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## **AGENDA**

**The Center City Council will meet in Regular Session on Monday, June 24, 2019 at 5:00 p.m. in Council Room at Center City Hall. The following items are on the agenda for appropriate action:**

- I. Welcome Guests and Visitors.**
- II. Public Hearings:**
  - A.** Application 2019-2 Rezone Request for 401 Martin Luther King from Residential (R-1) to Commercial (C-1).
  - B.** Application 2019-3 Rezone Request for 521 Shelbyville Street from Commercial (C-1) to Residential (R-1).
- III. Approval of Minutes:**
  - A.** Regular Meeting on June 10, 2019.
- IV. Discuss Consider and Action on the Following:**
  - A.** Ordinance 2019-08 Amending Zoning Ordinance for Decision on Application 2019-2 for Rezone Request from Residential R-1 to Commercial C-1 for 401 Martin Luther King/SCAD Prop ID 20876.
  - B.** Ordinance 2019-09 Amending Zoning Ordinance for Decision on Application 2019-3 for Rezone Request from Commercial C-1 to Residential R-1 for 521 Shelbyville Street/SCAD Prop ID 20405.
  - C.** Resolution 2019-8 Adopting the Budget Calendar for FY 2020.
  - D.** Resolution 2019-9 Waiver of Payment in Lieu of Taxes (PILOT).
  - E.** Award of Bid with Change Order #1 –Downtown Streetscape Renovation Project.
  - F.** Award of Bids – Surplus Equipment.
  - G.** Award of Bid – Ballard Street Soccer Field Electric Improvements.
  - H.** Approve Contract for Parks Master Plan Update.
  - I.** Budget Change – Technology Fund.
  - J.** Approve Employee Health Insurance Annual Rerate – TMLIEBP.
  - K.** Revise Contract for Retaining Wall Murals with Dave Masterson.
  - L.** Approve Shelby County Appraisal District Budget.
  - M.** Approve What-a-melon 5K Run and Related Temporary Street Closures.
  - N. Appointments:**
    - 1.** Center Police Department Reserve Officer.



**V. Items of Interest from Council and City Manager and Citizens – No Action Items.**

1. Schedule Budget Workshop Meeting.

**VI. Executive Session**

Consider entering executive session for legal consultation with the City Attorney and discussion of pending litigation, personnel matters and land acquisition with possible action related thereto upon reconvening in open session in accordance with Government Code Section 551.071, 551.072 and 551.074

**VII. Adjournment.**

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## MEMORANDUM

TO: Mayor and City Council  
FR: Chad D. Nehring, City Manager  
Date: June 21, 2019



RE: Agenda Comments for Regular Meeting of June 24, 2019

### REGULAR MEETING AGENDA:

#### II. Public Hearings on Zoning Applications

- A. App 2019-2 – 401 MLK (please see notes below)
- B. App 2019-3 – 521 Shelbyville (please see notes below)

#### IV.A. Ordinance 2019-08 – 401 MLK Dr (SCAD ID 20876)

The rezoning application has been submitted to actually revert the zoning classification the corner lot at MLK and Price St. to the original Small Commercial (C1) from the Residential (R1) to which it was rezoned in 2017. The prior action of the P&Z and Council is included and this request, upon approval, would remove the prior rezoning creating the only residential-zoned parcel on either side of MLK from Hwy 87 to Hick's Funeral Home. The comments received by the P&Z at its hearing and its recommendation is to approve this request returning this parcel to Commercial zone.

#### IV.B. Ordinance 2019-10 – 521 Shelbyville St (SCAD ID 20405)

This rezoning application has been submitted to request this lot be permanently rezoned from Small Commercial (C1) to Residential (R1). Initially, all but one block (from Center St. to Newman) on the north frontage of Shelbyville St was zoned C1-small commercial. When a proposed housing development was initiated some years ago, the parcels from Fairchild Law Offices to this parcel were rezoned Residential (R1), leaving this single lot commercial, which historically has predominately functioned as a residence without however obtaining legal, nonconforming status. Comments from legal notices were positive to rezoning to ensure this parcel stayed residential and wouldn't be converted to commercial use. The P&Z similarly discussed highest and best use of this lot and based on the comments received, recommended approval of the rezoning request on this parcel which would then make that north side of Shelbyville all a residential zone.



IV.C. Resolution 2019-8 Adopting the Budget Calendar for FY 2020

This is the annual calendar to comply with budget adoption deadlines and establish dates for the necessary public hearing, publications and action items by the City Council.

IV.D. Resolution 2019-9 – Waiver of Payment in Lieu of Taxes (PILOT)

The Federal statutes and funding of local Housing Authorities requires they pay the equivalent of property taxes due to the fact they are competing for rental dollars with private investment unless waived by the local government entity. Historically, the City Council has approved the waiver of these payments and this action is periodically required to ensure the Housing Authorities compliance with Federal funding guidelines. These funds have historically been dedicated not to the operational expenses but to the enhancement or improvement of the facilities. This request is purely to allow for defraying operational expenses. The budget does not include revenue from this source in the calculation of taxes receivable.

IV.E. Award of Bid with Change Order #1 – Downtown Streetscape Renovation Project

The lone bid for construction was opened on June 4<sup>th</sup> and after verified totaled \$4,904,320 which was in excess of the engineer's opinion of costs and the construction budget. The design team evaluated the bid to determine options for value engineering reductions or modified specifications to work with the bidder to achieve the project as designed closer to funds available for this project. Those recommended adjustments to the base bid are included in this item as Change Order #1 with itemized spreadsheet of the specific changes/reduction of individual bid items to the construction contract, if approved between the Fain Group and City. In developing these changes from the original bid specifications, the design team worked to ensure no significant impact to the overall project in both activities, features, equipment nor quality by trimming costs. The majority of the cost saving items utilize alternative materials determined to be of equivalent quality, some reductions in overall quantities but not elimination of some items and City disposal assistance. With these changes, as agreed, the contract would immediately be reduced to \$3,869,168.

