

**SPECIAL MEETING OF THE
CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
NOVEMBER 6, 2024
6:30 PM
AGENDA**

The City Council of the City of Alvarado will meet in a Special Called Session on Wednesday, November 6, 2024 at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items:

CALL TO ORDER

- Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT:

This is an opportunity for citizens to address the convened City Council 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. Any response from a member of the convened City Council 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.

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 salutory 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 salutory 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 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.

CONSENT AGENDA:

1. Consideration and action to approve minutes from the 10/21/2024 Regular City Council Meeting. (Walls)
2. Consideration and action to install stop signs, establishing a three-way stop at the intersection of Cheyenne Trail and Cortese Lane, and a four-way stop at the intersection of Cheyenne Trail and Cherokee Trail. (May)
3. Consideration and action to appoint an alternate to the Planning and Zoning Commission (P&Z). (French)

SPECIAL City Council Meeting Agenda

November 6, 2024

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NEW BUSINESS:

4. Consideration and action to approve Resolution No. R2024-0022, affirming the casting of votes in the 2025-2026 Election of the Board of Directors for the Central Appraisal District of Johnson County, Texas. (Walls)
5. Presentation and discussion on the City of Alvarado's Information Technology (IT) Network Infrastructure Upgrade. (Suber)
6. Consideration and action to authorize the City Manager to execute construction contracts with Midwest Wrecking Company (Asbestos Abatement) and Southside Environmental Services, LLC (Demolition), in the amount of \$59,265.00, to provide for the asbestos abatement and demolition of the City of Alvarado Senior Citizens Center located at 201 E. College Avenue. (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.

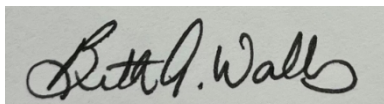
ACCESSIBILITY STATEMENT

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 November 1, 2024 at 6:30 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 OF ALVARADO
County of Johnson
State of Texas
10/21/2024
City Council Minutes

The City Council of the City of Alvarado met in Regular Called Session on Monday, October 21, 2024 at 6:30 p.m. The following were present for roll call:

Name	Title	Present	Absent	Excused
Jacob Wheat	Mayor	X		
Carrie Keeton	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
Jessica Hill	Deputy City Secretary
Laura Cox	Chief Financial Officer
Ashley Dierker	City Attorney
Donielle Suber	Director of Administrative Services
Justin French	Community Development Director
Hillary Cromer	Economic Development Director
John Rodgers	Fire Chief
Adam Sharp	Fire Marshal
Ben Moore	Assistant Police Chief
Mike Dwiggins	Public Works Director

Mayor Jacob Wheat called the meeting to order at 6:31 p.m. and Marty Douglas gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS:

Jameye Jones-Events: Apec's Trunk or Treat on the square on October 26th.

PUBLIC COMMENTS:

Jacob Wheat-Appreciation and recognition for Fall Festival staff contributions. Indian Friends Reading Day reminder.

Lydia Moon-Recognized Fall Festival attendees for their swift and effective response during an emergency situation.

Donielle Suber-Events: City of Alvarado Outdoor Movie Series, November 9th, November 16th, November 22nd. Parade of Lights, December 6th.

INTRODUCTION OF NEW EMPLOYEES:

Police Department: Darius Bell, Carmen Solis, Eric Bejaran- Patrol Officers

Court: Monica Parsons, Court Administrator

Library: Rachael Sandifer, Library Clerk

RECOGNITION:

Employee of the Quarter (Q2), Wendy Brown

CONSENT AGENDA:

1. **Consideration and action to approve minutes from the 09/16/2024 Regular City Council Meeting.**
2. **Consideration and action to approve Ordinance No. 2024-0013, granting to Oncor Electric Delivery Company LLC, its successors, and assigns an electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways, and public property of the City of Alvarado, Texas.**
3. **Consideration and action to approve Ordinance No. 2024-0020, approving Atmos Energy Corp., Mid-Tex division, 2024 rate review mechanism filing.**
4. **Consideration and action to approve a Letter of Engagement with Waters, Vollmering and Associates, L.L.P. to perform the annual audit for fiscal year 2024, and authorizing the Mayor and/or City Manager to execute any documents in connection therewith.**
5. **Consideration and action to approve an Interlocal Cooperation Contract with the Texas Department of Public Safety for the Failure to Appear (FTA) Program to align with the 88th Legislative Session changes.**
6. **Consideration and action to approve the purchase of fourteen (14) WatchGuard M500 in-car cameras, fourteen (14) WatchGuard body-worn cameras, extend the existing 21 WatchGuard body cameras to the proposed “video-as-a-service” contract, and extend the warranty period.**
7. **Consideration and action to approve the purchase of fifteen (15) budgeted Motorola APX NEXT multiband radios.**

Motion was made by Lydia Moon and seconded by Beverly Short to approve the Consent Agenda.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

NEW BUSINESS:

8. **Presentation by the Alvarado ISD regarding the Voter-Approved Tax Rate Election (VATRE).**

No action taken.

