

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes

of

A WORKSHOP MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON NOVEMBER 07, 2017, BEGINNING AT 6:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON	MAYOR
THANE HARRISON	COUNCILMAN
TOMMY GINN	COUNCILMAN
BILL PATTERSON	COUNCILMAN
RON MARTIN	COUNCILMAN
RAE SINOR	COUNCILMAN

OTHER CITY OFFICIALS PRESENT:

JAY STOKES	CITY MANAGER
GARY JACKSON	ASSISTANT CITY MANAGER
SHANNON BENNETT	CITY SECRETARY
JIM FOX	CITY ATTORNEY

1. MEETING CALLED TO ORDER – Mayor Mouton called the workshop to order at 6:30 p.m.
2. EXECUTIVE SESSION- CONSULTATION WITH CITY ATTORNEY – POTENTIAL LITIGATION – Mayor Mouton recessed the meeting at 6:30 p.m. for an Executive Session.
3. RECONVENED – Mayor Mouton reconvened the workshop meeting at 7:08 p.m.
4. PRESENTATION AND DISCUSSION OF ISSUES RELATING TO THE SALE OF CERTIFICATE OF OBLIGATION, SERIES 2017-A – John Robuck of BOK Financial Securities, Inc. gave a presentation of the \$5,150,000 Certificates of Obligation, Series 2017-A and highlighted the current market condition, the summary of bids, final debt service requirements and a schedule of events. (Exhibits A1-A5)
5. DISCUSSION OF ISSUES RELATING TO AN AGREEMENT WITH MIDTOWN ENGINEERS, LLC FOR ENGINEERING DESIGN SERVICE ON THE CENTER STREET AND RAILROAD AVENUE INTERSECTION PROJECT – Public Works Director, Bill Pedersen advised Council of the recommendation to authorize Midtown Engineers, LLC to design both alternatives and include the non-traversable median design as an alternate to the base bid for a total cost of \$55,432 for the designs.

City Manager Jay Stokes commented, “Just to make it clear, the numbers quoted are just for the design and not the construction. This is to have a design in place to which we would go out for bid.”

6. DISCUSSION OF ISSUES RELATING TO THE GIRLS SOFTBALL AND SOCCER BIDS – Parks and Recreation Director Charlie Sandberg, gave an overview of the bids for the Girls Softball and Soccer Projects and discussed the request for additional funding. The projects have additional items that could be purchased by the City directly (such as lights, shades, bleachers). The architectural fees for Half Associates needs to be included for both projects. The second low bidder, Tandem Services, bid \$3,325,655.65 for both projects.

Assistant City Manager, Gary Jackson advised Council that the project was previously up for bid, and those bids were rejected. The project was then put up for bid a second time, with Tandem Services being the second lowest bidder.

Mayor Mouton asked, “Do you remember the number that the two projects went over? Was it around \$800,000?”

Mr. Sandberg responded, “Yes. It exceeded that.”

Mr. Sandberg continued the discussion of the items that could be pulled out of the project to keep cost down.

Mr. Jackson advised Council of additional items that could be purchased by the City directly for both projects (such as lights, shades, bleachers) which could save the City money by cutting out the percentage markup added by the general contractor. These items can be purchased through a Buy Board.

Mayor Mouton asked, “This is all included in the amount proposed? There will not be any extra cost more than the \$556,827.10?”

Mr. Sandberg responded, “Correct.”

Dustin Johnson of Tandem Services introduced himself to Council and highlighted the comparative projects his company has completed.

7. DISCUSSION OF ISSUES RELATING TO THE 2016 STREET BOND PROJECT- WEST 9TH STREET, WEST 12TH STREET, RIDGEWAY STREETS OFF OF ARBOR STREET, AMHERST LANE AND BROWN LANE – Public Works Director, Bill Pedersen advised Council that the project is ready for bid.
8. ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:24 p.m.

Shannon Bennett, TRMC
City Secretary

Jerry Mouton
Mayor