Total project inclusive of design costs, this does remain slightly over the original project budget by approximately \$250,000 but with the bond rates obtained from the debt issue, the annual payments (P&I) will remain lower than originally projected even with additional funds allocated to this project. The only significant outstanding item would be TXDOT's determination and resulting financial responsibility by the City for reinstallation/alteration of traffic signals. The engineer's recommendation, landscape architect's explanation of adjusted specifications and the award of contract with change order #1 are included in the packet. Mr. Steahs, the project engineer will be available for any questions or explanation. The recommendation, with which staff concurs, is award the bid and concurrently approve change order #1, which will initiate this project.



IV.F. Award of Bids – Surplus Equipment

Bids were advertised and received for several pieces of surplus equipment and vehicles. The bids received, indicating the high bidder for each item are presented for Council approval and acceptance. As created, the Vehicle Replacement Fund received the proceeds from the sales of fleet disposal to maintain that fund's balance in planning for future fleet replacement needs.

IV.G. Award of Bid – Ballard St. Soccer Field Electrical Renovations

The two bids received for new main service and phase 1 of field security lights for this park renovation. The engineer's comments via email are also included on the bids and recommendation to utilize White Electric at a contract of \$81,770. This phase of the project reuses existing poles with new conduit/wiring and installing security lighting which will assist with dusk/evening practicing but is not competition field lighting. This phase includes new service main and panel for ultimate build out of field lighting should be warranted in the future and also provides new electrical for irrigation, concession and restroom facilities as well as drive/parking security lights. Staff concurs with the engineer's recommendation of White Electric to proceed with this aspect of the Ballard St Park renovation.

IV.H. Approve Contract for Parks Master Plan Update

To remain eligible for Texas Parks & Wildlife grant funding and enhance the scoring of applications, some level of local parks planning effort is required and the traditional standard has been no more than a 10-year old assessment. This plan update has been a potential project for the last two budget cycles but not funded. With the last park planning effort was 2011, several projects have been completed or progressed since that plan's approval. Update of that plan along with some renewed interest in other parks, could provide adjustment to the project priorities list, individual project's scope and redefine some projects or activities. MHS completed the prior Parks Master Plans that assisted the City is creating projects that achieved scores to obtain grant funds in prior years including Center Park, Softball Complex and Portacool Park. This proposal would allow for a thorough review, public input and redevelopment of the 2011 Parks Master Plan.

IV.I. Budget Change – Technology Fund

Staff is recommending a change to the Technology Fund budget for FY 2019 with this item. This fund was established solely for the purpose of acquisition and replacement of operational equipment and software. The existing fund balance within this dedicated fund is sufficient for the acquisition of additional software component modules to the City's financial software platform. Those items are described in the staff memo and accompanying material. Staff is requesting approval of this change so that installation and use can begin prior to next fiscal year.



- IV.J. Approve Employee Health Insurance Annual Rerate – TMLIEBP  
Staff is pleased to submit the rerate of the employee health benefit plan for renewal with a 3% reduction in costs to the City for employee premiums. As it obligates future budget funds, staff annually seeks Council authorization on this continuation of coverage and recommends approval of new rates on the current plan.
- IV.K. Revise Contract for Retaining Wall Murals with Dave Masterson  
Staff was forwarded this email thread for consideration by Council. Mr. Masterson original contracted with the City as accepted by Council at its April 8th meeting for \$1500 total for both retaining walls along Timpson St. While no contact has been made with staff, this reads that he is seeking additional payment of \$1,500 to total \$3,000 to do both the retaining walls. The only authority to pay without Council alteration is the original contract amount. As of this date, neither of those areas have been completed as contracted.
- IV. L. Approve Shelby County Appraisal District Budget  
As a member entity, the City is provided an opportunity to consider the annual budget of the appraisal district. This year's proposed budget is a reduction from the prior year which will stabilize and likely reduce, the City's quarterly assessment for services. Staff has reviewed and did not see any specific issues of concern.
- IV.M. Approve What-A-Melon 5K Run and Related Temporary Street Closures  
The organizers of the What-a-Melon 5K have requested the run return from the park/trail route requiring minimal assistance and approval to an on-street run requiring among other assistance, TXDoT notification and approval of temporary highway closures. Staff worked to develop a functional on-street attempt as several prior have been understaffed and created significant safety and traffic concerns. The request as submitted included the review and assistance of staff to ensure requests for City personnel and equipment were explicit and achievable and dictated the layout of the route as submitted. If approved, Council will be authorizing the use of requested equipment, assistance of one patrol unit and submission of temporary closure requests to TXDoT for approval of this July 13<sup>th</sup> event at no charge to the organizers. Staff has reviewed the request and could provide the assistance as defined. With the costs of staff and equipment, Council may desire to assign a fee for these on-street activities that are significantly more complicated, burdensome and do obligate some public expenditures.
- IV. N. Appointments  
1) Center Police Department Reserve Officer  
The letter of request from the Chief is included.



V. Items of Interest:

1) Council Workshops - Budget

One item not specified on the budget calendar are dates/times for Council workshops. If Council could provide staff with some days/times that would best work through the next month, there is probably the need for at least 2-3 workshop sessions of 1-2 hours each to present departmental operational recommendations, work through some policy issues for operations/revenue, and discuss capital projects, strategic activities and component funds. We are attempting to coordinate with a facilitator for one session on group decision making, roles and processes, so scheduling ahead is important to garner full participation.

2) Plumbing Licensing/Permitting

Whether it will be challenged in courts and held constitutional remains to be determined but this item has at least temporarily been resolved by the Governor's fiat establishing a 2-year continuation of the Board of Plumbing Examiners by determining it an emergency response to natural disasters and unilateral inclusion into a disaster declaration.