9. **Presentation on Johnson County Transportation Bond Program by Chris Bosco with Freese and Nichols on behalf of Johnson County. (French)**

No action taken.

10. **Workshop and discussion on updates to the City's Fee Schedule led by Jason Gray with Willdan.**

No action taken.

11. **Workshop and discussion, possible action to authorize the City Manager to negotiate and enter into a Professional Planning Services Agreement with LJA to establish a temporary Zoning District.**

Motion was made by Lydia Moon and seconded by Scott Arthur to authorize the City Manager to negotiate and enter into a Professional Planning Services Agreement with LJA to establish a temporary Zoning District.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

12. **Consideration and action to approve the application of David Lewis with Spry Surveyors on behalf of Alvarado 35/67, LLC for approval of a replat to create Lots 2R1 and 4, Block A of the CVS-Alvarado Addition being 8.04 acres, approximately addressed at 6198 S. IH-35W.**

The replat application was submitted and deemed administratively complete on September 19, 2024. Per Section 34-36.c of the Alvarado subdivision ordinance, the City Council shall:(1) Act within 30 days after the filing of replat, (2) Take one of the following actions. a. Approve, b. Approve with conditions c. Disapprove with reasons. 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 along the IH-35W corridor that will increase the non-residential tax revenue for the City and attract residents and visitors.

Motion was made by Lydia Moon and seconded by Carrie Keeton to accept the application of David Lewis with Spry Surveyors on behalf of Alvarado 35/67, LLC for approval of a replat to create Lots 2R1 and 4, Block A of the CVS-Alvarado Addition being 8.04 acres, approximately addressed at 6198 S. IH-35W.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

13. Consideration and action to award RFQ for Ward Redistricting and Mapping of the City of Alvarado, Texas.

Alvarado's City Council wards require redefinition every ten years to account for population changes and other demographic shifts. The current ward boundaries were last updated in 1995, based on the 1990 U.S. Census, when the City's population was 2,918. The 2020 Census reports a population of 4,739, and a 2024 estimate projects an increase to 6,655. An RFQ was issued to conduct the necessary redistricting study, resulting in three responses: ARCBridge from Sterling, VA; Citygate GIS from Annapolis, MD; and DNRBS&Z from San Antonio, TX. Staff recommends awarding the contract to DNRBS&Z.

Motion was made by Lydia Moon and seconded by Kevin Thomas to award the RFQ for Ward Redistricting and Mapping of the City of Alvarado, Texas, to DNRBS&Z for \$13,151.00, and to authorize the City Manager to execute the agreement.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

14. Public hearing, consideration and action to approve Resolution R2024-0021, adopting guidelines and criteria governing Tax Abatement Agreements pursuant to Chapter 312 of the Texas Tax Code, and providing an effective date.

Staff recommends adopting a tax abatement policy to stimulate economic growth. While tax abatements would be considered on a case-by-case basis, this policy will serve as an additional tool for attracting new businesses, encouraging the expansion or modernization of existing facilities, and providing tax exemptions for eligible properties within designated reinvestment zones. The policy outlines specific criteria applicants must meet. Applications will be thoroughly reviewed by staff and presented to the City Council for final approval.

MAYOR JACOB WHEAT OPENED THE PUBLIC HEARING AT 8:10 P.M. AND CLOSED THE PUBLIC HEARING AT 8:15 P.M.

Motion was made by Lydia Moon and seconded by Carrie Keeton to approve Resolution No. R2024-0021, adopting guidelines and criteria governing Tax Abatement Agreements pursuant to Chapter 312 of the Texas Tax Code, effective October 21, 2024.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

15. Consideration and action to approve the Street Rehab Project Services Agreement for Janice, Lisa, Lorie, and Chris streets.

Motion was made by Lydia Moon and seconded by Cherry Bryant to authorize the City Manager to enter into an agreement with BHC Services for the Street Rehab Project for Janice, Lisa, Lorie, and Chris in the amount of \$234,563.00.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

16. **Presentation by Belt Construction regarding Santa Fe Street project.**

No action taken.

MAYOR WHEAT DECLARED COUNCIL TO BE IN EXECUTIVE SESSION AT 8:31 P.M. AND RECONVENED TO REGULAR SESSION AT 9:40 P.M.

17. **Consideration and any action necessary as a result of items legally discussed in Executive Session.**

No action taken.

