

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 DECEMBER 04, 2018, BEGINNING AT 6:00 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON, JR.
SHERRY GARRISON
TOMMY GINN
RON MARTIN
RAE SINOR

MAYOR
COUNCILWOMAN
COUNCILMAN
COUNCILMAN
COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

JAY STOKES
GARY JACKSON
SHANNON BENNETT
JIM FOX

CITY MANAGER
ASSISTANT CITY MANAGER
CITY SECRETARY
CITY ATTORNEY

1. MEETING CALLED TO ORDER – Mayor Mouton called the workshop to order at 6:00 p.m.
2. DISCUSSION OF ISSUES RELATING TO THE REQUEST FOR APPLICATIONS FOR PRIMARY DEPOSITORY BANK SERVICES – Finance Director, Donna Todd gave an overview of the term of a bank depository contract. Pursuant to Section 105.017 of the Texas Local Government Code, Chapter 105, Depositories for Municipal Funds, the term of a bank depository contract may not exceed five years. The City's current depository agreement with Wells Fargo Bank will complete a five-year term on January 31, 2019. Bill Cook of Valley View Consulting, the City's investment advisor, helped to develop the RFA, which were distributed to 19 financial institutions on August 29, 2018. Applications in response to the Request for Applications (RFA), which were due on October 1, 2018, to which five (5) banks responded: BB&T (Pasadena Branch), Capital One Bank (LaPorte Branch), JPMorgan Chase Bank (Deer Park Branch), The Moody National Bank (Pasadena Branch), and Wells Fargo Bank (Deer Park Branch). Staff concluded, and Valley View Consulting concurred, that Wells Fargo Bank provides the "best value" to the City, and it is Staff's recommendation to continue the depository banking relationship with, and award the contract to, Wells Fargo Bank. This will be an a term of five (5) years, the first three-year term of the contract beginning on February 1, 2019 and ending on January 31, 2022. The contract includes an option for annual renewals in the successive two years for a total of five years (final term ending on January 31, 2024).

Councilwoman Garrison commented, "I was very impressed with the materials we received. Thanks to Mr. Cook and Valley View."

3. DISCUSSION OF ISSUES RELATING TO A VOLUNTARY REQUEST FOR VOLUNTARY ANNEXATION OF A +/- 37 ACRE PARCEL IN THE CITY'S ETJ LOCATED AT 739 INDEPENDENCE PARKWAY INTO THE DEER PARK CITY LIMITS – Assistant City Manager, Gary Jackson gave an overview of the proposed voluntary annexation of a +/- 37 acre parcel in the City's ETJ located at 739 Independence Parkway into the Deer Park city limits. Mr. Jackson introduced Chad Parrish of Molto Properties. (Exhibit A1-A5)

Mr. Parrish gave a brief overview of the project developer, Molto Properties, a privately held industrial real estate developer and investor. Mr. Parrish also spoke of the current vacant and undeveloped land parcel that was developed by a chemical manufacturing plant. The current owner and applicant is Geo Specialty Chemicals, Inc. The property will be transferred to the developer during the annexation process. The propose for use is two Class A industrial/office/warehouse buildings featuring concrete tilt-wall construction totaling 555,000 square feet or greater. The owner is requesting water and sanitary sewer service from the City, which will be the property owner's responsibility to pay for the cost of extension of said services from their site to the point of connection in the City as designated by the City. The City will have to provide services, such as Police Fire/EMS. Mr. Parrish invited Chris Miller of Geo Specialty Chemicals to join the discussion.

Mr. Miller gave an overview of and planned usage for the property. The proceeds from the sale of the property are to be for Geo Specialty Chemical's expansion opportunities.

Mr. Miller commented, "I am here to ask for your support of this project on behalf of Geo Specialty Chemicals."

4. DISCUSSION OF ISSUES RELATING TO AN ORDINANCE RE-AFFIRMING THE TAX ABATEMENT POLICY – Assistant City Manager, Gary Jackson was very satisfied with the policy discussed the background of the Texas Tax Code and how it provides authority for cities to establish guidelines and criteria for property tax abatement. Tax abatement guidelines are effective for a period of two (2) years and during the 2 year period after approval or reaffirmation, the guidelines and criteria may only be amended or repealed by a 3/4th vote of the members of the governing body. On December 6, 2016, Ordinance No. 3862 was passed which reaffirmed the tax abatement program that was approved in 2014. After a review of the current Tax Abatement Policy, Staff proposes no changes to the existing policy and support it to be reaffirmed by ordinance.
5. DISCUSSION OF ISSUES RELATING TO UPCOMING CHANGES IN LIBRARY POLICIES/LIBRARY REFRESH – Library Director, Rebecca Pool gave an overview of the upcoming changes in the Library policies to update the Library's appearance and circulation. Changes from the Dewey Decimal System to BISAC/Word Categories, fictional book shelving by genre and reducing the reference section. Changes to improve

access for children and teens includes lowering the age to get a Library card, allow DVD's to be checked out on children/teen cards and to allow parents to restrict graphic novels rated MA or up. Additionally, a plan to designate February 2019 as fine free/fine forgiveness month is also being proposed. (Exhibit B1-B-12)

Councilwoman Garrison asked, "How long will it take to complete the project?"

Ms. Pool responded, "We are working on it now. We would like to close for at least 4 days after New Year's, January 2-5, 2019. That would give us time to get the vast majority done."

Councilwoman asked, "Will you ask Library friends to help?"

Ms. Pool responded, "Absolutely."

6. DISCUSSION OF ISSUES RELATING TO REPAIR OF THE PRATT TRUSS BRIDGE STRUCTURE AT THE BATTLEGROUND GOLF COURSE – City Manager, Jay Stokes gave a brief summary of the option elected in a prior meeting that proposed repairs to the Pratt Truss Bridge at the Battleground Golf Course. At that time, the estimated project cost was \$241,785, and we budgeted accordingly in the City's FY 2018-2019 budget. Over the past few months, RPS Engineers has completed design work on the project. Their latest opinion of probable cost has risen to \$370,705, an increase of \$128,920. Mr. Stokes introduced Mr. Johnathan Griffin of RPS (formerly Klotz Associates).