3) Budget Monitoring/Sales Tax

Year to date revenues and expenditures for all major funds appear extremely positive headed into the final quarter of the fiscal year. Sales taxes have rebounded extremely well after two relatively flat months indicating a positive variance for the year and continued improvement.

4) Buddin (Pine St) Dam Hazard Assessment

Staff has received an update hazard assessment from the State's local Emergency Management Coordinator on the heightened condition of this location. We have requested the County Emergency Manager responsible for these activities provide official notices to the potentially impacted properties. Unfortunately, we cannot find any avenue by which the City has regulatory authority or legal control over a state-approved water impoundment structure.

5) Saltwater Injection Well Permit

Staff has performed a preliminary review with the applicant for submission of a permit application to Council. The local application has not yet been received and received the recent Railroad Commission notice on this item.

6) Substandard Structure Demolition Activities

Council has inquired on some of the houses being filed on and possibly requiring demolition so current list of activity is provided. As this is higher than the average year, a budget adjustment may be necessary to proceed with all as most but not all refuse to pay the costs requiring the City to absorb the cash costs of demolition and file a lien against the property for future repayment.



**MINUTES OF THE CITY OF CENTER  
CITY COUNCIL MEETING  
REGULAR MEETING  
June 10, 2019**

The Center City Council met in a regular session on Monday, June 10, 2019 at 5:00 p.m. in the Council Chambers at Center City Hall. The meeting was open to the public. Notices were properly posted of the date, place and hour and the news media was notified. The following members were present:

David Chadwick	-	Mayor
Leigh Porterfield	-	Mayor Pro Tem
Joyce Johnson	-	Council Member
Howell Howard	-	Council Member
Jerry Lathan	-	Council Member
Terry Scull	-	Council Member
Randy Collard	-	Council Member
Chad Nehring	-	City Manager
Barbara Boyd	-	City Secretary
John Price	-	City Attorney

Guests signed the register.

**Item I. Mayor David Chadwick opened the meeting and welcomed the visitors.**

1. Alex Cloudy and Jeremy Small addressed the Council regarding Perry Sampson Park.
2. Delbert Jackson addressed the Council regarding illegal dumping at Noble Street and Loop 500.
3. Thomas Burrows addressed the Council regarding Pecan Grove Trailer Park and other unsightly areas.

**Item II. Approval of Minutes:**

- A. Regular Meeting on May 28, 2019.

Council Member Howell Howard made a motion to approve the minutes. Council Member Joyce Johnson seconded the motion. All voted in favor.

**Item III. Consider Discussion and Possible Action on the following:**

- A. Ordinance 2019-06 Bond Ordinance – Issuance of 2019 Certificates of Obligation. Doug Whitt with SAMCO Capital Markets addressed the Council regarding the Issuance of the 2019 Certificates of Obligation. Council Member Leigh Porterfield moved to Accept the Winning Bid Submitted by The Baker Group and Adopt the Ordinance Authorizing the Issuance of Certificates of Obligation, Series 2019. Council Member Randy Collard seconded the motion. All voted in favor.
- B. Ordinance 2019-07 Residential Building Permit Fees. City Manager Chad Nehring stated that another new law passed by the legislature this year restricted traditional methods of calculating building permits for residential construction and renovation. Mr. Nehring stated this law went into effect upon the Governor's signature requiring that the rates and method of calculation be modified immediately to allow issuance of residential permits and this ordinance specifies the rates to be used. Council Member Howell Howard made a motion to approve Ordinance 2019-07 Residential Building Permit Fees. Council Member Joyce



Johnson seconded the motion. All voted in favor.

- C. Award of Bid – Downtown Streetscape Renovation Project. City Manager, Chad Nehring stated staff and the design team are not recommending the construction bid be awarded at this meeting nor recommending rejection of the bid received. Mr. Nehring stated only one bid was received at a level over budget. The architect and engineer have since developed a list of adjusted or reduced specifications to propose to the contractor without altering the scope or scale of the project. This item was postponed for action until the next meeting.
- D. Budget Change – Vehicle Replacement Fund. City Manager, Chad Nehring stated staff is recommending three changes to the Vehicle Replacement Fund budget for FY 2019. The changes are for a Fire Department grass truck, mini-excavator and side cutter attachment. Council Member Joyce Johnson made a motion to approve the Budget Change for the Vehicle Replacement Fund. Council Member Leigh Porterfield seconded the motion. All voted in favor.
- E. Appointments:
1. Center PD Reserve Officer. Council Member Howell Howard made a motion to approve Kevin Sage as a reserve officer for the Center Police Department. Council Member Jerry Lathan seconded the motion. All voted in favor.
  2. Planning & Zoning Board Members. Council Member Terry Scull made a motion to approve Ward Herndon, John Howard, and Josh McAdams to new terms on the board. Council Member Leigh Porterfield seconded the motion. All voted in favor.

**Item V. Items of Interest from Council and City Manager, and Citizens – No Action Items.**

**Item VI. Executive Session.**

Consider entering executive session for legal consultation with the City Attorney and discussion of pending litigation, personnel matters and land acquisition with possible action related thereto upon reconvening in open session in accordance with Local Government Code Section 551.071, 551.072 and 551.074.3.

