																																
Install Disinfection Misc Metals	2	21-Nov-24	22-Nov-24	Install Disinfection Misc Metals																																																
Install Wak way & Misc Metals on UV	5	21-Nov-24	27-Nov-24	Install Wak way & Misc Metals on UV																																																
Startup & Commissioning UV Facility	5	13-Dec-24	19-Dec-24	Startup & Commissioning UV Facility																																																
UV Electrical	60	12-Sep-24	05-Dec-24	UV Electrical																																																
Underslab Electrical Rough-in	10	12-Sep-24	25-Sep-24	Underslab Electrical Rough-in																																																
Grounding	10	26-Sep-24	09-Oct-24	Grounding																																																
Conduit	5	21-Nov-24	27-Nov-24	Conduit																																																
Pull, Terminate, Test Wiring	5	29-Nov-24	05-Dec-24	Pull, Terminate, Test Wiring																																																
Outfall Structure	15	21-Nov-24	12-Dec-24	Outfall Structure																																																
FRP New Outfall Structure	10	21-Nov-24	05-Dec-24	FRP New Outfall Structure																																																
Install Rip Rap	5	06-Dec-24	12-Dec-24	Install Rip Rap																																																
Sludge Dewatering	315	12-Sep-24	05-Dec-25	Sludge Dewatering																																																
Sludge Dewatering Facility	315	12-Sep-24	05-Dec-25	Sludge Dewatering Facility																																																
Excavate Dewatering Box Foundation	10	12-Sep-24	25-Sep-24	Excavate Dewatering Box Foundation																																																
Install Dewatering Boxes Pipe & Fittings	5	26-Sep-24	02-Oct-24	Install Dewatering Boxes Pipe & Fittings																																																
FRP Dewatering Box SOG	10	21-Nov-24	05-Dec-24	FRP Dewatering Box SOG																																																
Install Sludge Dewatering Boxes	2	06-Dec-24	09-Dec-24	Install Sludge Dewatering Boxes																																																
Demo Existing Pump & Piping	10	10-Dec-24	23-Dec-24	Demo Existing Pump & Piping																																																
Install Polymer Feed Skids	2	24-Dec-24	26-Dec-24	Install Polymer Feed Skids																																																

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City Council Meeting Management Report

Meeting Date: September 18, 2023

Contact: Laura Cox, Chief Financial Officer

AGENDA ITEM:

Consider an Ordinance adopting the Proposed Budget for Fiscal Year 2023-2024 beginning on October 1, 2023, and ending on September 30, 2024, for the City of Alvarado, Texas.

BACKGROUND AND FINDINGS:

The City's budget process began in April with departments submitting base budget and supplemental budget funding requests to the Finance Department. The City Manager met with departments throughout July and August to review and discuss projected revenues and expenditures.

In compliance with Local Government Code §102.006, a public hearing was held on Monday, September 11, 2023, to provide the governing body an opportunity to communicate with interested persons regarding the proposed budget before adoption. Notice of this public hearing was announced at the August 21, 2023 City Council meeting. Additionally, it was published in the Cleburne Times-Review on September 2, 2023 and posted on the City's website.

FINANCIAL IMPACT:

This ordinance will adopt the Fiscal Year 2023-2024 budget.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. Budget Adoption Ordinance 2023-0026
2. Exhibit "A" – Updated Proposed FY 2023-2024 Annual Budget

ORDINANCE NO. 2023-0026

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, APPROVING AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024, AND MAKING APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT AND ACCOUNT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, (hereinafter referred to as the “City”), is a Home Rule municipality located in Johnson County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Manager submitted a budget proposal to the City Council prior to the beginning of the fiscal year and, in said budget proposal, set forth the estimated revenues and expenditures; and

WHEREAS, the City Manager has filed with the City Secretary a budget outlining all proposed expenditures of the government of the City for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (hereinafter referred as the “Budget”); and

WHEREAS, the proposed Budget has been on file with the City Secretary prior to the 30th day before the date the governing body of the municipality makes its tax levy for the fiscal year; and

WHEREAS, the Budget, a copy of which is attached hereto as Attachment “A” and incorporated herein for all purposes, specifically sets forth each of the various projects for which appropriations are delineated, and the estimated amount of money carried in the Budget for each of such projects; and

WHEREAS, the Budget has been filed with the City Secretary for at least thirty (30) days before the date the City Council made its tax levy for the fiscal year and such Budget has been available for inspection by any taxpayer; and

WHEREAS, the proposed Budget has been available for inspection by any person upon request, and has been posted on the City’s website; and

WHEREAS, The City of Alvarado, Texas, held the public hearing on September 11, 2023, during a special called City Council Meeting at 6:30 p.m. held in the Council Chambers at City Hall located at 104 W. College, Alvarado, Texas, which was after the 15th day after the date the proposed Budget was filed with the City Secretary, but before the date the governing body made its tax levy; and

WHEREAS, the City Council has studied the Budget and listened to the comments of the taxpayers at the public hearing and has determined that the Budget attached hereto is in the best interest of the City and that same should be approved and adopted; and

WHEREAS, at the conclusion of the public hearing, the governing body of the City took action on the proposed Budget to announce the time, date, and location of the meeting at which the proposed Budget would be considered.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS, THAT:

SECTION 1.

All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2.

The Budget, attached hereto as Exhibit “A,” for the fiscal year beginning October 1, 2023 and ending September 30, 2024, as modified by the City Council, shall be and the same is, in all things adopted and approved as the Budget of the City of Alvarado for the fiscal year beginning October 1, 2023 and ending September 30, 2024, and there is hereby appropriated from the funds indicated such projects, operations, activities, purchases, and other expenditures as proposed in the Budget.