Mr. Griffin gave an overview of the specifications for the estimated project costs. RPS indicates that the labor required to repair the truss members is the driving factor behind the costs. There is repair work needed and the skill to do the work is equivalent to that of cosmetic car repairs. The City's Public Works Staff have also asked if it is possible to replace more truss members than are identified in the construction plans. If the main truss members along with the intermediate supports are removed, RPS recommends we notify the Texas Historical Commission of your intentions with a letter and return the historical marker. If this option were pursued, there would be a significant portion of the bridge that would no longer exist, and, therefore, would no longer have its historical significance. Mr. Griffin believes \$325,000.00 is a reasonable estimate of what this project would cost.

Councilwoman Garrison asked, "Are you not sure of an accurate number. Could it come back higher?"

Mr. Griffin responded, "We don't have any control of what the bids are going to be. It could come in higher, because I feel this is a bit conservative."

Councilwoman Garrison commented, "This has been a very controversial subject. When we found the contract that Mayor Burke signed, supposedly, it superseded any other contract. It stated that we are to maintain this bridge. I think we should go out for bid. If this is something the City decides not to do, we still have to think about the fact that we

would need to ask Coryell County what to do with the bridge. Taking the bridge down would be an expense. I don't think the State of Texas will come get it. There is a lot of things to consider. I think we crossed a bridge a few months ago and I know it was not unanimous, but it was agreed by majority to take this option. I think we need to investigate it more. I think we need to see how much it is going to cost and how long it is going to last and if it is going to outweigh breaking that original agreement. There are a lot of things to consider, but we are not going to know anything if we do not go out for bids."

Mr. Griffin continued the discussion of an estimated timetable for the construction as 10 weeks. The construction plans developed are 95% complete, and is almost bid ready.

City Manager, Jay Stokes asked, "Would we have bids in by end of January?"

Mr. Griffin responded, "Yes, the end of January. That sounds fair."

Mayor Mouton commented, "The only way we can settle this is to put it out for bid and see what happens at that point."

Councilwoman Garrison commented, "We are not bound by the bids."

Mayor Mouton commented, "There is a life expectancy that this bridge is not going to last forever."

Councilwoman Sinor commented, "I think it is shameful that we are pushing three quarters of a million dollars to protect a bridge. Much of it has already been replaced and we continue to worry about it to preserve its historical value. We spoke to you all about 6 months ago of the safety of the bridge. It is falling apart. I predicated months ago, that it was going to be more costly than this."

Councilwoman Garrison commented, "The cost is just not the dollar amount. If we take the bridge down, we have to notify Coryell County and see if that makes us responsible to transport it."

Mayor Mouton commented, "We need to have a realistic check on this, and until we get hard numbers, we really don't know how much we are talking about."

Councilman Ginn asked, "Do you know what the annual maintenance might be?"

Mr. Griffin responded, "No I do not."

It was the consensus of the Council to go out for bids for the repair of the Pratt Truss Bridge Structure at the Battleground Golf Course.

7. DISCUSSION OF ISSUES RELATING TO PURCHASING CHAIRS FOR THE THEATRE / COURTS FACILITY – Parks and Recreation Director, Charlie Sandberg gave an overview of the 122 guest chairs proposed for purchase for the Theater/Court Facility.

Councilwoman Garrison commented, "This past weekend at the Theater, they had the kids program. Some of the grandparents that came to the show, had problems getting the chairs pulled out. It takes them about five minutes. It's horrible."

Councilman Martin asked, "Is it just the dinner table chairs?"

Mr. Sandberg responded, "Correct."

8. DISCUSSION OF ISSUES RELATING TO CAPITAL IMPROVEMENT PROJECTS AT THE SURFACE WATER TREATMENT PLANT– Public Works Surface Water Treatment Plant Supervisor, Nicholas Cook gave an overview of the capital improvement projects at the Surface Water Treatment Plant to include solids handling at the Surface Water Treatment Plant, changing the existing clearwell, and changing the disinfection methods used by the plant. All three projects come with an estimated capital cost of approximately \$11,000,000. (Exhibits C1-C5)

Councilwoman Garrison commented, "I have the utmost confidence in what needs to be done. It is obvious you know your job."

Councilwoman Sinor commented, "I think I would like to come out and take a tour of the facility to get a better understanding. It has been a long time since I have been there."

Assistant City Manager, Gary Jackson commented, "First of all, Nicholas Cook, Bill Pedersen and Ardurra Group LLC., have done a wonderful job at looking at all the alternatives that were available. These options presented are the least cost impacting alternatives. The vast majority of funding will have to come from water rates. A water rate study plan is proposed to be performed in 2019. This will help identify what impact it will have on the rates."

City Manager, Jay Stokes commented, "We are very fortunate to have Nicholas Cook here. To echo what Mr. Jackson said, we are going to have to pay for this. We have had to go up on rates for the last six years. When that happens, it is very unpopular. Everything that needs to be done is for the betterment of the City, it is things the TCEQ mandate. We truly don't have a choice but to do a lot of this, and we have to pay for it principally, by borrowing money and having new debt. When you have that new debt, you will have to raise the rates to pay for that debt."

Councilwoman Sinor asked, "Will these improvements put us in good shape?"

Mr. Cook responded, "Yes. We don't have any major improvements like this in the next 10 years."

Mr. Stokes commented, "In December 2011, we went to the City of Houston to talk about getting a new contract. The current contract expires in 2020. We still do not have that contract or any significant contracts for the City of Houston. It has been very frustrating. They will not cut off our water, we will get something worked out between now and then, I promise you that. If you look at what is likely to happen, water is not going to get any cheaper."

Mayor Mouton asked, "What is the life expectancy of these investments?"

Mr. Cook responded, "About 25 years."

9. DISCUSSION OF ISSUES RELATING TO THE YOUTH SPORTS ORGANIZATION UTILIZATION AGREEMENTS WITH DEER PARK SOCCER FC, DEER PARK PONY BASEBALL AND DEER PARK GIRLS' SOFTBALL ORGANIZATIONS FROM JANUARY 1, 2019 THROUGH DECEMBER 31, 2019 – Parks and Recreation Director Charlie Sandberg gave an update on the process and final draft of the sports youth utilization agreements. Mr. Sandberg thanked the Council, Parks and Recreation Commission, James Stokes, Gary Jackson, Lacy Stole and Jacob Zuniga for their contribution on developing a better fitting agreement for each sports organization. Mr. Sandberg highlighted items that were priority for each individual organization agreement to include field protection (downtime for field maintenance), making sure there is a recreational component and third party usage would have to pay fees to utilize fields.