**Item VII. Adjournment.** Mayor David Chadwick adjourned the meeting at 5:53pm.

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David Chadwick, Mayor

Attest:

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Barbara Boyd, City Secretary



## **ORDINANCE NUMBER 2019-08**

### **AN ORDINANCE OF THE CITY OF CENTER, TEXAS RATIFYING ALL PRIOR CONSIDERED AND APPROVED ZONING CLASSIFICATION CHANGES TO THE RULES AND REGULATIONS ADOPTED AS ORDINANCE NUMBER 2006-22, THE ZONING ORDINANCE OF THE CITY OF CENTER.**

Whereas, The City Council approved and adopted Ordinance No. 2006-22 with an effective date of January 1, 2007 and subsequent amendments thereto; and,

Whereas, Ordinance No. 2006-22 requires the use of properties within a specific, defined district, as established by the Zoning Map, to be in conformity with the use requirements established thereunder or amendments as considered and approved by the Planning & Zoning Commission and City Council;

Whereas, the Planning & Zoning Commission and City Council have considered multiple applications for changes to zoning classifications for specific properties in compliance with the requirements of the Zoning Ordinance and the notice requirements of Section 36 therein.

### **NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CENTER, TEXAS THAT:**

1. The attached application, Exhibit A, for zoning change at 401 Martin Luther King is hereby ratified based on the prior action and recommendation of the Planning & Zoning Commission.
2. The official zoning map is hereby ordered to be updated to reflect and ensure the identification of the change approved, herein and attached as Exhibit B.
3. All other sections and sub-sections not specifically identified as amended by this ordinance shall remain in full force and effect except as they may conflict with these revised provisions in which case the amendments herein shall control.
4. If any section, paragraph, subdivision, clause, phrase, or provision of this Ordinance or the attached Exhibits shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of provision thereof other than the part so decided to be invalid or unconstitutional.
5. The meetings at which this ordinance and the rules and regulations herein considered, adopted and approved as well as those at which original actions related to these ratified changes were open to the public.



6. All actions previously approved and ratified by this ordinance were originally approved in compliance with the public hearing and notice requirements of Section 36.8 of the Zoning Ordinance.
7. This ordinance shall be in full force and effect upon its passage and publication in accordance with the Charter of the City of Center and the laws of the State of Texas.

**PASSED AND APPROVED BY THE CITY COUNCIL THIS THE 24th DAY OF June, 2019.**

**CITY OF CENTER:**

\_\_\_\_\_  
**David Chadwick, Mayor**

**ATTEST:**

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\_\_\_\_\_  
**Barbara Boyd, City Secretary**





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Application No. 2019-2

§ PLANNING & ZONING COMMISSION  
§  
§ CITY OF CENTER, TEXAS  
§  
§ APPLICATION FOR REZONING

**RECOMMENDATION TO CITY COUNCIL**

On June 20, 2019, came before the Planning and Zoning Commission ("P&Z") Application Number 2019-1 ("Application"). In the Application, the Applicant, Wendell R. Johnson, desires that the property described as Jesse Amason Survey Block 35 Tract 37 - 401 Martin Luther King be granted a **Rezone** from Residential 1 to Commercial 1. The property is currently zoned as Residential 1. The P&Z, having considered the Application, and the evidence and arguments presented at the hearing held on this matter, **RECOMMENDS** to the City Council that the Application be:

**GRANTED.**

Existing site conditions approved for this use.

**DENIED** ( ) without or ( ) with prejudice to refilling.

In addition, the P&Z provides the following information (if any) concerning its decision:

**SIGNED** this the 20th day of June, 2019.

  
CHAIRPERSON, P&Z COMMISSION

**CITY COUNCIL ACTION**

On the 24<sup>th</sup> day of June 2019, the City Council of the City of Center met in regular session and considered the above recommendation of the Planning and Zoning Commission. After due consideration of the facts, evidence, and the recommendation, the City Council voted as indicated below on this matter. The City Council of the City of Center hereby declares that the Application is hereby:

**GRANTED.**

**DENIED** ( ) without or ( ) with prejudice to refilling.

\_\_\_\_\_  
DAVID CHADWICK, MAYOR





## MUNICIPAL ZONING APPLICATION

### PROPERTY INFORMATION:

Address: 4800 MLK  
Legal Description: Lot(s) 1 Block \_\_\_\_\_ Subdivision \_\_\_\_\_

### OWNER INFORMATION:

Owner Name WENDELL B. JOHNSON Daytime Phone 598-2937  
Signature Wendell Johnson  
Mailing Address P.O. Box 992 - Center, Texas

### APPLICANT INFORMATION:

Applicant Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
Signature \_\_\_\_\_  
Mailing Address \_\_\_\_\_

### DESCRIPTION OF REQUEST:

residential back to commercial  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Attach additional sheets and diagrams, if necessary)

### TYPE OF REQUEST:

Rezoning Request (Fee \$150.00) ☒ Specific Use Permit (Fee \$150.00) ☐

I do hereby certify that the above information is true and correct to the best of my knowledge.

Wendell Johnson  
Signature of Property Owner

5-20-2019  
Date

Wendell Johnson  
Signature of Applicant

5-20-2019  
Date

**NOTE:** This application will not be processed unless accompanied by a filing fee as indicated above, please make checks payable to "City of Center".

Date filed 5-20-19 Case number \_\_\_\_\_ Accepted by \_\_\_\_\_



DATE: January 18, 2017

TO: Planning & Zoning Commission

FR: Chad D. Nehring, City Manager

CC: Mayor & City Council

RE: Zoning Application # 2016-1--- 401 Nacogdoches Street

**Staff's Brief on Rezone at 401 Martin Luther King Jr Blvd (@ intersection of Price St.)**

**Application # 2016-1--- 401 Nacogdoches Street:** The applicant, Wendell Johnson, requests to have his property at 401 Martin Luther King Jr. Blvd, rezoned from Light Commercial (C1) to Single Family 1 (SF1). This structure was previously used as a commercial operation but has been vacant for many years. Mr. Johnson is requesting the rezoning so that the structure can be modified and used as a residential rental unit.

This area was zoned commercial to allow for small business operations as previously existed from time to time along this heavily-traveled thoroughfare. While still likely, the highest and best use of property with adequate frontage and access, recent history has seen the decline of historic commercial operations. The commercial zone only includes properties that front on MLK Blvd and all properties without direct access are already zoned residential, including properties adjoining the parcel representing this application.