SECTION 3.

Pursuant to State law, no expenditure of the funds of the City shall hereafter be made except in compliance with the budget and applicable State law; provided, however, that in the case of grave public necessity emergency expenditures to meet unusual and unforeseen conditions, which could not be reasonably foreseen, diligent thought and attending have been included in the original budget, may from time to time be authorized by the City Council as amendments to the original Budget.

SECTION 4.

The City Manager is hereby authorized to transfer budgeted funds from one line item to another line item, within any one department or within any one activity, provided that the total appropriation is not exceeded.

SECTION 5.

The City Council shall file or cause to be filed a true and correct copy of this Ordinance, along with the approved Budget attached hereto, and any amendments thereto, with the City Secretary. The City Secretary shall file or cause to be filed a true and correct copy of this Ordinance, along with the approved Budget attached hereto, and any amendments thereto, in the office of the County Clerk of Johnson County, Texas as required by State law.

SECTION 6.

CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all provisions of ordinances of the City of Alvarado, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

**SECTION 7.
SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

**SECTION 8.
EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its passage and it is so ordained.

**PASSED AND APPROVED ON THIS THE 18th DAY OF SEPTEMBER 2023, BY
A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS AT A REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS.**

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Jacob Wheat, Mayor	_____	_____	_____
Michael Bennett, Council Member, Place 1, Ward 1	_____	_____	_____
Lydia Moon, Mayor Pro Tem, Place 1, Ward 2	_____	_____	_____
Kevin Thomas, Council Member, Place 3, Ward 3	_____	_____	_____
Beverly Short, Council Member, Place 4, Ward 1	_____	_____	_____
Cherry Bryant, Council Member, Place 5, Ward 2	_____	_____	_____
Scott Arthur, Council Member, Place 6, Ward 3	_____	_____	_____

APPROVED:

Jacob Wheat, Mayor

ATTEST:

Beth A. Walls, City Secretary/HRD

EXHIBIT “A”

City of Alvarado



City of Alvarado

UPDATED

PROPOSED

Annual Budget

Fiscal Year 2023-2024

City of Alvarado Fiscal Year 2023-2024 Budget Cover Page

Submitted herewith is the proposed 2023-2024 annual budget.

This budget will raise more total property taxes than last year's budget by \$1,065,672 or 26.7%, and of that amount, \$294,318 is tax revenue to be raised from new property added to the tax roll this year.

City Council Record Vote

The members of the governing body will vote for the adoption of the budget prior to October 1, 2023.

Jacob Wheat – Mayor

Presiding, not voting

Lydia Moon – Mayor Pro-Tem

Michael Bennett

Beverly Short

Cherry Bryant

Kevin Thomas

Scott Arthur

Property Tax Rate Comparison

	<u>FY 2023-2024</u>	<u>FY 2022-2023</u>
Property Tax Rate	\$0.811895/\$100	\$0.812696/\$100
No-New-Revenue Tax Rate	\$0.682476/\$100	\$0.742571/\$100
No-New-Revenue Maintenance & Operations Tax Rate	\$0.531664/\$100	\$0.540512/\$100
Voter-Approval Tax Rate	\$0.757217/\$100	\$0.750406/\$100
Debt Rate	\$0.200067/\$100	\$0.180900/\$100

Debt Obligation

The amount of the debt obligations for the City of Alvarado secured by property taxes for the 2023- 2024 budget:

\$1,306,249

City of Alvarado, Texas

**Budget
For Fiscal Year
October 1, 2023 to September 30, 2024**

**Mayor
Jacob Wheat**

CITY COUNCIL

Beverly Short	Councilmember	Ward 1
Michael Bennett	Councilmember	Ward 1
Cherry Bryant	Councilmember	Ward 2
Lydia Moon	Mayor Pro-Tem	Ward 2
Kevin Thomas	Councilmember	Ward 3
Scott Arthur	Councilmember	Ward 3

City of Alvarado

Mission Statement

On behalf of the citizens of Alvarado, the City Council will promote the safety, health and general well-being of the community within the bounds of fiscal responsibility while preserving and advancing the quality of life, resulting in unique community spirit.

In accomplishing this mission, the Mayor, City Council, City Manager, and City employees will be guided by these principles:

Our Vision: As a result of our efforts, citizens will . . .

- *Receive the highest quality of services available within acceptable budgetary levels*
- *Live in safe, secure neighborhoods*
- *Live in a clean environment that protects the quality of their lives*
- *Access a range of cultural arts and recreational opportunities provided through city-wide initiatives and collaborative efforts*
- *Participate in and contribute to the vitality and future of our community*
- *Travel freely within, to and from the community*
- *Contribute to and benefit from a strong and diverse economic environment*