Mr. Sandberg commented, "I feel confident that this is a good start for us because we needed this for several years in order to clean the agreements up, make it more understanding and make it more equitable for each one of the organizations."

Mr. Jackson asked, "Can you give us a brief summary on how you are accommodating third party agreements and how the league can identify certain select teams?"

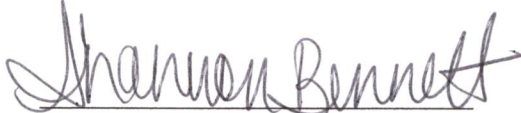
Mr. Sandberg responded, "We have asked the organization to list which select teams they will actually recognize in the contract."

Councilman Martin asked, "Do those teams need to be identified prior to signing or can they be added as they go?"

Mr. Sandberg, "I wanted to do it prior to signing, but a lot of them are still working on it, so it is going to be something I will request."

10. ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:29 p.m.

ATTEST:



Shannon Bennett, TRMC
City Secretary

APPROVED:



Jerry Mouton, Jr.
Mayor



Memorandum

November 26, 2018

TO: City Council of Deer Park, Texas
FROM: Chad Parrish - Molto Properties
RE: 739 Independence Parkway: +/- 37 Acres Annexation and Utility Extensions

Objective: To voluntarily annex and provide public utility access and other City services to a +/- 37 acre parcel located at 739 Independence Parkway. The proposed use is two Class A developed with a chemical buildings featuring concrete tilt-wall construction totaling 555,000 square feet or greater. The Property is currently outside the limits of the City of Deer Park. The Property lies in the Extrajurisdictional Jurisdiction (EJ) of the City of Deer Park and is in the Industrial District. See attached Exhibit A on page 3 for an overview of the site's location and Exhibit C on page 5 for a conceptual site plan.

Site Description: The Property is currently a vacant, undeveloped land parcel that was formally developed with a chemical buildings featuring concrete tilt-wall construction totaling 555,000 square feet or greater. The Property is currently outside the limits of the City of Deer Park. The Property lies in the Extrajurisdictional Jurisdiction (EJ) of the City of Deer Park and is in the Industrial District. See attached Exhibit A on page 3 for an overview of the site's location and Exhibit C on page 5 for a conceptual site plan.

Developer: The project developer is Molto Properties, a privately held industrial real estate developer and investor. See Exhibit E on page 7 for informational materials on Molto Properties.

Owner/Applicant: The current owner and applicant is Geo Specialty Chemicals, Inc. The property will be transferred to the Developer during the annexation process. See Exhibit B on page 4 for details of the Fee Strip location.

Contiguous Property to City Limit line: The Owner/Applicant and Developer will acquire a 1' minimum fee simple interest (the Fee Strip) from the existing City Limit boundary on the north side of Loves Travel Stop to the proposed annexation property boundary. See Exhibit B on page 4 for details of the Fee Strip location.

Timing: The Developer is currently under contract to acquire the Property and is within the Due Diligence period of the contract. The Developer must complete its Due Diligence and obtain all necessary approvals, agreements, etc. of January 20, 2019. The Owner/Applicant plans to submit a formal request by December 10th for hearing on December 18th City Council Meeting.

History: The Property in question is a well-located parcel with excellent access to Independence Parkway and State Highway 225 (Pasadena Freeway). Much of the Highway 225 corridor is developed with a mix of commercial, industrial, heavy manufacturing, and chemical plants, among other uses. The lack of public utilities. The subject Property was previously a chemical plant that was shuttered developed due to the lack of public utilities. The subject Property has been relatively idle for at least 20 years.

Case Study: In 2012 Loves Travel Stop acquired a +/- 12 acre parcel at the northwest corner of State Highway 225 and Independence Parkway. Loves petitioned the City of Deer Park for voluntary annexation and utilities and obtained approval in September 2012 to extend public water and a private force main to connect engineering approval in September 2012 to extend public water and a private force main to connect

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to the City of Deer Park. The Developer intends to pursue a similar annexation plan as Loves. See attached Exhibit D on page 6 for a copy of the approved utility plan for Loves Travel Stop.

Utility Route: Several options were explored to gain utility access, factoring in distance, constructability, cost, Right of Way impacts, and future maintenance. The Developer and City Staff conducted numerous meetings to discuss the route and conceptual plans. The proposed route is detailed below. See attached Exhibit B on page 4 for details on the utility route.

Water: A 10" water line will be extended from the existing line terminating at the east property line of Loves Travel Stop. The existing line is located in a public utility easement (The line extension will be routed within the Harris County ROW (along Independence Parkway) and the Developer proposes to continue that route until it reaches the subject Property.

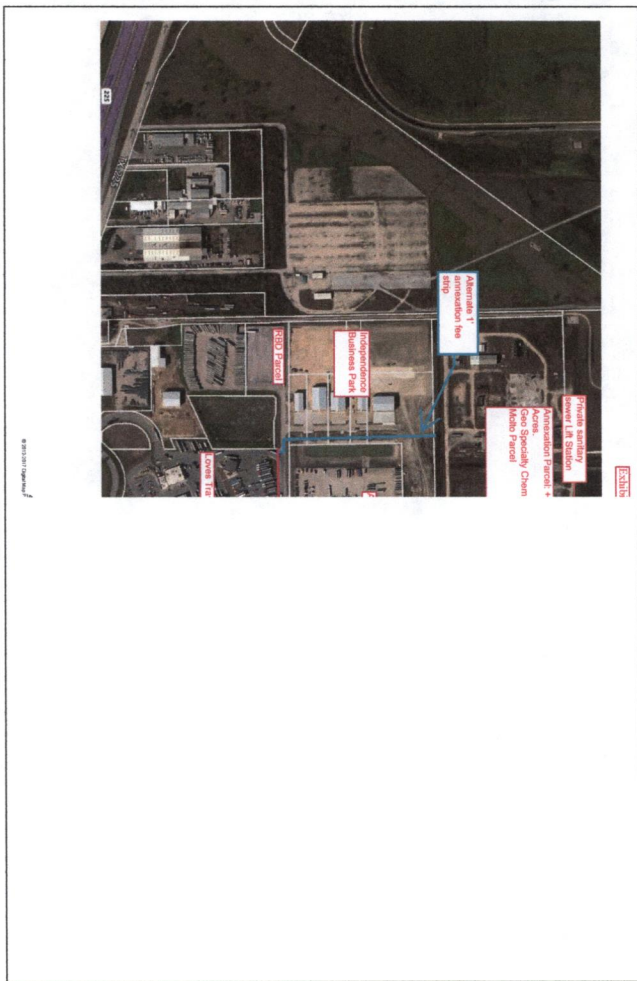
Sewer: A private sanitary sewer lift station will be located on the subject site. A 4" private force main will extend approximately 5000 feet in the Harris County ROW, the TXDOT ROW and the City of Deer Park ROW and connect to a City sanitary sewer mainline in E. 13th Street.