18. **Consideration and action authorizing the City Manager to negotiate with Belt Construction regarding the previously executed contract for construction services and authorizing the City Manager to execute a change order pursuant to said negotiations based on terms discussed in Executive Session.**

Motion was made by Lydia Moon and seconded by Kevin Thomas to authorize the City Manager to negotiate with Belt Construction regarding the previously executed contract for construction services and authorizing the City Manager to execute a change order pursuant to said negotiations based on terms discussed in Executive Session.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried

19. **Consideration and action to authorize the Economic Development Director and City Manager to negotiate and execute a Project N. Parkway 2024 A agreement based on terms discussed in Executive Session.**

No action taken.

20. **Consideration and action to approve an agreement with Millis Transfer, LLC, related to property currently located in the City's ETJ and authorize the Economic Development Director and City Manager to negotiate and execute said agreement based on terms discussed in Executive Session.**

Motion was made by Lydia Moon and seconded by Carrie Keeton to approve an agreement with Millis Transfer, LLC, related to property currently located in the City's ETJ and authorize the Economic Development Director and City Manager to negotiate and execute said agreement based on terms discussed in Executive Session.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried

21. **Consideration and action to authorize the Economic Development Director and City Manager to negotiate and execute Project Ascend agreement based on terms discussed in Executive Session.**

No action taken.

There being no further business, Mayor Wheat adjourned the meeting at 9:40 P.M.

Passed and approved this the 6th day of November, 2024.

Jacob Wheat, Mayor

Respectfully Submitted,

Beth A. Walls, City Secretary/HRD



City Council Meeting Management Report

Meeting Date: *6 November 2024*

Contact: *Teddy May, Chief of Police*

Phone: *972-921-4412*

AGENDA ITEM:

Consent to execute the installation of stop signs:

- 1. Three-way stop at Cheyenne Trail and Cortese Lane*
- 2. Four-way stop at Cheyenne Trail and Cherokee Trail*

BACKGROUND & FINDINGS:

In November of 2024, we received the following complaint, "Hello. My name is Jason, and I live on Comanche in the Indian Trail subdivision. I was wondering what could be done about getting speed bumps installed like in the Stonegate subdivision. Ever since the new subdivision has opened up next to Indian Trail, people drive really fast down Cheyanne and Comanche like it's a drag strip. It's only a matter of time until an accident happens. I see Alvarado PD cruise through sometimes, but they can't be here all the time. Thank you for your time".

The Police Department placed a traffic recording box in the area to gather traffic data. While the data does not reflect a significant number of speeding violations, the Department feels that placement of the recommended stop signs will slow down traffic on those streets, as well as increase the public's confidence in the safety of our roadways.

In addition, with the future expansion of Cummings, we should assume that the traffic in this neighborhood will increase substantially. By adding these traffic control devices, the City will be ahead of these changing conditions.

FINANCIAL IMPACT:

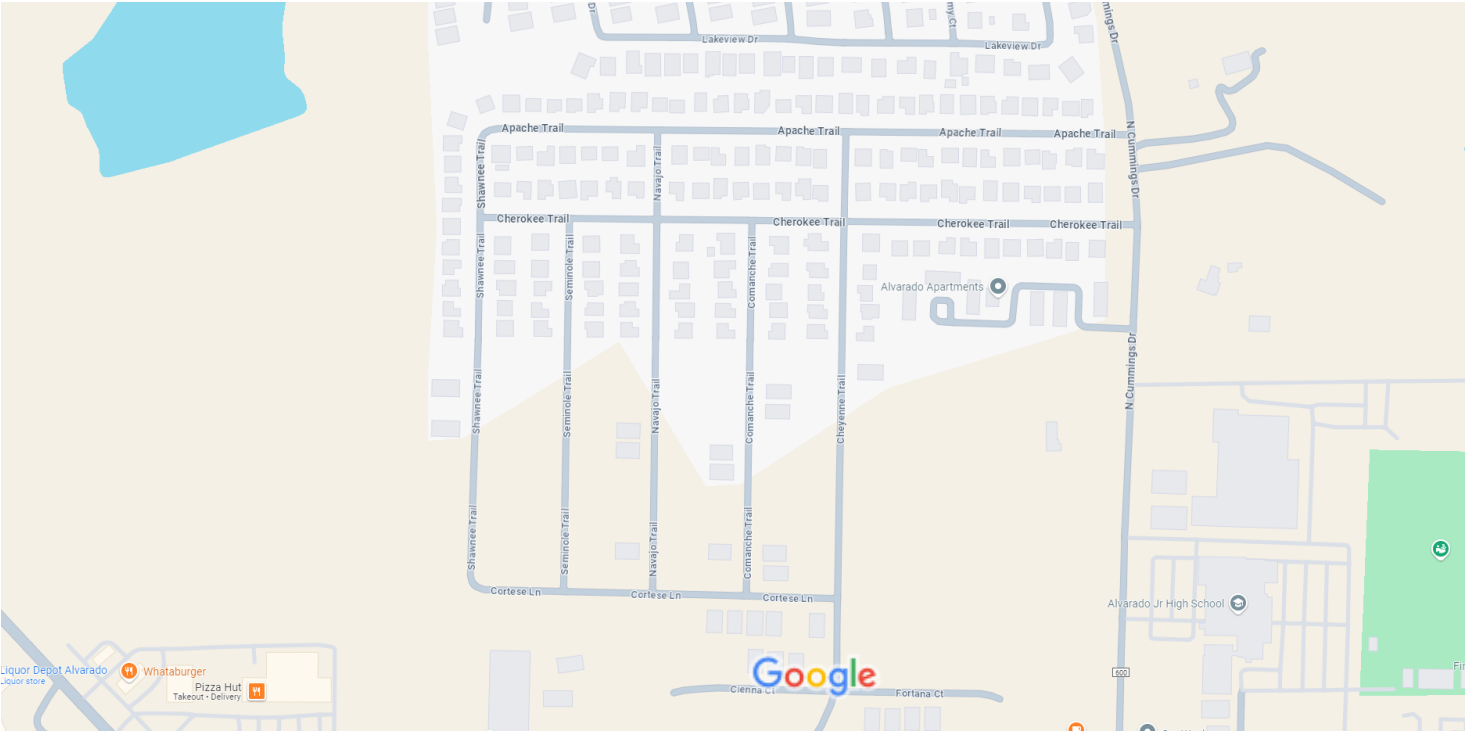
\$2500.00

RECOMMENDATION:

Recommend approval

MANAGEMENT REVIEW:

Teddy May, Chief of Police



Map data ©2024 Google 200 ft



City Council Meeting Management Report

Meeting Date: November 6, 2024

Contact: Justin French, Community Development Director

AGENDA ITEM: Consideration and action to appoint an alternate to the Planning and Zoning Commission (P&Z).

BACKGROUND AND FINDINGS: Following Barbara Fuller's resignation, Council is being asked to consider the appointment of Coleman Reed as an alternate to the Planning & Zoning Commission

Mr. Reed was born in Fort Worth, TX and grew up in Burleson. He attended the University of Texas at Arlington and received a Bachelor's of Science degree in Electrical Engineering in 2017. He has been an Alvarado resident since 2021.

He is a Licensed Professional Engineer in Texas and is currently employed at Oncor Electric Delivery as a System Protection manager with over 6 years of experience as a Substation Design engineer designing and developing physical & electrical construction prints to accommodate residential and commercial load growth across the state. This experience has provided many opportunities to review and discuss land acquisition plans, easements, and plats with a variety of key stakeholders.

FINANCIAL IMPACT: None

MANAGEMENT REVIEW: Paul DeBuff

ATTACHMENTS: N/A



City Council Meeting Management Report

Meeting Date: November 6, 2024

Contact: Beth A Walls, Director of Human Resources

AGENDA ITEM: Consideration and action to approve Resolution No. R2024-0022, affirming the casting of votes in the 2025-2026 Election of the Board of Directors for the Central Appraisal District of Johnson County, Texas.

BACKGROUND AND FINDINGS:

At the 9/16/24 City Council meeting, a motion was made by Lydia Moon and seconded by Scott Arthur to approve Resolution No. R2024-0020, affirming Duaine Goulding, Amy Lingo, John Wood, Brannon Potts, and James Cockrell as candidates for the Board of Directors for the Central Appraisal District of Johnson County, Texas for the 2025-26 term.

All of the folks that Alvarado nominated made it on the ballot so it is now time to decide how we will use the 66 votes that we are given by the Johnson County Appraisal District.

The full slate of the candidates is listed below. You can choose to give all the votes to one candidate or spread them out over the people we nominated.

James Cockrell

Cesar Diaz

Benjamin Bruce Gibson

Duaine Goulding

Amy Lingo

Lauren Pate

Brannon Potts

John Wood

MANAGEMENT REVIEW:

Paul DeBuff

ATTACHMENTS:

Resolution R2024-0022

CAD Ballot

CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY

109 N Main St
Cleburne TX 76033
Metro (817) 648-3000
Fax (817) 645-3105
www.johnsoncad.com



Executive Director/Chief Appraiser
Jim Hudspeth, RPA, RTA, CTA, CSTA, CCA

Board of Directors
Duaine Goulding, Chairman
John Wood, Vice Chairman
Mike Mizell, Secretary
Amy Lingo
Larry Trammell
Tina White
Scott Porter – Tax Assessor/Collector

October 18, 2024

The Honorable Jacob Wheat, Mayor
City of Alvarado
104 W. College Ave
Alvarado, Texas 76009

Dear Mayor Wheat:

Enclosed is your OFFICIAL BALLOT for election of the Central Appraisal District Board of Directors for 2025-2026. The City of Alvarado is entitled to a total of 66 votes. You may cast all votes for one candidate or divide them up for two or more.