PROPOSED FY 2023-2024 BUDGET
CITY OF ALVARADO
REVENUES AND EXPENDITURES

FUND 1, GENERAL FUND

	Actual 2021-2022	Budget 2022-2023	Estimated 2022-2023	Proposed 2023-2024	Updated 2023-2024
REVENUES					
Property (Ad Valorem) Tax	\$ 2,425,981	\$ 3,158,280	\$ 3,104,371	\$ 3,863,081	\$ 3,863,081
Non-Property Taxes	\$ 2,098,466	\$ 2,460,902	\$ 2,300,824	\$ 2,530,800	\$ 2,530,800
Franchise Fees	\$ 484,373	\$ 519,367	\$ 509,564	\$ 597,718	\$ 547,405
Licenses and Permits	\$ 334,834	\$ 688,749	\$ 743,092	\$ 473,000	\$ 473,000
Service Fees	\$ 5,957	\$ 6,000	\$ 5,548	\$ 5,626	\$ 5,626
Fines and Penalties	\$ 321,098	\$ 375,000	\$ 331,643	\$ 682,564	\$ 680,000
Interest Earnings	\$ 84,940	\$ 200,000	\$ 511,739	\$ 577,500	\$ 577,500
Rental Income	\$ 38,118	\$ 38,000	\$ 37,781	\$ 38,000	\$ 38,000
Other	\$ 1,007,549	\$ 1,068,343	\$ 970,045	\$ 936,105	\$ 950,498
Utilization of Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 59,407
TOTAL REVENUES	\$ 6,801,316	\$ 8,514,641	\$ 8,514,607	\$ 9,704,394	\$ 9,725,317
EXPENDITURES					
Administration	\$ 689,084	\$ 1,259,758	\$ 1,262,851	\$ 608,256	\$ 463,256
Community Development/Code	\$ 185,565	\$ 256,165	\$ 447,230	\$ 516,631	\$ 520,131
Non-Dept.	\$ 430,580	\$ 700,081	\$ 885,665	\$ 784,370	\$ 936,045
City Secretary	\$ -	\$ -	\$ -	\$ 163,480	\$ 165,633
Human Resources	\$ -	\$ -	\$ -	\$ 87,952	\$ 90,105
Finance	\$ -	\$ -	\$ -	\$ 357,921	\$ 364,921
Police	\$ 1,948,272	\$ 2,486,579	\$ 2,259,766	\$ 2,678,175	\$ 2,843,675
Commerical Vehicle Enforcement	\$ 221,155	\$ 240,662	\$ 258,398	\$ 268,111	\$ 268,111
Municipal Court	\$ 260,011	\$ 335,837	\$ 281,514	\$ 333,471	\$ 369,865
Fire	\$ 1,540,898	\$ 2,134,069	\$ 2,139,580	\$ 2,573,668	\$ 2,638,668
Animal Control	\$ 168,507	\$ 208,482	\$ 206,169	\$ 239,215	\$ 239,215
City Marshal	\$ 67,087	\$ 39,541	\$ 27,406	\$ 44,817	\$ 78,560
Streets	\$ 231,795	\$ 214,524	\$ 197,776	\$ 141,602	\$ 144,602
Library	\$ 146,633	\$ 214,736	\$ 174,045	\$ 183,742	\$ 183,742
Senior Center	\$ 82,148	\$ 84,641	\$ 68,998	\$ 288,106	\$ 38,187
Parks	\$ 285,861	\$ 339,566	\$ 305,209	\$ 368,601	\$ 380,601
TOTAL EXPENDITURES	\$ 6,257,596	\$ 8,514,641	\$ 8,514,607	\$ 9,638,118	\$ 9,725,317
REVENUE OVER/(UNDER) EXPENDITURES	\$ 543,720	\$ -	\$ -	\$ 66,275	\$ -

**PROPOSED FY 2023-2024 BUDGET
CITY OF ALVARADO
REVENUES AND EXPENDITURES**

FUND 2, WATER AND SEWER FUND

	Actual 2021-2022	Budget 2022-2023	Estimated 2022-2023	Proposed 2023-2024	Updated 2023-2024
REVENUES					
Water Service	\$ 1,598,243	\$ 2,218,540	\$ 1,904,914	\$ 2,132,000	\$ 2,132,000
Sewer Service	\$ 1,151,444	\$ 1,636,098	\$ 1,413,149	\$ 1,782,100	\$ 1,782,100
Garbage Service	\$ 213,665	\$ 217,000	\$ 234,534	\$ 246,000	\$ 246,000
Late Charges	\$ 71,552	\$ 75,000	\$ 80,975	\$ 90,000	\$ 90,000
Meter Set Fees	\$ 2,944	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Tap Fees	\$ 15,852	\$ 20,000	\$ 16,650	\$ 28,000	\$ 28,000
Recycling Fees	\$ 78,416	\$ 84,000	\$ 85,300	\$ 93,830	\$ 97,570
Interest Earnings	\$ 8,018	\$ 11,276	\$ 25,500	\$ 30,000	\$ 30,000
Prairielands Use Fees	\$ 33,277	\$ 32,000	\$ 29,790	\$ 30,000	\$ 30,000
Careflite	\$ 20,270	\$ 22,100	\$ 20,500	\$ 22,550	\$ 22,550
Other	\$ 142,809	\$ 104,471	\$ 122,854	\$ 130,325	\$ 130,325
TOTAL REVENUES	\$ 3,336,490	\$ 4,445,485	\$ 3,959,166	\$ 4,609,805	\$ 4,613,545
EXPENDITURES					
Utility Billing	\$ 775,219	\$ 947,450	\$ 965,453	\$ 1,293,975	\$ 1,374,748
Water Production	\$ 1,698,619	\$ 1,853,912	\$ 1,818,713	\$ 2,141,445	\$ 2,119,892
Water Distribution	\$ 199,158	\$ 314,217	\$ 305,086	\$ 352,349	\$ 330,796
Wastewater Collection	\$ 260,583	\$ 307,901	\$ 256,314	\$ 394,465	\$ 377,503
Wastewater Treatment Plant	\$ 498,150	\$ 388,866	\$ 375,554	\$ 427,569	\$ 410,607
TOTAL EXPENDITURES	\$ 3,431,729	\$ 3,812,346	\$ 3,721,120	\$ 4,609,805	\$ 4,613,545
REVENUE OVER/(UNDER) EXPENDITURES	\$ (95,239)	\$ 633,139	\$ 238,046	\$ -	\$ -