Cost: The Developer intends to pay for the cost of the utility extension.

Cost/Benefit/Impact: The proposed Project will add approximately \$40,000,000 of assessed value to the Property. The City will benefit from the additional value and the City taxes after annexation eliminates the City's resources as typical industrial/warehouse/distribution building. uses are low consumers of water and sewer.

Phase II: The Developer and Owner/Applicant are contemplating a second phase to the project that will include +/- 12 acres and an additional +/- 175,000 SF industrial/warehouse/distribution building. The target date is the December 18th City Council meeting, pending if the transaction materializes, this will be included in the initial annexation request.

Formal Request: The Owner/Applicant and Developer intend to make a formal request for annexation to the City Council. The target date is the December 18th City Council meeting, pending acquisition of the fee strips required to obtain a contiguous property to the existing City Limit.



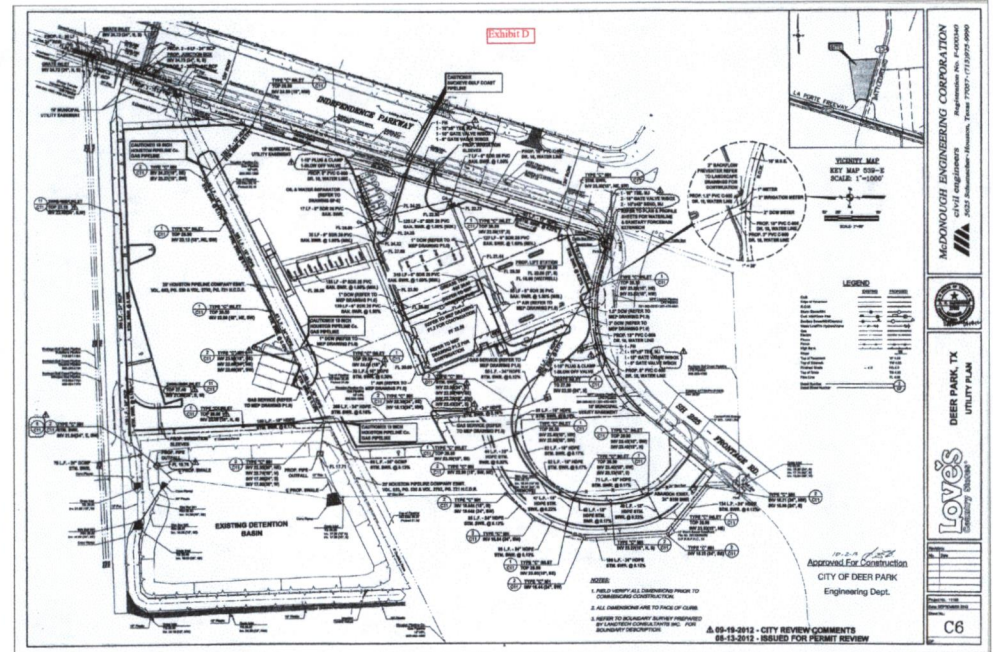
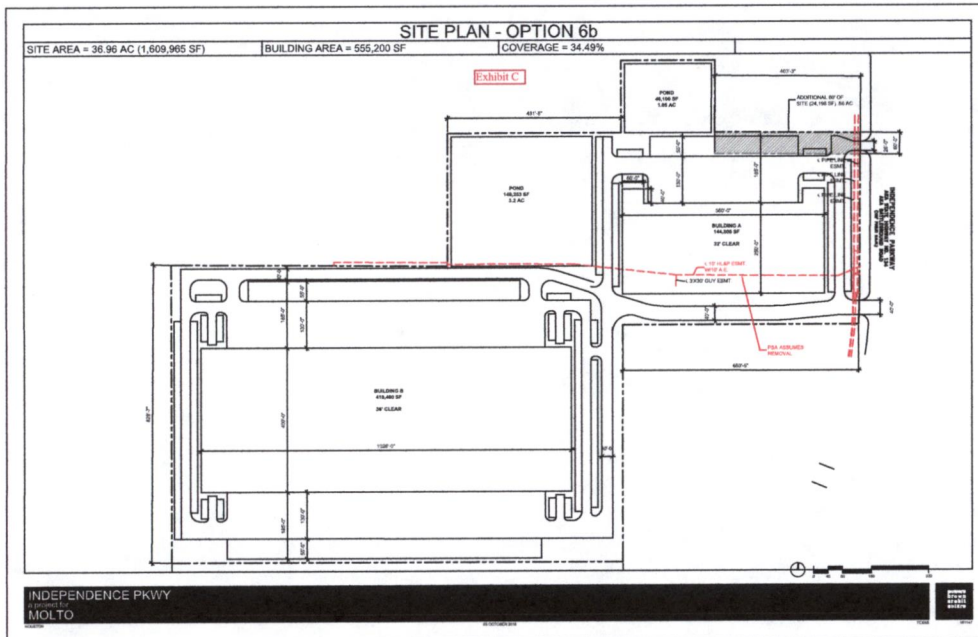




Exhibit E

One Lincoln Centre
18W140 Butterfield Road, Suite 750
Oakbrook Terrace, IL 60181
630 576 1100

OWNERS, INVESTORS & DEVELOPERS OF INDUSTRIAL REAL ESTATE

ACQUISITIONS | SALE LEASEBACKS | VACANT BUILDINGS | BUILD-TO-SUITS | SPECULATIVE DEVELOPMENT

ESTABLISHED LEADERS... AN ENTREPRENEURIAL SPIRIT

With over 50 years of combined experience, Molto Properties is a privately held, entrepreneurial industrial real estate firm with over four million square feet of industrial properties under management. Started in 2008, the company focuses on the acquisition, development and operation of quality industrial real estate primarily in the central portion of the U.S.