The question for the P&Z is whether this parcel is more viable and desirable to be maintained in the inventory, even if underutilized at present, of commercial properties available for development or re-development.



# Shelby CAD

## Property Search Results > 20876 JOHNSON WENDELL R & JEAN & for Year 2019

### Property

#### Account

Property ID: 20876 Legal Description: A- 0010 AMASON JESSE SUR BLK 35 TR 37  
FRMLY RUBY JACKSON SMITH/RUBY GREER -  
401 M L K DRIVE

Geographic ID: 19-0010-0035-0037-00 Zoning:  
Type: Real Agent Code:  
Property Use Code:  
Property Use Description:

#### Location

Address: 401 MARTIN LUTHER KING DR Mapsco:  
CENTER, TX 75935  
Neighborhood: CENTER ISD COMMERCIAL Map ID: 36  
Neighborhood CD: SCNC

#### Owner

Name: JOHNSON WENDELL R & JEAN & Owner ID: 8395  
Mailing Address: WELDON GREER % Ownership: 100.000000000000%  
905 SAN AUGUSTINE STREET  
CENTER, TX 75935-4335  
Exemptions:

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$4,110	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$9,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$13,110	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$13,110	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$13,110	

### Taxing Jurisdiction

Owner: JOHNSON WENDELL R & JEAN &  
% Ownership: 100.000000000000%  
Total Value: \$13,110



Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Shelby County Appraisal District	0.000000	\$13,110	\$13,110	\$0.00
CCN	CITY OF CENTER	0.600000	\$13,110	\$13,110	\$78.66
GSH	SHELBY COUNTY	0.623200	\$13,110	\$13,110	\$81.70
RDB	ROAD AND BRIDGE	0.079500	\$13,110	\$13,110	\$10.42
SCN	CENTER ISD	1.413800	\$13,110	\$13,110	\$185.35
Total Tax Rate:		2.716500			

Taxes w/Current Exemptions: \$356.13

Taxes w/o Exemptions: \$356.13

## Improvement / Building

**Improvement #1:** COMMERCIAL **State Code:** F1 **Living Area:** 360.0 sqft **Value:** \$4,110

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA 1ST FLR	WSS02		1960	360.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C	COMMERCIAL	0.0000	0.00	90.00	85.00	\$9,000	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$4,110	\$9,000	0	13,110	\$0	\$13,110
2018	\$4,110	\$9,000	0	13,110	\$0	\$13,110
2017	\$3,920	\$9,000	0	12,920	\$0	\$12,920
2016	\$3,840	\$9,000	0	12,840	\$0	\$12,840
2015	\$3,840	\$9,000	0	12,840	\$0	\$12,840
2014	\$3,840	\$9,000	0	12,840	\$0	\$12,840
2013	\$3,740	\$9,000	0	12,740	\$0	\$12,740
2012	\$3,240	\$9,000	0	12,240	\$0	\$12,240
2011	\$3,240	\$9,000	0	12,240	\$0	\$12,240
2010	\$3,240	\$9,000	0	12,240	\$0	\$12,240
2009	\$3,240	\$9,000	0	12,240	\$0	\$12,240
2008	\$3,240	\$9,000	0	12,240	\$0	\$12,240
2007	\$3,240	\$9,000	0	12,240	\$0	\$12,240
2006	\$3,240	\$9,000	0	12,240	\$0	\$12,240
2005	\$3,240	\$9,000	0	12,240	\$0	\$12,240

2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019


## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/15/2003	SWD	SPECIAL WARRANTY DEED	GREER RUBY EST	JOHNSON WENDELL R & JEAN &	973	386	0
2	12/31/1985	D	DEED	SMITH RUBY JACKSON	JOHNSON WENDELL R & JEAN &	658	644	0

## Tax Due



Property Tax Information as of 06/12/2019

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (936) 598-6171

WebPage: June 12, 2019

Online last updated on 6/11/2019 3:23 PM

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## **ORDINANCE NUMBER 2019-09**

### **AN ORDINANCE OF THE CITY OF CENTER, TEXAS RATIFYING ALL PRIOR CONSIDERED AND APPROVED ZONING CLASSIFICATION CHANGES TO THE RULES AND REGULATIONS ADOPTED AS ORDINANCE NUMBER 2006-22, THE ZONING ORDINANCE OF THE CITY OF CENTER.**

Whereas, The City Council approved and adopted Ordinance No. 2006-22 with an effective date of January 1, 2007 and subsequent amendments thereto; and,

Whereas, Ordinance No. 2006-22 requires the use of properties within a specific, defined district, as established by the Zoning Map, to be in conformity with the use requirements established thereunder or amendments as considered and approved by the Planning & Zoning Commission and City Council;

Whereas, the Planning & Zoning Commission and City Council have considered multiple applications for changes to zoning classifications for specific properties in compliance with the requirements of the Zoning Ordinance and the notice requirements of Section 36 therein.

### **NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CENTER, TEXAS THAT:**

1. The attached application, Exhibit A, for zoning change at 512 Shelbyville Street is hereby ratified based on the prior action and recommendation of the Planning & Zoning Commission.
2. The official zoning map is hereby ordered to be updated to reflect and ensure the identification of the change approved, herein and attached as Exhibit B.
3. All other sections and sub-sections not specifically identified as amended by this ordinance shall remain in full force and effect except as they may conflict with these revised provisions in which case the amendments herein shall control.
4. If any section, paragraph, subdivision, clause, phrase, or provision of this Ordinance or the attached Exhibits shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of provision thereof other than the part so decided to be invalid or unconstitutional.
5. The meetings at which this ordinance and the rules and regulations herein considered, adopted and approved as well as those at which original actions related to these ratified changes were open to the public.