PROPOSED FY 2023-2024 BUDGET
CITY OF ALVARADO
REVENUES AND EXPENDITURES

FUND 3, GENERAL DEBT SERVICE FUND

	Actual 2021-2022	Budget 2022-2023	Estimated 2022-2023	Proposed 2023-2024
REVENUES				
Property (Ad Valorem) Tax	\$ 918,883	\$ 909,983	\$ 911,398	\$ 1,267,854
Non-Property Taxes	\$ 3,463	\$ 401,757	\$ 344,294	\$ 346,729
TOTAL	\$ 922,346	\$ 1,311,740	\$ 1,255,692	\$ 1,614,583
EXPENDITURES				
DEBT SERVICE	\$ 1,275,105	\$ 1,311,740	\$ 1,608,023	\$ 1,642,478
TOTAL	\$ 1,275,105	\$ 1,311,740	\$ 1,608,023	\$ 1,642,478
REVENUE OVER/(UNDER) EXPENDITURES	\$ (352,759)	\$ -	\$ (352,331)	\$ (27,895)

**PROPOSED FY 2023-2024 BUDGET
CITY OF ALVARADO
REVENUES AND EXPENDITURES**

FUND 4, ECONOMIC DEV CORP FUND

	Actual	Budget	Estimated	Proposed
	2021-2022	2022-2023	2022-2023	2023-2024
REVENUES				
Sales tax	\$ 352,963	\$ 410,000	\$ 383,340	\$ 421,670
Interest Earnings	\$ 7,268	\$ 16,458	\$ 52,602	\$ 50,000
TOTAL	\$ 360,231	\$ 426,458	\$ 435,942	\$ 471,670
EXPENDITURES				
Economic Dev Corp	\$ 176,197	\$ 426,458	\$ 40,715	\$ 471,670
TOTAL	\$ 176,197	\$ 426,458	\$ 40,715	\$ 471,670
REVENUE OVER/(UNDER) EXPENDITURES	\$ 184,034	\$ -	\$ 395,227	\$ -

**PROPOSED FY 2023-2024 BUDGET
CITY OF ALVARADO
REVENUES AND EXPENDITURES**

FUND 5, HOTEL OCCUPANCY FUND

	Actual	Budget	Estimated	Proposed	Updated
	2021-2022	2022-2023	2022-2023	2023-2024	2023-2024
REVENUES					
Hotel Occupancy Taxes	\$ 316,861	\$ 362,725	\$ 347,792	\$ 365,000	\$ 365,000
Interest Earnings	\$ 3,439	\$ 7,787	\$ 23,764	\$ 30,000	\$ 30,000
Planned Utilization of Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 94,360
TOTAL	\$ 320,300	\$ 370,512	\$ 371,556	\$ 395,000	\$ 489,360
EXPENDITURES					
Hotel Occupancy Tax	\$ 108,826	\$ 370,512	\$ 121,650	\$ 395,000	\$ 489,360
TOTAL	\$ 108,826	\$ 370,512	\$ 121,650	\$ 395,000	\$ 489,360
REVENUE OVER/(UNDER) EXPENDITURES	\$ 211,474	\$ -	\$ 249,906	\$ -	\$ -

**PROPOSED FY 2023-2024 BUDGET
CITY OF ALVARADO
REVENUES AND EXPENDITURES**

FUND 6, GAS ROYALTIES FUND

	Actual 2021-2022	Budget 2022-2023	Estimated 2022-2023	Proposed 2023-2024	Updated 2023-2024
REVENUES					
Gas & Oil Revenue	\$ 297,865	\$ 284,200	\$ 105,329	\$ 100,000	\$ 100,000
Interest Earnings	\$ 1,843	\$ 4,173	\$ 13,431	\$ 13,500	\$ 13,500
Planned Utilization of Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 548,250
TOTAL	\$ 299,708	\$ 288,373	\$ 118,760	\$ 113,500	\$ 661,750
EXPENDITURES					
Gas Royalties	\$ 13,596	\$ 288,373	\$ 155,993	\$ 661,750	\$ 661,750
TOTAL	\$ 13,596	\$ 288,373	\$ 155,993	\$ 661,750	\$ 661,750
REVENUE OVER/(UNDER) EXPENDITURES	\$ 286,112	\$ -	\$ (37,233)	\$ (548,250)	\$ -

PROPOSED FY 2023-2024 BUDGET
CITY OF ALVARADO
REVENUES AND EXPENDITURES

FUND 7, SPECIAL REVENUE FUND

	Actual 2021-2022	Budget 2022-2023	Estimated 2022-2023	Proposed 2023-2024
REVENUES				
Court Fees	\$ 28,535	\$ 44,000	\$ 31,077	\$ 44,500
Interest Earnings	\$ 1,180	\$ 2,673	\$ 7,311	\$ 3,000
TOTAL	\$ 29,715	\$ 46,673	\$ 38,388	\$ 47,500
EXPENDITURES				
Special Revenue	\$ 52,315	\$ 46,673	\$ 28,774	\$ 38,150
TOTAL	\$ 52,315	\$ 46,673	\$ 28,774	\$ 38,150
REVENUE OVER/(UNDER) EXPENDITURES	\$ (22,600)	\$ -	\$ 9,614	\$ 9,350

**PROPOSED FY 2023-2024 BUDGET
CITY OF ALVARADO
REVENUES AND EXPENDITURES**

FUND 10, CAPITAL PROJECTS FUND

	Actual 2021-2022	Budget 2022-2023	Estimated 2022-2023	Proposed 2023-2024
REVENUES				
Bond Proceeds	\$ -	\$ -	\$ 25,000,000	\$ 25,000,000
Fees	\$ -	\$ 1,885,918	\$ 1,891,676	\$ -
Interest Earnings	\$ 36,279	\$ 82,259	\$ 90,100	\$ -
Other	\$ -	\$ -	\$ 566,248	\$ -
TOTAL	\$ 36,279	\$ 1,968,177	\$ 27,548,024	\$ 25,000,000
EXPENDITURES				
Capital Outlay	\$ 1,771,016	\$ 7,043,546	\$ 7,435,637	\$ 10,000,000
TOTAL	\$ 1,771,016	\$ 7,043,546	\$ 7,435,637	\$ 10,000,000
REVENUE OVER/(UNDER) EXPENDITURES	\$ (1,734,737)	\$ (5,075,369)	\$ 20,112,387	\$ 15,000,000