• BROAD INDUSTRIAL EXPERIENCE

An established history as both operators and investors, the team has unique and extensive backgrounds in operating, acquiring and developing industrial real estate. The senior team has acquired or developed over \$1.2 billion in industrial real estate.



• LOCAL MARKET EXPERTISE

Our established relationships with brokers and tenants along with our deep market knowledge, has created a track record of successful investing in core and value-add opportunities.



• WIDE RANGE OF TRANSACTION CAPABILITIES

We're actively pursuing investment opportunities such as stabilized properties, short and long-term sale leasebacks, vacant buildings, redevelopments, bank notes, build-to-suits and land for speculative development.



• ENTREPRENEURIAL PLATFORM WITH COMMITTED CAPITAL

Committed capital and a strong balance sheet allows us the freedom to explore entrepreneurial opportunities, be true to our word and close quickly.

Please Visit
www.moltoproperties.com

or

Call Us
630 576 1100

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Mike Powers
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Andrew Karabon
Investment Analyst
630 576 1104
tcashin@moltoproperties.com

PROJECT TEAM

Meet the expert and entrepreneurial team members of Molto Properties.



Todd A. Naccarato
Founder, Managing Principal

Todd is the founder and Senior Principal of Molto Properties. Prior to founding Molto, he spent the prior 20 years as a Senior Vice President of Wilton Industries, a leading consumer products company that manufactures, markets and distributes products to major domestic retailers and customers across the world. His diverse Wilton experience included acquiring, as well as development and the operation of commercial real estate. Todd received his Bachelor's degree in Business Administration from St. Norbert's College and is a licensed real estate broker.



Michael Powers
Senior Principal

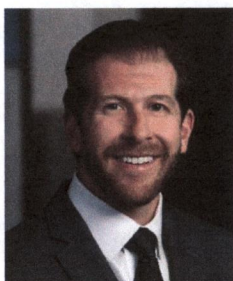
Michael became Chief Investment Officer and Senior Principal of Molto Properties in November 2016. He joined Molto Properties in 2014 and leads the creation and implementation of the capital deployment strategy for the company. Previously, Michael worked for Zilber Property Group where he was responsible for expanding the portfolio through acquisition and development. Prior to that, Michael spent ten years at First Industrial Realty Trust, most recently as Regional Development Officer in the Chicago & Milwaukee markets. Michael earned his Bachelor degree in Economics from the University of Wisconsin-Madison. His professional affiliations include AIRE, and Michael also serves on the board of the Chicago chapter of NAIOP.





Chad Parrish
Vice President

With over a decade of development and investment experience, Chad Parrish is the Vice President of Molto Properties for the Southern Region. Operating primarily in the Texas markets, he is in charge of implementing a capital deployment strategy for his region. He has multi-market experience, making him uniquely suited to capitalize on market trends. Prior to joining Molto, Chad held various positions at First Industrial Realty Trust. He is responsible for a wide array of Molto's operations in Texas including acquisitions, speculative developments, land acquisitions, entitlements, and redevelopment. Chad is a graduate of University of Missouri Trulaske College of Business and received a MBA in Finance from University of Missouri-Columbia College of Business.



Anthony Cincinelli
Vice President, Construction and Development

Anthony Cincinelli is Director of Construction and Development for Molto Properties. He has more than 15 years of engineering, construction and project management experience. Prior to joining Molto, Anthony was a Project Executive and Director of Business Development at McShane Construction Company. He was involved on a wide range of construction projects including industrial warehouse and distribution, manufacturing, corporate headquarters, mid-rise office, higher education, medical office, multi-family residential and LEED-certified projects. He holds a bachelor's degree in Civil Engineering from the University of Illinois Champaign-Urbana.



NOTABLE TENANTS / CLIENTS



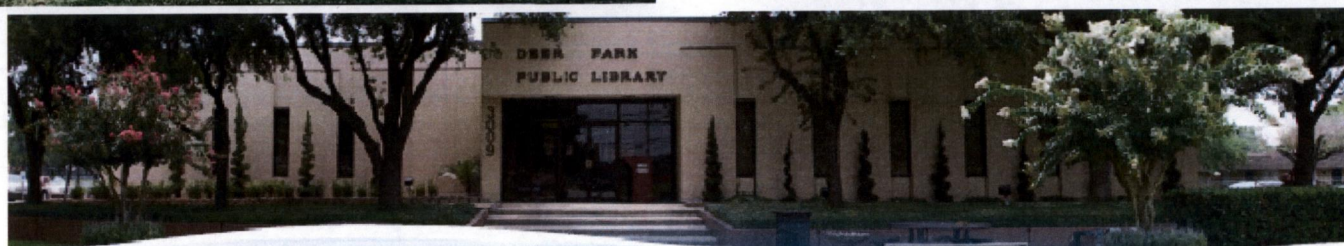
READERLINK



DPPL-Next Gen

Celebrating the Library Building's
50th Birthday 1969-2019

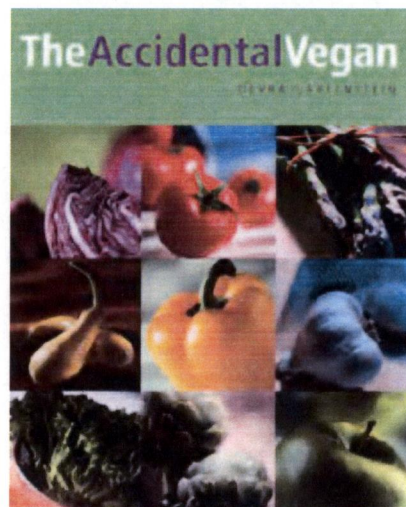
The Last 50 Years



Change from Dewey Decimal System to BISAC/Word Categories

- Refresh the library with little extra cost
- Easier to find things/make shelves easier to browse
- Creates a flow in the shelving like retail book store with more displays
- Gets rid of the out of date, damaged and unpopular materials to make space for new books
- Future collection development is much simpler. Easier to see gaps in the collection.
- Forces you to keep the collection fresh
- Should improve circulation statistics
- Dewey has many downsides
 - never meant for the public/invented when libraries had closed stacks
 - harder to shelve and to find items that are improperly shelved
 - doesn't keep things together when done perfectly; changes over time and moves items around, so have to keep reclassifying the same items
 - numbers mean less to people than words
 - categories themselves are outdated