Your governing body should determine its vote by resolution. Please record the number of votes for the candidate(s) chosen on this OFFICIAL BALLOT, and return it to me along with a copy of your resolution before December 15, 2024.

Legislation prohibits ballots received after this date from being counted in the election. Please place the resolution on your agenda during November and ensure your ballot is in our office before December 15, 2024.

A copy of this letter is being sent to your city manager, along with a copy of the ballot; however, only you have the OFFICIAL BALLOT.

I cannot stress enough that the Property Tax Code requires timeliness in this matter. Please call me anytime I can be of help to you.

Respectfully,

Jim Hudspeth, RPA, RTA, CTA, CSTA, CCA
Executive Director/Chief Appraiser

JH/jw

Enclosures

Cc: Mr. Paul DeBuff, City Manager

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY
109 N. MAIN
CLEBURNE, TEXAS 76033

ELECTION OF BOARD OF DIRECTORS FOR 2025-2026

OFFICIAL BALLOT

VOTES

CANDIDATES

James Cockrell

Cesar Diaz

Benjamin Bruce Gibson

Duaine Goulding

Amy Lingo

Lauren Pate

Brannon Potts

John Wood

RESOLUTION NO. _____

RESOLUTION BY THE CITY OF _____, TEXAS, AFFIRMING THE
CASTING OF VOTES IN THE 2025-2026 ELECTION OF THE BOARD OF
DIRECTORS FOR THE CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY,
TEXAS.

This is to affirm that the City Council of the City of _____, did on
this the _____ day of _____, 2024, cast votes as indicated below for
the candidate(s) in the election for the 2025-2026 Board of Directors of the Central
Appraisal District of Johnson County, Texas, in a regular meeting of the City Council.

<u>Number of Votes</u>	<u>Candidate</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

RESOLVED AND ENTERED this the _____ day of _____, 2024.

JACOB WHEAT, MAYOR

ATTEST:

BETH A. WALLS, CITY SECRETARY



City Council Meeting Management Report

Meeting Date: November 6, 2024

Contact: Donielle Suber, Administrative Services Director

Phone: 817-790-3351, ext. 116

AGENDA ITEM:

Presentation and discussion on the City of Alvarado's Information Technology (IT) Network Infrastructure Upgrade.

BACKGROUND & FINDINGS:

Todoverde, IT Service Providers, to present on upgrading the City of Alvarado's Information Technology (IT) Network Infrastructure.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

MANAGEMENT REVIEW:

Paul DeBuff, City Manager



City Council Meeting Management Report

Meeting Date: November 6, 2024

Contact: Donielle Suber, Administrative Services Director

Phone: 817-790-3351, Ext. 116

AGENDA ITEM

Consideration and action to authorize the City Manager to execute construction contracts with Midwest Wrecking Company (Asbestos Abatement) and Southside Environmental Services, LLC (Demolition), in the amount of \$59,265.00, to provide for the asbestos abatement and demolition of the City of Alvarado Senior Citizens Center located at 201 E. College Avenue.

BACKGROUND & FINDINGS

The City of Alvarado Economic Development Board acquired 201 E. College Street (Senior Center & Community Center - SCCC), to address the City's need for adequate accommodations for both Alvarado Seniors and the community. However, the SCCC facility has gone without proper maintenance and repair for multiple years, causing structural damage and health & safety concerns. In addition, during the Spring, the interior of the facility sustained significant water damage due to roof leaks causing additional environmental hazards (e.g., asbestos and mold).

Considering the building cannot be occupied without addressing the environmental hazards and structural concerns, staff worked with Childress Engineering to perform an assessment of the structure, along with an environmental assessment. According to Childress Engineering's findings, based on the cost associated with the extent of replacement, renovation, and upgrade could be greater than the value of the building. Therefore, staff obtained proposals for the asbestos abatement, demolition, and hydro-mulching/silt fencing, which include the following:

- Midwest Wrecking Company & Southside Environmental Services, LLC
- Southside Environmental Services
- Intercon Environmental, Inc.

FINANCIAL IMPACT

The project will cost \$59,265.00, including the asbestos abatement and demolition of the facility.

RECOMMENDATION

Staff recommends City Council authorize the City Manager to execute two construction contracts with Midwest Wrecking Company (demolition) and Southside Environmental Services, LLC (asbestos abatement) in the amount of \$59,265.00 for asbestos abatement, demolition and hydro-mulching/silt fencing at 201 E. College Street.

MANAGEMENT REVIEW

Paul DeBuff, City Manager

ATTACHMENTS

Proposals from:

- Midwest Wrecking Company & Southside Environmental Services, LLC
- Southside Environmental Services, LLC
- Intercon Environmental, Inc.