PROPOSED FY 2023-2024 BUDGET
CITY OF ALVARADO
REVENUES AND EXPENDITURES

FUND 11, SPECIAL PROJECTS

	Actual 2021-2022	Budget 2022-2023	Estimated 2022-2023	Proposed 2023-2024
REVENUES				
Interest Earnings	\$ 3,922	\$ 8,881	\$ 4,999	\$ -
TOTAL	\$ 3,922	\$ 8,881	\$ 4,999	\$ -
EXPENDITURES				
Capital Outlay	\$ -	\$ 557,378	\$ -	\$ -
TOTAL	\$ -	\$ 557,378	\$ -	\$ -
REVENUE OVER/(UNDER) EXPENDITURES	\$ 3,922	\$ (548,497)	\$ 4,999	\$ -

PROPOSED FY 2023-2024 BUDGET
CITY OF ALVARADO
REVENUES AND EXPENDITURES

FUND 18, PRAIRIELAND DETENTION CENTER

	Actual 2021-2022	Budget 2022-2023	Estimated 2022-2023	Proposed 2023-2024	Updated 2023-2024
REVENUES					
Miscellaneous Income	\$ 574,875	\$ 600,000	\$ 588,909	\$ 600,600	\$ 600,600
Interest Earnings	\$ -	\$ -	\$ 2,600	\$ 2,600	\$ 2,600
Planned Utilization of Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 969,000
TOTAL	\$ 574,875	\$ 600,000	\$ 591,509	\$ 603,200	\$ 1,572,200
EXPENDITURES					
Prairieland Detention Center	\$ 633,486	\$ 600,000	\$ 32,547	\$ 1,378,200	\$ 1,572,200
TOTAL	\$ 633,486	\$ 600,000	\$ 32,547	\$ 1,378,200	\$ 1,572,200
REVENUE OVER/(UNDER) EXPENDITURES	\$ (58,611)	\$ -	\$ 558,962	\$ (775,000)	\$ -

PROPOSED FY 2023-2024 BUDGET
CITY OF ALVARADO
REVENUES AND EXPENDITURES

FUND 20, WATER IMPACT

	Actual 2021-2022	Budget 2022-2023	Estimated 2022-2023	Proposed 2023-2024
REVENUES				
Water Impact Fees	\$ 10,440	\$ 380,480	\$ 69,160	\$ 70,000
Interest Earnings	\$ 1,360	\$ 3,087	\$ 9,690	\$ 9,700
TOTAL	\$ 11,800	\$ 383,567	\$ 78,850	\$ 79,700
EXPENDITURES				
Water Impact	\$ -	\$ 383,567	\$ 8,668	\$ 79,700
TOTAL	\$ -	\$ 383,567	\$ 8,668	\$ 79,700
REVENUE OVER/(UNDER) EXPENDITURES	\$ 11,800	\$ -	\$ 70,182	\$ -

**PROPOSED FY 2023-2024 BUDGET
CITY OF ALVARADO
REVENUES AND EXPENDITURES**

FUND 21, WASTE WATER IMPACT

	Actual 2021-2022	Budget 2022-2023	Estimated 2022-2023	Proposed 2023-2024	Updated 2023-2024
REVENUES					
Waste Water Impact Fee	\$ 53,197	\$ 833,448	\$ 555,050	\$ 500,000	\$ 500,000
Interest Earnings	\$ 4,201	\$ 9,530	\$ 41,658	\$ 42,000	\$ 42,000
Planned Utilization of Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 644,771
TOTAL	\$ 57,398	\$ 842,978	\$ 596,708	\$ 542,000	\$ 1,186,771
EXPENDITURES					
Waste Water Impact	\$ -	\$ 842,978	\$ -	\$ 1,186,771	\$ 1,186,771
TOTAL	\$ -	\$ 842,978	\$ -	\$ 1,186,771	\$ 1,186,771
REVENUE OVER/(UNDER) EXPENDITURES	\$ 57,398	\$ -	\$ 596,708	\$ (644,771)	\$ -

PROPOSED FY 2023-2024 BUDGET
CITY OF ALVARADO
REVENUES AND EXPENDITURES

FUND 22, ROADWAY SERVICE AREA 1

	Actual 2021-2022	Budget 2022-2023	Estimated 2022-2023	Proposed 2023-2024
REVENUES				
Roadway Service Area 1 Impact Fees	\$ 305,519	\$ 387,585	\$ 350,100	\$ 400,000
Interest Earnings	\$ 5,730	\$ 13,010	\$ 45,730	\$ 46,000
TOTAL	\$ 311,249	\$ 400,595	\$ 395,830	\$ 446,000
EXPENDITURES				
Roadway Service Area 1	\$ 2,284	\$ 400,595	\$ -	\$ 446,000
TOTAL	\$ 2,284	\$ 400,595	\$ -	\$ 446,000
REVENUE OVER/(UNDER) EXPENDITURES	\$ 308,965	\$ -	\$ 395,830	\$ -