Dewey Decimal vs. Word Based Organization System



Source: http://www.americanvegan.org/resources/images/t_accidental_vegan.jpg

Dewey DDC
uses non-intuitive
numbers along with
the first few letters of
author's last name

Decoding Dewey
641: Food & Drink
5636: Vegetarian

641.5636
GARTENST

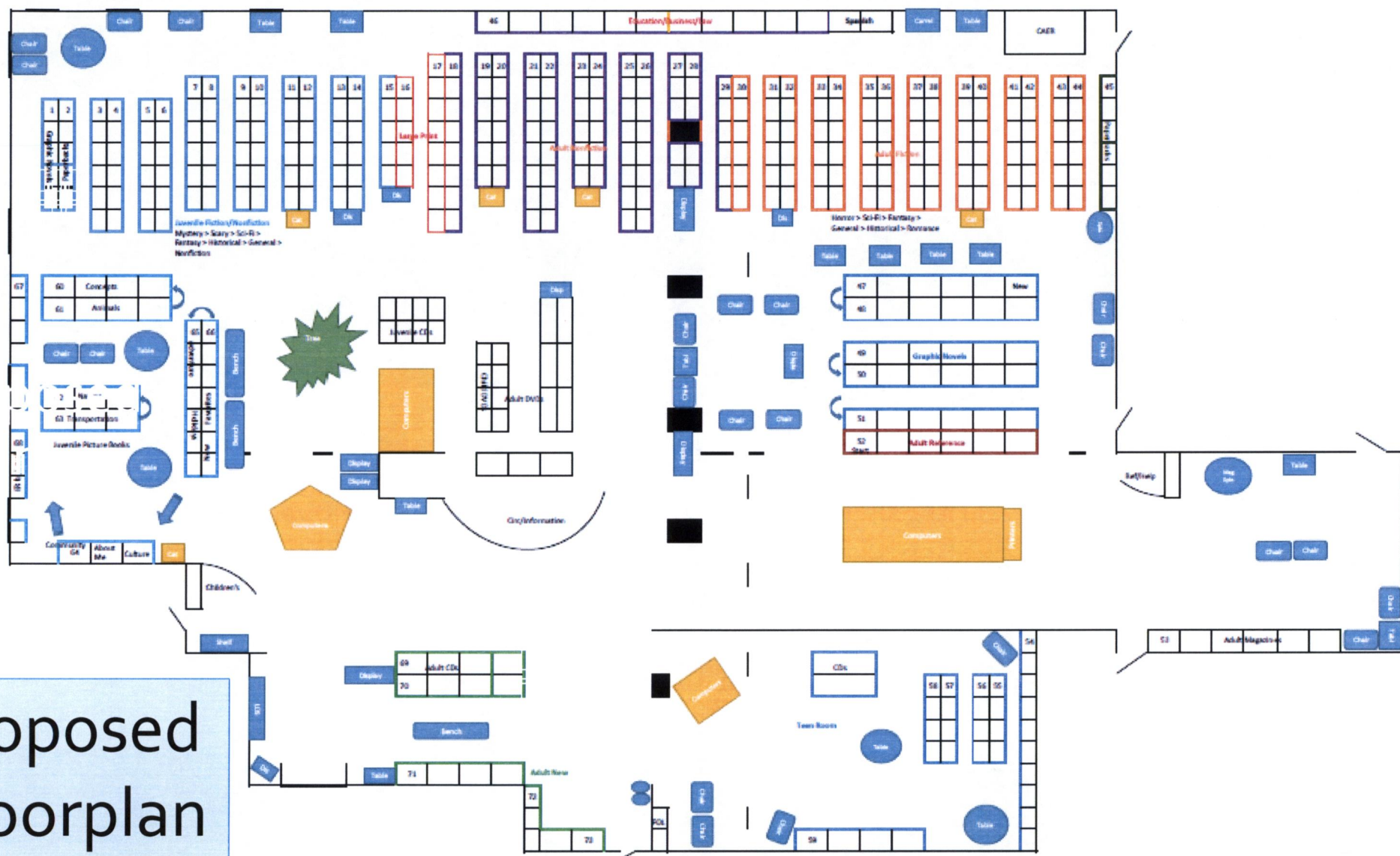


WordThink
is intuitive, topic-
based, works well
with browsing, and
does not use
intimidating and
enigmatic numbers

COOKING
VEGET

Current Floorplan

Proposed Floorplan



Second Summary

Hundred Divisions

000	Computer science, knowledge & systems	500	Science
010	Bibliographies	510	Mathematics
020	Library & information sciences	520	Astronomy
030	Encyclopedias & books of facts	530	Physics
040	[Unassigned]	540	Chemistry
050	Magazines, journals & serials	550	Earth sciences & geology
060	Associations, organizations & museums	560	Fossils & prehistoric life
070	News media, journalism & publishing	570	Biology
080	Quotations	580	Plants (Botany)
090	Manuscripts & rare books	590	Animals (Zoology)
100	Philosophy	600	Technology
110	Metaphysics	610	Medicine & health
120	Epistemology	620	Engineering
130	Parapsychology & occultism	630	Agriculture
140	Philosophical schools of thought	640	Home & family management
150	Psychology	650	Management & public relations
160	Philosophical logic	660	Chemical engineering
170	Ethics	670	Manufacturing
180	Ancient, medieval & eastern philosophy	680	Manufacture for specific uses
190	Modern western philosophy	690	Construction of buildings
200	Religion	700	Arts
210	Philosophy & theory of religion	710	Area planning & landscape architecture
220	The Bible	720	Architecture
230	Christianity	730	Sculpture, ceramics & metalwork
240	Christian practice & observance	740	Graphic arts & decorative arts
250	Christian pastoral practice & religious orders	750	Painting
260	Christian organization, social work & worship	760	Printmaking & prints
270	History of Christianity	770	Photography, computer art, film, video
280	Christian denominations	780	Music
290	Other religions	790	Sports, games & entertainment
300	Social sciences, sociology & anthropology	800	Literature, rhetoric & criticism
310	Statistics	810	American literature in English
320	Political science	820	English & Old English literatures
330	Economics	830	German & related literatures
340	Law	840	French & related literatures
350	Public administration & military science	850	Italian, Romanian & related literatures
360	Social problems & social services	860	Spanish, Portuguese, Galician literatures
370	Education	870	Latin & Italic literatures
380	Commerce, communications & transportation	880	Classical & modern Greek literatures
390	Customs, etiquette & folklore	890	Other literatures
400	Language	900	History
410	Linguistics	910	Geography & travel
420	English & Old English languages	920	Biography & genealogy
430	German & related languages	930	History of ancient world (to ca. 499)
440	French & related languages	940	History of Europe
450	Italian, Romanian & related languages	950	History of Asia
460	Spanish, Portuguese, Galician	960	History of Africa