6. All actions previously approved and ratified by this ordinance were originally approved in compliance with the public hearing and notice requirements of Section 36.8 of the Zoning Ordinance.
7. This ordinance shall be in full force and effect upon its passage and publication in accordance with the Charter of the City of Center and the laws of the State of Texas.

**PASSED AND APPROVED BY THE CITY COUNCIL THIS THE 24th DAY OF June, 2019.**

**CITY OF CENTER:**

\_\_\_\_\_  
**David Chadwick, Mayor**

**ATTEST:**

-----  
\_\_\_\_\_  
**Barbara Boyd, City Secretary**





617 Tenaha Street • P.O. Box 1744  
Center, Texas 75935-1744

(936) 598-2941 • Fax (936) 598-2615  
www.centertexas.org

Application No. 2019-3

§ PLANNING & ZONING COMMISSION  
§  
§ CITY OF CENTER, TEXAS  
§  
§ APPLICATION FOR REZONING

### **RECOMMENDATION TO CITY COUNCIL**

On June 20, 2019, came before the Planning and Zoning Commission ("P&Z") Application Number 2019-1 ("Application"). In the Application, the Applicant, Ronald & Linda Masterson, desires that the property described as Jesse Amason Survey Block 14 Tract 11 – 521 Shelbyville Street be granted a **Rezone** from Commercial 1 to Residential 1. The property is currently zoned as Commercial 1. The P&Z, having considered the Application, and the evidence and arguments presented at the hearing held on this matter, **RECOMMENDS** to the City Council that the Application be:

☒

**GRANTED.**


Existing site conditions approved for this use.

☐

**DENIED** ( ) without or ( ) with prejudice to refilling.

In addition, the P&Z provides the following information (if any) concerning its decision:

**SIGNED** this the 20th day of June, 2019.

  
CHAIRPERSON, P&Z COMMISSION

### **CITY COUNCIL ACTION**

On the 24<sup>th</sup> day of June 2019, the City Council of the City of Center met in regular session and considered the above recommendation of the Planning and Zoning Commission. After due consideration of the facts, evidence, and the recommendation, the City Council voted as indicated below on this matter. The City Council of the City of Center hereby declares that the Application is hereby:

☐

**GRANTED.**

☐

**DENIED** ( ) without or ( ) with prejudice to refilling.

\_\_\_\_\_  
DAVID CHADWICK, MAYOR





617 Tenaha Street  
Center, Texas 75935

(936) 598-2055 • Fax (936) 598-2615  
www.center-texas.org

### Inspections Department

### MUNICIPAL ZONING APPLICATION

#### PROPERTY INFORMATION:

Address: 521 Shelbyville Street, Center, Texas  
 \* Legal Description: Lot(s) \_\_\_\_\_ Block 1411 Subdivision \_\_\_\_\_

#### OWNER INFORMATION:

Owner Name LINRON INVESTMENTS Daytime Phone 318-798-2956.H  
 Signature Ronald E. Masterson Sr. 936-332-7442.C  
 Mailing Address P.O. Box 631427, Nacogdoches, Texas, 75963

#### APPLICANT INFORMATION:

Applicant Name Ronald E. Masterson Daytime Phone 936-332-7442  
 Signature Ronald E. Masterson  
 Mailing Address P.O. Box 631427, Nacogdoches, Texas 75963

#### DESCRIPTION OF REQUEST:

Please rezone as residential.  
This property has primarily been used  
only as rental property for residence.

(Attach additional sheets and diagrams, if necessary)

#### TYPE OF REQUEST:

Rezoning Request (Fee \$150.00) ☒ Specific Use Permit (Fee \$150.00) ☐

I do hereby certify that the above information is true and correct to the best of my knowledge.

Ronald E. Masterson  
 Signature of Property Owner

5-28-2019  
 Date

Ronald E. Masterson  
 Signature of Applicant

5-28-2019  
 Date

NOTE: This application will not be processed unless accompanied by a filing fee as indicated above, please make checks payable to "City of Center".

Date filed \_\_\_\_\_ Case number \_\_\_\_\_ Accepted by \_\_\_\_\_

#### \*PROPERTY DESCRIPTION :

0010 AMASON, JESSE, BLK 14, TR 11

OLD MACWILLIAMS HOME - FORMLY DAVIS AND PINKSTON -

521 SHELBYVILLE STREET



# Shelby CAD

Property Search > 20405 LINRON INVESTMENTS INC for Tax year: 2019  
Year 2019

## Property

### Account

Property ID: 20405 Legal Description: 0010 AMASON JESSE SUR BLK 14 TR 11 OLD  
MCWILLIAMS HOME - FRMLY DAVIS & PINKSTON -  
521 SHELBYVILLE STREET

Geographic ID: 19-0010-0014-0011-00 Zoning:  
Type: Real Agent Code:  
Property Use Code:  
Property Use Description:

### Location

Address: 521 SHELBYVILLE ST Mapsco:  
CENTER, TX 75935  
Neighborhood: CENTER ISD PROPERTIES Map ID: 36  
Neighborhood CD: SCN

### Owner

Name: LINRON INVESTMENTS INC Owner ID: 53391  
Mailing Address: PO BOX 631427 % Ownership: 100.000000000000%  
NACOGDOCHES, TX 75963  
Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$77,670	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$8,460	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$86,130	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$86,130	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$86,130	

## Taxing Jurisdiction

Owner: LINRON INVESTMENTS INC  
% Ownership: 100.000000000000%  
Total Value: \$86,130

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
--------	-------------	----------	-----------------	---------------	---------------



CAD	Shelby County Appraisal District	0.000000	\$86,130	\$86,130	\$0.00
CCN	CITY OF CENTER	0.600000	\$86,130	\$86,130	\$516.78
GSH	SHELBY COUNTY	0.623200	\$86,130	\$86,130	\$536.76
RDB	ROAD AND BRIDGE	0.079500	\$86,130	\$86,130	\$68.47
SCN	CENTER ISD	1.413800	\$86,130	\$86,130	\$1,217.70
Total Tax Rate:		2.716500			