PROPOSED FY 2023-2024 BUDGET
CITY OF ALVARADO
REVENUES AND EXPENDITURES

FUND 23, ROADWAY SERVICE AREA 2

	Actual 2021-2022	Budget 2022-2023	Estimated 2022-2023	Proposed 2023-2024
REVENUES				
Roadway Service Area 2 Impact Fees	\$ 4,698	\$ 382,887	\$ 2,349	\$ -
Interest Earnings	\$ 215	\$ 487	\$ 1,480	\$ 1,500
TOTAL	\$ 4,913	\$ 383,374	\$ 3,829	\$ 1,500
EXPENDITURES				
Roadway Service Area 2	\$ -	\$ 383,374	\$ -	\$ 1,500
TOTAL	\$ -	\$ 383,374	\$ -	\$ 1,500
REVENUE OVER/(UNDER) EXPENDITURES	\$ 4,913	\$ -	\$ 3,829	\$ -

**PROPOSED FY 2023-2024 BUDGET
CITY OF ALVARADO
REVENUES AND EXPENDITURES**

FUND 24, STREET MAINTENANCE FUND

	Actual	Budget	Estimated	Proposed	Updated
	2021-2022	2022-2023	2022-2023	2023-2024	2023-2024
REVENUES					
Sales Tax	\$ 352,963	\$ 410,000	\$ 383,340	\$ 421,670	\$ 421,670
Interest Earnings	\$ -	\$ -	\$ 1,571	\$ 1,000	\$ 1,000
Planned Utilization of Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 482,080
TOTAL	\$ 352,963	\$ 410,000	\$ 384,911	\$ 422,670	\$ 904,750
EXPENDITURES					
Street Maintenance	\$ 11,664	\$ 410,000	\$ 381,921	\$ 329,750	\$ 904,750
TOTAL	\$ 11,664	\$ 410,000	\$ 381,921	\$ 329,750	\$ 904,750
REVENUE OVER/(UNDER) EXPENDITURES	\$ 341,299	\$ -	\$ 2,990	\$ 92,920	\$ -



City Council Meeting Management Report

Meeting Date: September 18, 2023

Contact: Laura Cox, Chief Financial Officer

AGENDA ITEM:

Public hearing and consider an Ordinance fixing and levying municipal ad valorem taxes on all taxable property within the corporate limits of the City of Alvarado, Texas for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024, at the rate of \$0.811895 per one hundred dollars (\$100.00) and directing the assessment thereof; providing for a date on which such taxes become due and delinquent together with penalties and interest thereon; providing for a place of payment; providing for approval of the tax rolls presented to the City Council.

BACKGROUND AND FINDINGS:

This ordinance sets the tax rate for Fiscal Year 2023-2024 at a rate of \$0.811895 per \$100 of assessed valuation and is \$0.000801 less than the current rate of \$0.812696. The proposed rate is made of the following components:

Tax Rate Component	Amount (per \$100 of valuation)
Maintenance & Operations (M&O)	\$0.611828
Interest & Sinking (I&S/Debt)	\$0.200067
Total Proposed Rate for FY 2023-2024	\$0.811895

On August 21, 2023, the City Council set the date for the public hearing on the proposed tax rate and scheduled the vote to adopt the proposed tax rate for September 18, 2023, at 6:30 p.m. in Council Chambers located at 104 W. College Avenue, Alvarado, Texas.

The State's Truth-in-Taxation law also requires calculation and publication of each taxing entity's no-new revenue tax rate, voter-approval rate, and de minimis rate. Notice of this public hearing was published in the Cleburne Times-Review on September 9, 2023, and a link to the notice is posted on the City's homepage. Included with this agenda item is a copy of the notice.

Section 26.05(b) of the Tax Code specifies that a motion to adopt an ordinance setting a tax rate that exceeds the no-new-revenue tax rate must be made in the following form:

"I move that the property tax rate be increased by the adoption of a tax rate of \$0.811895, which is effectively an 18.96 percent increase in the tax rate."

FINANCIAL IMPACT:

An ad valorem tax rate of \$0.811895 (M&O: \$0.611828; I&S \$0.200067) will generate \$3,816,801 (at a 100% collection rate) for M&O and \$1,247,854 for I&S.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. Tax Rate Adoption Ordinance 2023-0027
2. 2023 Notice of Public Hearing on Tax Increase

ORDINANCE NO. 2023-0027

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, AFFIXING AND LEVYING MUNICIPAL AD VALOREM TAXES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024, AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF ALVARADO, TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT EXPENSES AND ALL OUTSTANDING DEBTS OF THE CITY; DIRECTING THE ASSESSMENT THEREOF; PROVIDING FOR DUE DATES AND DELINQUENT DATES FOR PAYMENT OF TAXES TOGETHER WITH PENALTIES AND INTEREST THEREON; PROVIDING FOR PLACE OF PAYMENT; PROVIDING FOR APPROVAL OF THE TAX ROLLS PRESENTED TO THE CITY COUNCIL; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado is a Home Rule municipality located in Johnson County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council of the City of Alvarado, Texas (hereinafter referred to as the City) hereby finds that the tax for the fiscal year beginning October 1, 2023, and ending September 30, 2024, hereinafter levied for current expenses of the City and the general improvements of the City and its property, must be levied to provide the revenue requirement for the budget for the ensuing year; and

WHEREAS, the City Council further finds that taxes for the year 2023, hereinafter levied therefore are necessary to pay interest and to provide the required sinking fund on outstanding bonds of the City issued for City purposes, and on bonds proposed to be issued for such purposes during the ensuing year; and

WHEREAS, the City Council has approved by a separate ordinance adopted on the 18th day of September 2023 the budget for the fiscal year beginning October 1, 2023, and ending September 30, 2024; and

WHEREAS, the City Council provided notice of the effective tax rate as required by law; and

WHEREAS, pursuant to Section 26.05 of the Texas Tax Code, the City Council held a public hearing on the proposed tax rate on September 18, 2023 during a City Council Meeting at 6:30 p.m., held in the Council Chambers at City Hall located at 104 W. College, Alvarado, Texas, Texas and took action on the proposed rate at the close of the public hearing; and

WHEREAS, all statutory and constitutional requirements concerning the levying and assessing of ad valorem taxes have been complied with; and

WHEREAS, the City Council has, by record vote, approved separately each of the two components of the tax rate set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS THAT:

SECTION 1.