Category	Subcategories			
General Info (Kids)				
Mind & Body	Psychology	→ Self Help	→ Philosophy	→
	Body, Mind & Spirit (Curiosities & Wonders)	→ Religion	→ Relationships	→
	Parenting	→ Fashion & Beauty	→ Health & Fitness	→
Home	Cooking	→ Etiquette & Entertaining	→ House & Home	→
	Design	→ Gardening	→ Pets	→
	Antiques & Collectibles	→ Crafts & Hobbies		
Art & Literature	Photography	→ Art	→ Design	→
	Architectre	→ Language Arts	→ Literary Criticism	→
	Literary Collections	→ Poetry	→ Drama (Plays)	→
Entertainment	Humor	→ Performing Arts	→ Music	→
	Games	→ Sports & Recreation		
Science & Technology	Nature	→ Sustainable Living (I <3 Earth)	→ Medical (Human Body)	→
	Science	→ Mathematics	→ Technology & Engineering	→
	Computers	→ Transportation		
History	Texas	→ United States	→ World	→
	Military	→		
People & Places	Political Science (Government)	→ Social Science	→ Foreign Language Study	→
	Retirement	→ Travel	→ Genealogy	→
	Biography	→ True Crime		
	College Planning &			

New Word Categories vs. Dewey

Comparison of Science & Technology



In Dewey this would be spread between:

- 004-006
- 333
- 500s
- 600 - 620

Fiction Shelving by Genre

- Shifted to unified shelving scheme in 2011 prior to expansion
- Pros to having just fiction:
 - Saves space
 - Keeps author's works together when they write in multiple genres
- Reasons to shift back to genre shelving:
 - Easier to browse collection and discover new authors
 - Libraries with genre breakouts have retained better circulation rates.
 - Patrons with a preference will be HAPPY. Some never really adapted to the unified shelving.

Reducing Reference

- Keep Small local/job training non-circulating section
- Why reduce the reference section?
 - Sadly, the days of coming to the library to spend a Saturday doing extensive research in the Reference section has gone the way of the BETA tape.
 - Reference gets little use and it is too expensive to maintain a massive, current Reference section.
 - Many reference materials are now available in online databases that can be accessed with a library card (e.g. Literary Criticism, medical information) 24/7.
 - Electronic resources are kept up to date by the publisher, saving us time and space.

Other Changes

- Lowering the age to get a card.
 - Currently, we require a child to be 4 before they can get their own card. This is an old standard.
- Allow DVDs to check out on children's cards /Allow parents to restrict graphic novels rated MA or up.

Fine Free/Fine Forgiveness in February 2019

As part of the Library's 50th Birthday celebration, we would like to have a one time fine free/fine forgiveness month.

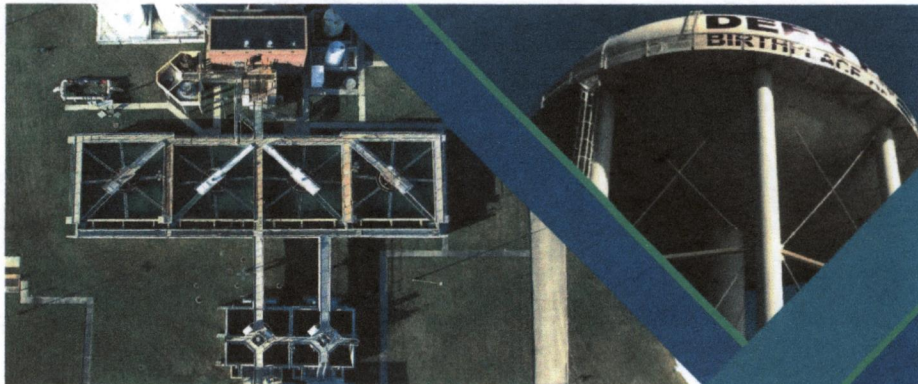
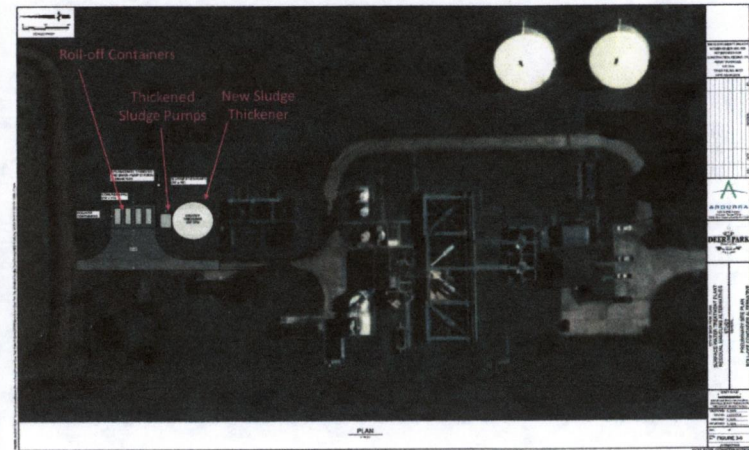
- Patrons can return overdue items with a non-perishable food item or pet supply and we will forgive any fines on this item.
- If patrons have outstanding fines, then we will forgive \$1 off fine for each item they bring in.

Why?

- We get back our materials.
- Patrons get a clean record.
- Restock the shelves of the Deer Park Food Bank & Animal Shelter.