1230 N. Houston School Road
Lancaster, Texas 75146
Ph. (214) 755-1633 (862) 579-5717

Sent Via Email
suberd@cityofalvarado.org

September 18, 2024

City of Alvarado
104 W. College Street
Alvarado, TX 76009
(817) 790-3351

Re: Senior Center, 201 E. College Street, Alvarado, TX
Proposal No. 2024-076

Ms. Suber,

Southside Environmental Services, LLC is pleased to submit this proposal for asbestos abatement and disposal services at the property referenced above.

Scope of Work:

- ~ 450 ft² of asbestos containing mastic beneath carpet
- ~ 688 ft² of asbestos containing floor tile and mastic
- ~ 4,460 ft² of asbestos containing drywall walls
- ~ 436 ft² of asbestos containing roof flashing
- ~ 4,460 ft² of asbestos containing drywall walls
- ~ 25' of asbestos containing building expansion caulk
- ~ 120 ft² of asbestos containing window glazing/caulking (demo windows)
- Demo to access asbestos materials
- Remove appliances

Schedule:

Duration will be approximately seven to eight (7 - 8) working days to complete.

Pricing:

Lump Sum (per noted scope of work)\$26,325.00

Exclusions / Clarifications:

- Removal and/or disposal of any other regulated waste from the site that is not specifically noted in the above scope of work are excluded.
- Power and water will be provided by the owner.
- Security during off hours is not included in this proposal price.
- Non acm debris generated will be disposed of by Southside Environmental.
- Appliances will be left with in the building
- Weather proofing or boarding up windows is not included in this proposal.

Terms and Conditions:

- This price includes all labor, materials, equipment, and disposal necessary to complete the noted scope of work in accordance with all local, state, and federal regulations.
- Southside Environmental Services, LLC will retain all salvage rights.
- Progress payments equal to the value of the work completed that performance period will be billed on a monthly billing cycle for completed each billing cycle.
- Payment terms are Net 30 upon receipt of invoice. A service charge will be assessed on late payments at the rate of 10% per month (18% per annum) or the maximum permissible rate by applicable law.
- This pricing will remain valid for a period of **90 calendar days** from this proposal.

The following insurance is included with this proposal:

General Liability:	\$1,000,000	Asbestos Pollution Liability:.....	\$1,000,000
Automobile:	\$ 1,000,000	Texas Workers Compensation:.....	\$1,000,000
Excess Liability.....	\$4,000,000	Umbrella Liability.....	\$4,000,000

Thank you for the opportunity to submit this proposal and look for a favorable response. If the terms of this proposal meet approval, please sign, and return it. Southside will proceed upon written authorization.

Respectfully,



Jason Gibbs
Estimator / Project Manager
Southside Environmental Services, LLC
(469) 387-5828 cell

**** Addendum 1 was received on September 16, 2024 ****

An authorized representative must sign for acceptance of this proposal. No work shall commence until client has executed and returned this agreement. Contracts in excess of \$25,000.00 shall require an AIA A107 Contract Document or Equivalent Contract Form.

Accepted By: _____

Title _____

Date _____



Texas Historically Underutilized Business



Small Business Enterprise



Minority Business Enterprise



Disadvantage Business Enterprise



COMMERCIAL & INDUSTRIAL DEMOLITION

P.O. Box 161819 • Fort Worth, Texas 76161 • Phone: 817-589-7062 • Fax: 817-590-9536

City of Alvarado
104 W College Ave
Alvarado, TX 76009

September 27, 2024

Attention: Ms. Donielle Suber suberd@cityofalvarado.org

Reference: Senior Living Center, 201 E College St, Alvarado, TX

We propose and agree to furnish all labor, material, equipment and insurance necessary to complete subject work, in accordance with the following:

1. Demolish and remove building including slab and foundations. If drilled piers are encountered, we have allowed for removal to three feet below existing elevation.
2. Remove asphalt pavement and sidewalk.
3. Saw cutting.
4. Rough grade disturbed areas with dirt available on site.
5. We have not included disconnection, capping or re-routing of utility services.

The above listed items of work will be completed for the lump sum amount of Twenty-Nine Thousand, Eight Hundred Forty Dollars (\$ 29,840.00).

Alternate:

1. Install silt fence around the perimeter of disturbed areas.
2. Hydromulch disturbed areas.
3. Excluded the watering after hydromulch.

The above listed items of work will be completed for the lump sum amount of Three Thousand, One Hundred Dollars (\$ 3,100.00).

Thank you for allowing Midwest Wrecking Co. of Texas the opportunity to provide a proposal on this project and please do not hesitate to contact the undersigned if we may be of further assistance.

Sincerely,
Midwest Wrecking Co. of Texas

A blue ink signature of Jacob Grace.