All of the above premises are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

SECTION 2.

The real and personal property tax appraisal rolls as certified by the Chief Appraiser of the Johnson County Appraisal District to the City Council for the 2023 tax year are hereby accepted.

SECTION 3.

There is hereby levied and ordered to be assessed and collected for the fiscal year beginning October 1, 2023, and ending September 30, 2024, and for each fiscal year thereafter until it be otherwise provided and ordained, on all taxable property, real, personal and mixed, situated within the corporate limits of the City of Alvarado, Texas, and not exempt from taxation by the constitution of the State of Texas and valid state laws, an ad valorem tax rate of \$0.811895 on each One Hundred Dollars (\$100.00) assessed value of taxable property, which tax rate is apportioned and distributed as follows:

- A. For the purpose of defraying the current maintenance and operation expenses of the City (General Fund), a tax of \$0.611828 on each One Hundred Dollars (\$100.00) assessed value of all taxable property.
- B. For the purpose of creating a Debt Service Fund to pay the interest and principal on all outstanding indebtedness, a tax of \$0.200067 on each One Hundred Dollars (\$100.00) assessed value of all taxable property within the City which shall be applied to the payment of such interest and maturities of all outstanding bonded indebtedness.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 15.08 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY (\$1,996.80).

SECTION 4.

All monies collected and hereby appropriated are set apart for the specific purposes indicated and the funds shall be accounted for in such a manner as to readily show balances at any time.

SECTION 5.

All ad valorem taxes shall become due and payable on October 1, 2023, and all ad valorem taxes for the year shall become delinquent after January 31, 2024. There shall be no discount for payment of taxes prior to said January 31, 2024. Payment of such taxes shall be due in one full installment except as otherwise required by law. A delinquent tax shall incur all penalty and interest authorized by State Law, Section 33.01 of the Property Tax Code.

SECTION 6.

Taxes herein levied and uncollected as of February 1, 2024, shall be a first and prior lien against the property, which lien shall be superior and prior to all other liens.

SECTION 7.

Taxes are payable at the offices of the County Tax Assessor-Collector. The Town shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

SECTION 8.

Pursuant to the authority granted by Section 33.07 of the Texas Tax Code, in the event that 2023 taxes and taxes for all subsequent years become delinquent on or after February 1 but not later than May 1 of the year in which they become delinquent, and in the event such delinquent taxes are referred to an attorney for collection, an additional amount not exceed the amount of the compensation specified in the contract with the attorney to be paid in connection with the collection of the delinquent taxes then due shall be added as collection costs to be paid by the taxpayer, for all taxes delinquent on or after July 1, 2024.

SECTION 9.

Pursuant to the authority granted by Section 33.08 of the Texas Tax Code, the City further provides that all 2023 taxes and taxes for all subsequent years that become delinquent on or after June 1 of the year in which they become delinquent shall, in order to defray the costs of collection, incur an additional amount not exceed the amount of the compensation specified in the contract with the attorney to be paid in connection with the collection of the delinquent taxes.

SECTION 10.

Any and all ordinances, resolutions, rules, regulations, polices, or provisions inconsistent or in conflict with the provisions of this Ordinance are hereby expressly repealed and rescinded to the extent of the inconsistency or conflict.

SECTION 11.

It is hereby declared to be the intention of the City Council that if any of the phrases, clauses, sentences, paragraphs, and sections of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clauses, sentence, paragraph, or section.

SECTION 12.

All rights or remedies of the City under previous ordinances are expressly saved as to penalties for liabilities for any delinquencies and penalties for prior years and under prior ordinances of the City, and such delinquencies and penalties owed shall not be affected by this Ordinance, but may be collected through any remedy available under law”

SECTION 13.

This ordinance shall be in full force and effect from and after its passage and it is so ordained.

PASSED AND APPROVED ON THIS THE 18th DAY OF SEPTEMBER 2023, BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS.

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Jacob Wheat, Mayor	_____	_____	_____
Michael Bennett, Council Member, Place 1, Ward 1	_____	_____	_____
Lydia Moon, Mayor Pro Tem, Place 1, Ward 2	_____	_____	_____
Kevin Thomas, Council Member, Place 3, Ward 3	_____	_____	_____
Beverly Short, Council Member, Place 4, Ward 1	_____	_____	_____
Cherry Bryant, Council Member, Place 5, Ward 2	_____	_____	_____
Scott Arthur, Council Member, Place 6, Ward 3	_____	_____	_____

APPROVED:

Jacob Wheat, Mayor

ATTEST:

Beth Walls, City Secretary



City Council Meeting Management Report

Meeting Date: September 18, 2023

Contact: Laura Cox, Chief Financial Officer

AGENDA ITEM:

Consider ratifying a property tax increase reflected in the City of Alvarado budget approved for the fiscal year beginning October 1, 2023 and ending September 30, 2024, in accordance with Texas Local Government Code Section 102.007.

BACKGROUND AND FINDINGS:

Local Government Code Section 102.007(c) requires a city that is adopting a budget that will require raising more revenue from property taxes than in the previous year to conduct a separate vote to ratify the property tax increase reflected in the budget. This vote is in addition to, and separate from, the vote to adopt the budget or a vote to set the tax rate.