Solids Handling Improvements

Proposed Improvements



Solids Handling Improvements

Problem Statement:

- On-site sludge lagoons near full capacity
- Current sludge operation is costly

Project Goals:

- Ease operation
- Eliminate cleaning and maintenance of on-site lagoons
- Eliminate the potential overflow of sludge
- Economic solution for onsite dewatering and off-site land fill

Surface Water Treatment Plant Capital Improvement Projects

December 4, 2018

Preliminary Project Cost

Item	Solids Handling Improvements
Site Work/ Site Construction/Concrete	\$568,000
Metal Fabrication/Structural/Architectural	\$75,000
HVAC	\$100,000
Pumps and Equipment	\$769,000
Mechanical	\$596,000
Electrical, instrumentation & Controls	\$738,000
Subtotal (Raw Cost)	\$2,845,000
Contingency (30%)	\$854,000
Subtotal	\$3,699,000
MOB/Bond/Ins (5%)	\$185,000
Subtotal	\$3,884,000
Contractor OH&P (12%)	\$466,000
Subtotal (Present Worth)	\$4,350,000
Inflation to mid-point of construction (6.1%)	\$264,000
TOTAL CONSTRUCTION COST *	\$4,614,000
Engineering and Design (15%)	\$692,100
TOTAL PROJECT COST (CONSTRUCTION + ENGINEERING)	\$5,306,100

* Based on Surface Water Treatment Plant Residual Handling Alternative Evaluation Report, September 2018.

Clearwell & Transfer Pump Station Improvements

Problem Statement:

- Existing Transfer Pump Station firm capacity = 6.84 mgd not meeting operational requirements
- Operation challenges to meet disinfection CT when incoming residual is low from CWA especially during winter time

Project Goals:

- Meet regulatory compliance
- Enhance operational flexibility

Improvement Recommendations

Solids Handling

- Construct a gravity sludge thickener and a thickened sludge pump station.
- Construct a containment curb to house roll-off containers, polymer feed skids, and all ancillary components to make a functional system.

Residual Liquid Handling

- Construct an intermediate transfer pump station
- Replacement of existing backwash return pumps with larger units
- Construct associated structural, electrical, instrumentation control and SCADA, site civil, and yard piping work for proposed improvements.

Clearwell & Transfer Pump Station Improvements

Preliminary Project Cost

Item	Disinfection Chemical Improvements
TOTAL CONSTRUCTION COST - Proposed improvements including new TP, clearwell expansion, new baffle walls, piping modifications, EI&C and SCADA, site civil work *	\$1,750,000
Engineering and Design (15%)	\$263,000
TOTAL PROJECT COST (CONSTRUCTION + ENGINEERING)	\$2,013,000

* Planning/Conceptual level cost estimate.

Disinfection Chemical Improvements

Problem Statement:

- Gas chlorine & aqua ammonia- toxic hazardous gas
- Require RMP and scrubber to handle potential leak
- Public safety concern during chemical transportation
- Operator safety during chemical handling and plant operation

Project Goals:

- Alternative disinfection chemicals to improve safety
- Reduce potential chemical leak and public exposure

Proposed Improvements

- Install a new transfer pump, motor and associated piping, fittings, and valves
- Expand existing clearwell to house the new pump
- Existing piping modifications
- New baffle walls for existing GSTs
- Electrical, instrumentation and control, and SCADA integration to accommodate new system
- Yard piping, and site civil improvements

Disinfection Chemical Improvements

Preliminary Project Cost

Item	Disinfection Chemical Improvements
TOTAL CONSTRUCTION COST - Proposed improvements including OSHG system, new LAS system, building modifications, containments, EI&C and SCADA, site civil work *	\$3,000,000
Engineering and Design (15%)	\$450,000
TOTAL PROJECT COST (CONSTRUCTION + ENGINEERING)	\$3,450,000

* Planning/Conceptual level cost estimate.

Cost Review

Project	
Project 1 - Sludge Handling Improvements	\$5,306,100
Project 2 - Clearwell and Transfer Pump Station Improvements	\$2,013,000
Project 3 - Disinfection Chemical Improvements	\$3,450,000
TOTAL PROJECT COST (CONSTRUCTION + ENGINEERING)	\$10,769,100

Proposed Improvements

- Furnish and install two 200 ppd on-site hypochlorite generator units, with brine storage tank, hypo tanks, metering pumps, blowers, and auxiliary components
- Modify existing chlorine building to enclose current chlorine room, new door, HVAC improvement, hydrogen piping roof penetration etc.
- Replace aqua ammonia storage and feed system with new liquid ammonium sulfate system
- Electrical, instrumentation and control, and SCADA integration to accommodate new system
- Chemical containment, metal railing, etc.
- Yard piping, and site civil improvements for chemical unloading

Prioritization

1. Solids Handling
2. Clearwell and Transfer Pump Station Improvements
3. Disinfection Chemical Improvements

City of Deer Park WTP Capital Improvements Preliminary Implementation Schedule											
ID	Task Name	Duration	Start	Finish	2018	Half 1, 2019	Half 2, 2019	Half 1, 2020	Half 2, 2020	Half 1, 2021	Half 2, 2021
					Q1	Q2	Q3	Q4	Q1	Q2	Q3
0	Deer Park WTP CIP	963 days	Mon 12/10/18	Thu 7/29/21							
1	Project 1 - Solids Handling Improvements	633 days	Mon 12/10/18	Wed 9/2/20							
2	Engineering Design & Bid	9 mons	Mon 12/10/18	Thu 9/5/19							
3	Construction	12 mons	Mon 9/9/19	Wed 9/2/20							
4	Project 2 - Cleanwell and Transfer Pump Station Improvements	660 days	Wed 10/9/19	Thu 7/29/21							
5	Engineering Design & Bid	10 mons	Wed 10/9/19	Mon 8/3/20							
6	Construction	12 mons	Tue 8/4/20	Thu 7/29/21							
7	Project 3 - Disinfection Chemical Improvements	963 days	Mon 12/10/18	Thu 7/29/21							
8	Alternative Evaluation Study	148 days	Mon 12/10/18	Mon 5/6/19							
9	Engineering Design & Bid	10 mons	Wed 10/9/19	Mon 8/3/20							
10	Construction	12 mons	Tue 8/4/20	Thu 7/29/21							