Jacob Grace



1230 N. Houston School Road
Lancaster, Texas 75146
Ph. (214) 755-1633 (862) 579-5717

October 14, 2024



Historically Underutilized Business

Ms. Donielle Suber, Administrative Services Director
Mr. J. Paul Coker, Building Official
City of Alvarado
104 W. College Street
Alvarado, TX 76009
cokerp@cityofalvarado.org
suberd@cityofalvarado.org

Re: 201 E. College Street, Alvarado, TX – Demolition
Proposal No. 2024-090

Dear Mr. Coker and Ms. Suber,

Southside Environmental Services, LLC (SES) is pleased to present this proposal for the asbestos abatement, demolition and disposal services for 201 E. College St., Alvarado, TX

Abatement Scope of Work:

- ~ 450 ft² of asbestos containing mastic beneath carpet
- ~ 688 ft² of asbestos containing floor tile and mastic
- ~ 4,460 ft² of asbestos containing drywall walls
- ~ 436 ft² of asbestos containing roof flashing
- ~ 4,460 ft² of asbestos containing drywall walls
- ~ 25' of asbestos containing building expansion caulk
- ~ 120 ft² of asbestos containing window glazing/caulking (demo windows)
- Demo to access asbestos materials
- Remove appliances

Schedule:

Duration will be approximately seven to eight (7 - 8) working days to complete.

Pricing:

Lump Sum (per noted scope of work).....\$26,325.00

**** Addendum 1 was received on September 16, 2024 ****

Demolition Scope of Work:

- Demolition of building and canopy
- Demolition of foundations up to 8" in depth



1230 N. Houston School Road
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- Removal of piers, footings, or grade beams to a maximum of 3' below grade
- Removal of grade beams and footings up to 24" wide
- Hauling & legal disposal of demolition and concrete materials
- Rough grade site for positive drain
- Obtain demolition permit.
- Install silt fencing
- Hydromulch (*footprint of the building*)

Any alterations/deviations from this proposal involving a change in cost will be executed by written orders and become a change order to the contract.

Schedule:

Duration is estimated to require approximately 5 working days to complete.

Pricing:

Building and Foundation Demolition (*per noted scope of work*) **\$39,452.00**

Clarifications:

- The demolition contractor retains all salvage rights, and any proceeds generated from the sale of salvaged items.
- One mobilization is included in this proposal. An additional mobilization fee of \$2,500 per piece of equipment will be added to the price of the contract.
- DSHS demolition notification fees will be sent directly to the owner by the state.

Exclusions:

- Removal and/or disposal of any other regulated waste from the site that is not specifically noted in the above scope of work are excluded.
- Power and water will be provided by the owner.
- Security during off hours is not included in this proposal price.
- Non-ACM debris generated will be disposed of by Southside Environmental.
- Appliances will be left with in the building
- Weather proofing of boarding up windows is not included in this proposal.
- Bonding
- Removal of pavement and/or approaches
- The disconnection, removal, or rerouting of utilities
- Import fill material.
- Removal of any unforeseen underground materials, tanks, tunnels etc.
- Street/sidewalk closures, traffic control or barricades
- Shoring/Temporary Bracing/Underpinning
- Temporary Dust Partitions
- Restoration of building to remain
- SWPPP
- Tree removal/protection



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Terms and Conditions:

- This price includes all labor, materials, equipment, disposal, and insurance necessary to complete the scope of work in accordance with all local, state, and federal regulations.
- Payments are NET 30 days. A service charge may be assessed on overdue payments at the rate of 1.5% per month (18% per annum) or the maximum permissible rate by applicable law.
- In the event payments are not made as outlined herein, the undersigned agrees to pay all cost of collection and attorney's fees incurred by Southside Environmental, including all expenses associated with collections, litigation, court cost and all attorney fees allowed by law.
- Acceptance and signature acknowledge to Southside Environmental the right to pursue payment under state lien laws if necessary.

The following insurance is included with this proposal:

General Liability	\$1,000,000	Asbestos Pollution Liability	\$1,000,000
Automobile	\$1,000,000	Texas Workers Compensation.....	\$1,000,000
Excess Liability	\$4,000,000	Umbrella Liability	\$4,000,000

Thank you for the opportunity to submit this proposal and look forward to a favorable response. If the terms of this proposal meet approval, please sign, and return it. Southside will proceed upon written authorization.