Taxes w/Current Exemptions: \$2,339.71

Taxes w/o Exemptions: \$2,339.72

#### Improvement / Building

**Improvement #1:** RESIDENTIAL **State Code:** A1 **Living Area:** 1684.0 sqft **Value:** \$77,670

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA 1ST FLR	BV3P	BV	1970	1684.0
OBP	PORCH OPEN BRICK	3		1970	208.0
OBP	PORCH OPEN BRICK	3		1970	24.0

#### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	R	RESIDENTIAL	0.3444	15000.00	175.00	200.00	\$6,150	\$0
2	R	RESIDENTIAL	0.5299	23082.00	0.00	0.00	\$2,310	\$0

#### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$77,670	\$8,460	0	86,130	\$0	\$86,130
2018	\$75,000	\$8,460	0	83,460	\$0	\$83,460
2017	\$73,280	\$10,500	0	83,780	\$0	\$83,780
2016	\$73,870	\$10,500	0	84,370	\$0	\$84,370
2015	\$73,900	\$10,500	0	84,400	\$0	\$84,400
2014	\$73,950	\$10,500	0	84,450	\$0	\$84,450
2013	\$75,290	\$10,500	0	85,790	\$0	\$85,790
2012	\$70,760	\$10,500	0	81,260	\$0	\$81,260
2011	\$70,460	\$10,500	0	80,960	\$0	\$80,960
2010	\$71,730	\$10,500	0	82,230	\$0	\$82,230
2009	\$67,220	\$10,500	0	77,720	\$0	\$77,720
2008	\$67,640	\$10,500	0	78,140	\$0	\$78,140
2007	\$65,270	\$10,500	0	75,770	\$0	\$75,770
2006	\$51,830	\$8,750	0	60,580	\$0	\$60,580
2005	\$39,120	\$8,750	0	47,870	\$0	\$47,870

#### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/28/2005	WDVL	WARRANTY DEED W/ VENDOR'S LIEN	DAVIS & PINKSTON	LINRON INVESTMENTS INC	1015	709	0

#### Tax Due



Property Tax Information as of 05/31/2019

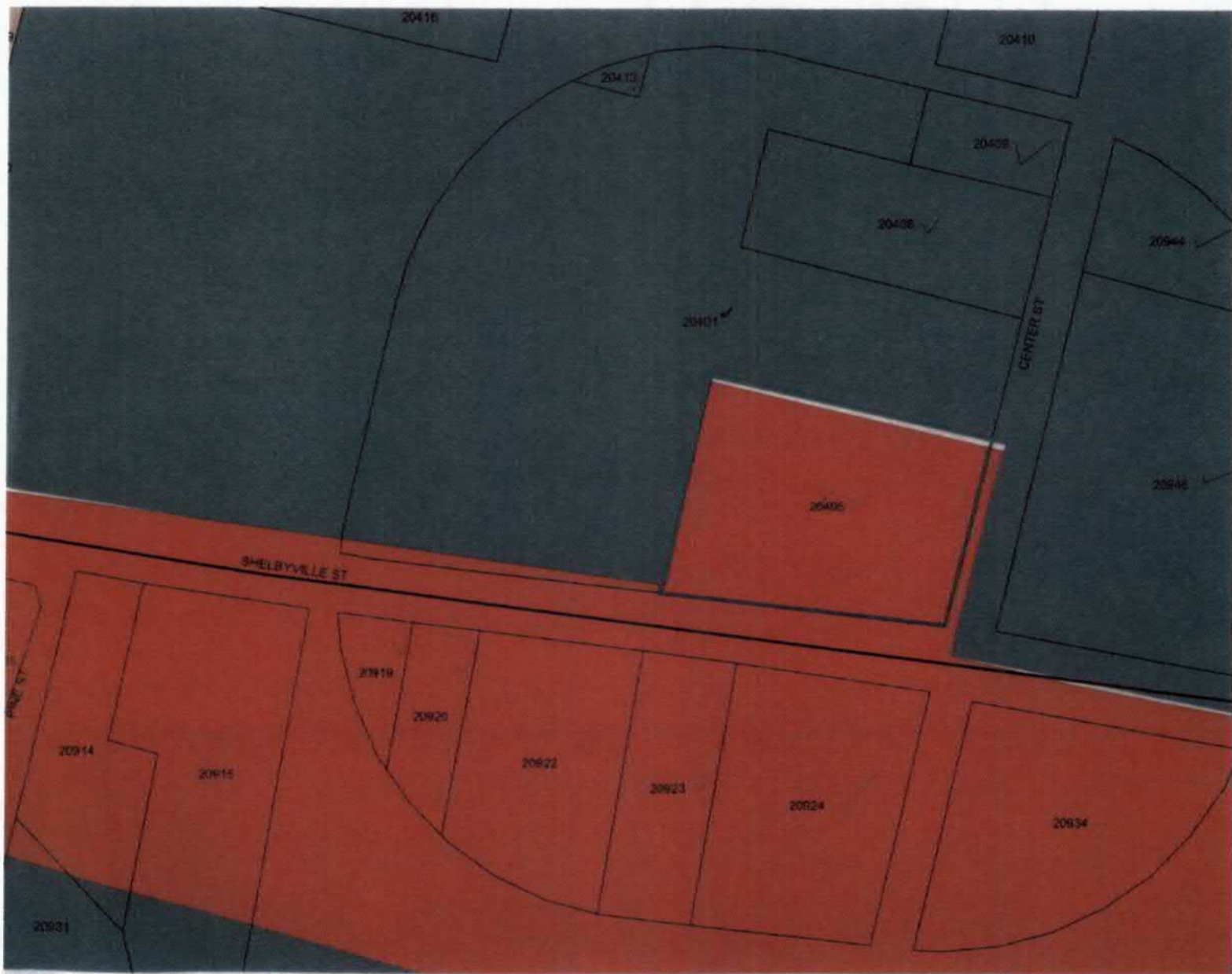
Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	------------------------	------------------	-------------	-----------------------	--------------------	-------------------------------------	------------------	---------------