This budget will raise more total property taxes than last year's budget by \$1,065,672, which is a 26.7 percent increase from last year's budget, and of that amount, \$294,318 is tax revenue to be raised from new property added to the tax roll this year.

The Notice of Public Hearing Regarding the Proposed 2023-2024 Fiscal Year Budget with the statement required by Local Government Code, Section 102.0065(a) was published in the Cleburne Times-Review on September 2, 2023, and is posted on the City's website. Additionally, the 2023 Notice of Public Hearing on Tax Increase was published in the Cleburne Times-Review on September 9, 2023 and is posted on the City's website.

FINANCIAL IMPACT:

An ad valorem tax rate of \$0.811895 (M&O: \$0.611828; I&S \$0.200067) will generate \$3,816,801 (at a 100% collection rate) for M&O and \$1,247,854 for I&S.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

None



City Council Meeting Management Report

Meeting Date: September 18, 2023

Contact: Donielle Suber, Assistant to the City Manager

Paul DeBuff, City Manager

Phone: 817-790-3351, opt. #7

AGENDA ITEM:

Public Hearing and consider an Ordinance Amending Chapter 36 "Taxation", Article II "Ad Valorem Property Tax", of the Code of Ordinances to adopt an Ad Valorem Tax Freeze for residential homestead property owners who are disabled or sixty-five (65) years of age or older.

BACKGROUND & FINDINGS:

This ordinance is to adopt a tax freeze, also known as a tax ceiling, for Alvarado residential property owners who are either disabled or considered to be seniors (persons 65 years of age and older). The proposed tax freeze would go into effect with tax year 2024, after the total amount of ad valorem taxes levied on this segment of Alvarado residents (disabled and seniors) would not increase while the residential properties are retained by the same home owners.

If adopted, Alvarado disabled and senior residents would experience lower property taxable values, along with the amount of property taxes owed annually to the City. In addition, the City would incur foregone tax revenues from approximately 300 Alvarado disabled and senior residents. Foregone revenue amounts depend on multiple variables, such as the number of seniors and/or disabled persons being added or removed from the tax roll; and property values fluctuating (increasing/decreasing) from year-to-year.

To date, of the nine (9) cities in Johnson County, three (3) have not adopted a senior tax ceiling including Alvarado, Godley and Rio Vista.

FINANCIAL IMPACT:

An Ad Valorem tax freeze, for disabled and seniors, would impact City tax revenues at a differing rate from year-to-year.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Senior Tax Ceiling Ordinance

ORDINANCE NO. 2023-0028

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS AMENDING CHAPTER 36 “TAXATION”, ARTICLE II “AD VALOREM PROPERTY TAX”, OF THE CODE OF ORDINANCES, CITY OF ALVARADO, TEXAS TO ADOPT AN AD VALOREM TAX FREEZE FOR RESIDENTIAL HOMESTEAD PROPERTY OWNERS WHO ARE DISABLED OR SIXTY-FIVE (65) YEARS OF AGE OR OLDER; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas is a Home Rule Municipality located in Johnson County, created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Article VIII, Section 1-b, subsection h, of the Texas Constitution allows municipalities and certain other taxing entities to establish an ad valorem tax freeze on residence homesteads of individuals disabled or age sixty-five (65) or older; and

WHEREAS, Section 11.261 of the Texas Tax Code governs the procedure under which a municipality or other taxing entity may adopt and regulate an ad valorem tax freeze; and

WHEREAS, the City Council believes it would be in the best interest of the citizens of Alvarado to provide for a tax freeze on the amount of property taxes on the homesteads of individuals disabled or age sixty-five (65) or older, beginning with tax year 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS THAT:

SECTION 1

Chapter 36 “Taxation”, Article II “Ad Valorem Property Tax” of the Code of Ordinances of the City of Alvarado, Texas, is hereby amended to add Section 36-22 to read as follows:

“Sec. 36-22 Ad Valorem Tax Freeze.

- (a) Effective with tax year 2024, the total amount of ad valorem taxes imposed on the residence homestead of a person who is disabled or sixty-five (65) years of age or older shall not be increased while it remains the residence homestead of that person.
- (b) If the person who is disabled or sixty-five (65) years of age or older dies, the total amount of ad valorem taxes imposed on the residence homestead shall not be increased while it remains the residence homestead of that person’s surviving spouse if:

(1) the surviving spouse is disabled or fifty-five (55) years of age or older when the individual dies; and

(2) the residence homestead of the individual:

(A) is the residence homestead of the surviving spouse on the date that the individual dies; and

(B) remains the residence homestead of the surviving spouse.

(c) Notwithstanding subsections (a) and (b), taxes on the residence homestead may be increased to the extent the value of the homestead is increased by improvements other than repairs and other than improvements made to comply with governmental requirements.

(d) A tax limitation imposed under this section expires if on January 1:

(1) none of the owners of the structure who qualify for the limitation provided by this section for an individual who is disabled or sixty-five (65) years of age or older and who owned the structure when the limitation provided by this section first took effect is using the structure as a residence homestead; or

(2) none of the owners of the structure qualifies for the limitation provided by this section for an individual who is disabled or sixty-five (65) years of age or older.

Secs 36-23 – 36-45 Reserved.”

SECTION 2 CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all provisions of all existing ordinances and of the Code of Ordinances of the City of Alvarado, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such existing ordinances and code, in which event the conflicting provisions of such ordinances and Code are hereby repealed.

SECTION 3 SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining, phrase, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and its passage, and it so ordained.

PASSED AND APPROVED ON THIS 18th DAY OF SEPTEMBER, 2023.

JACOB WHEAT
MAYOR

ATTEST:

BETH A. WALLS
CITY SECRETARY

EFFECTIVE: _____