Respectfully submitted,

Jason Gibbs
Estimator/Project Manager
Southside Environmental Services, LLC
(469) 387-5828

Accepted by: _____

Authorized Signature: _____

Date: _____



210 South Walnut Creek Drive • Mansfield, Texas 76063 • Phone: (817) 477-9995 • (817) 477-9996

Asbestos Abatement Lead Remediation Mold Remediation Interior Demolition Structural Demolition Site Clearing

September 6, 2024

Sent via email
suberd@cityofalvarado.org
cokerp@cityofalvarado.org
Proposal # 240248

Ms. Donielle Suber
Mr. Paul Coker
City of Alvarado
104 West College Avenue
Alvarado, Texas 76009
Telephone (817) 659-9809 Ext. 116
Telephone (817) 659-9809 Ext. 130

**Re: Asbestos Abatement and Demolition at the Former Alvarado Senior Citizens Center located at
201 East College Street in Alvarado, Texas 76009**

Ms. Suber and Mr. Coker,

Intercon Environmental, Inc. respectfully submits our proposal for the removal and disposal of asbestos-containing materials at the above referenced location, as identified and quantified in the Asbestos Survey from EcoSystems Environmental, Inc. dated July 24, 2024 the demolition of the structure.

This proposal utilizes the following pricing:

**TIPS (The Interlocal Purchasing System)
Intercon Environmental, Inc. Vendor Agreement # RCSP 23010402
Job Order Contracting**

This vendor agreement pricing is based on the RS Means Unit Price Book and a discount coefficient.

All purchase orders for services under this pricing must be placed through the TIPS system and reference our vendor agreement number listed above at tipspo@tips-usa.com.

INCLUDE THIS PROPOSAL AND THE ATTACHED WORKSHEET ALONG WITH YOUR PURCHASE ORDER

DSHS Asbestos Abatement Contractor #800805, Asbestos Transporter #400336
TDLR Mold Remediation Company #RCO0136
Certified Lead Firm #2110368, US EPA Certification: Lead Safe Certified Firm #NAT-61742
Woman-Owned WBE, HUB, SBE



Scope of Work Asbestos Abatement:

- Submit the asbestos abatement notification to the Texas Department of State Health Services.
- Establish regulated area.
- Removal and disposal of approximately 2,800 square feet of asbestos containing plaster.
- Removal and disposal of approximately 3,520 square feet of asbestos containing flooring and/or mastic.
- Removal and disposal of approximately 84 windowpanes with asbestos containing glazing.
- Removal and disposal of approximately 200 linear feet of asbestos containing window caulk.
- Removal and disposal of approximately 40 linear feet of asbestos containing expansion joint caulk.

Asbestos Abatement Price..... **\$38,852.87**
 Estimated duration - Ten (10) Working Days.

Scope of Work Demolition:

- Submit the demolition notification to the Texas Department of State Health Services.
- Verify all utilities serving the structure have been physically disconnected by others prior to demolition.
- Install temporary construction fencing at the limits of the demolition for site security and public safety.
- Removal and disposal of the structure and foundation.
- Removal and disposal of former drive-thru canopy.
- Removal and disposal of the sign adjacent to the drive-thru.
- Removal and disposal of the sidewalk on the north side of the building.
- Removal and disposal of the drive-thru area paving only, all other paving is to remain.
- Removal and disposal of wood and wire fencing at the rear of the back yard.
- Site grading with existing soils to achieve positive drainage and prevent ponding of water.
- Install erosion control (silt fence) at the perimeter of the disturbed area.
- Install hydro-mulch seeding and temporary irrigation for turf establishment following demolition.

Demolition Price **\$47,107.03**
 Estimated duration - Five (5) Working Days.

Scope of Work Payment and Performance Bonds:

Provide Payment & Performance Bonds for the project.
Payment & Performance Bonds Price **\$1,720.00**

Total Project Price **\$87,679.90**
 Estimated duration – Fifteen (15) Working Days.

This price includes all labor, equipment, materials, and disposal necessary to complete this work in accordance with all local, state, and federal regulations.

The following insurance coverages are provided:

General and Pollution Liability	\$1,000,000 - \$2,000,000
Workers Compensation and Employers' Liability	\$1,000,000
Automotive Liability includes Hired and Unowned	\$1,000,000
Umbrella Liability	\$5,000,000
Additional insurance is available at additional cost.	
(See attached Certificate of Insurance)	

DSHS Asbestos Abatement Contractor #800805, Asbestos Transporter #400336
 TDLR Mold Remediation Company #RCO0136
 Certified Lead Firm #2110368, US EPA Certification: Lead Safe Certified Firm #NAT-61742
 Woman-Owned WBE, HUB, SBE



Owner's Responsibilities:

Provide electrical and water sources for asbestos abatement.

Obtain physical disconnection of all utilities serving the structure following the asbestos abatement and prior to the demolition.

The Texas Department of State Health Services notification fees.

The Asbestos Consulting Firm and Air Monitoring.

Thank you for your consideration. If you have any questions, please feel free to give me a call.

Respectfully,

Keith Flowers

Project Manager

Intercon Environmental, Inc.

keith@intercon-environmental.com

(817) 507-9406 Cell

(817) 477-9995 Office

Any documents related to this proposal, including, but not limited to, awards, notice-to-proceeds, work orders, purchase orders, contracts, and/or any time sensitive notices should be sent to:

Purchasing@intercon-environmental.com