NOTE: Penalty & interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (936) 598-6171







## **RESOLUTION 2019-8**

**A RESOLUTION OF THE CITY OF CENTER, ADOPTING THE BUDGET CALENDAR FOR THE FY 2020 PROPOSED BUDGET AND CALLING TWO PUBLIC HEARINGS FOR THE TAX RATE AND ONE PUBLIC HEARING FOR THE PROPOSED BUDGET.**

**WHEREAS**, the City of Center annually adopts its' operating budget and sets the property tax rate; and

**WHEREAS**, the Texas Local Government Code requires that the City Council call public hearings in conjunction with this process; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTER, TEXAS, that:**

1. The Center City Council call public hearings on the proposed tax rate on August 26 and September 9, 2019, at the regular City Council meetings.
2. The Center City Council call a public hearing on the FY 2020 proposed budget on September 9, 2019, at the regular City Council meeting.
3. The Center City Council adopts the FY 2020 proposed budget calendar (Exhibit A).
4. The Center City Council will also adopt the FY 2020 proposed budget and set the tax rate at their regular meeting on September 23, 2019.

**PASSED and APPROVED on the 24<sup>th</sup> day of June, 2019.**

\_\_\_\_\_  
David Chadwick, Mayor

**ATTEST:**

\_\_\_\_\_  
Barbara Boyd, City Secretary



# EXHIBIT A



# FY 2020 PROPOSED BUDGET AND TAX RATE ADOPTION CALENDAR

							Council Action: Property Tax Rate and Budget Adoption
Phase	Date	Budget Development	Meeting Notices	Council Workshops	Council Public Hearings	Published Notices	
Budget Pre-Planning	2/11/2019						Council adopts FY 2018 audit
	2/25/2019						
	3/11/2019	Review budget award comments					
	3/25/2019	Clean up budget excel files					
	4/8/2019	Clean up budget book file					
	4/22/2019	Staff begins development of mid-year estimates					
	4/30/2019	Department heads are provided budget worksheets					
	4/30/2019	Staff begins development of revenue projections					
	5/14/2019						
	5/21/2019	Departmental budget requests are returned					
Budget Development	6/24/2019	City Council is provided FY 2020 Proposed Budget Calendar		Council Workshop - Departmental Requests			Council adopts FY 2020 Proposed Budget calendar including calling the public hearings
	Week of July 22 through 26	Hotel/Motel Advisory Committee, 4A EDC and 4B EDC meetings to review and recommend annual budgets		<b>SHOULD GET CERTIFIED TAX ROLLS - BEGIN TAX RATE CALCULATIONS</b>			
	7/19/2019	First draft of FY 2020 Proposed Budget is complete	Post notice of July 22 meeting and agenda				
	7/22/2019	Council is provided a draft of the FY 2020 Proposed Budget		Council Workshop - FY 2020 First Draft Budget			
	8/1/2019	Revenue and expenditure budgets are finalized					
	8/9/2019		Post notice of August 12 meeting and agenda			Get the "Notice of 2019 Tax Year Proposed Property Tax Rate for Center" to the L&C and website	
	8/12/2019			Council Workshop - Budget			Council votes to consider a rate higher than the effective tax rate
	8/17/2019	File the FY 2020 Proposed Budget with the City Secretary					
	8/16/2019					"Notice of 2019 Tax Year Proposed Property Tax Rate for Center" published in the L&C	
	8/23/2019					Get the FY 2020 Budget Public Hearing Notice to the L&C and website	
Budget Adoption	8/23/2019		Post notice of August 26 meeting and agenda				
	8/26/2019			Council Workshop - Overall Budget	First Public Hearing on 2020 Tax Rate		
	8/30/2019					Publish notice of FY 2020 Proposed Budget Public Hearing	
	9/5/2019		Post notice of September 9 meeting and agenda				
	9/9/2019				Second Public Hearing on FY 2020 Tax Rate Public Hearing on 2020 Proposed Budget		
				Present FY 2020 Budget Book to Council			
	9/19/2019		Post notice of September 23 meeting and agenda				
	9/23/2019						Council votes to adopt FY 2020 Proposed Budget
							Council votes to create higher revenue from taxes in 2019
							Council votes to adopt 2020 tax rate



**RESOLUTION 2019-09**

**A RESOLUTION OF THE CITY OF CENTER AUTHORIZING MAYOR TO EXECUTE  
A LETTER OF WAIVER FOR PAYMENTS IN LIEU OF TAXES (PILOT)**

**WHEREAS**, the Housing Authority of the City of Center, Texas (herein referred to as Housing Authority) would currently pay if not waived by the City of Center (herein referred to as the Government Entity) funds known as Payment in Lieu of Taxes (herein referred as PILOT) pursuant to section 301 of Part II of the Consolidated Annual Contributions Contract executed between the Housing Authority and the United States of America and;

**WHEREAS**, the Government Entity and the Housing Authority have determined that it is in the best interest of both parties that the Government Entity waive the PILOT which will be accessed and;

**WHEREAS**, the Government Entity and the Housing Authority have mutually agreed and understand that the funds made available by this waiver and the accrued PILOT will be used by the Housing Authority to defray operating expenses of the Housing Authority, concomitantly benefiting the citizens of the City of Center, County of Shelby.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
CENTER, TEXAS, THAT;**

1. The PILOT which may be assessed pursuant to Section 301 of Part II of the Consolidated Annual Contributions Contract executed between the Housing Authority and the United States of America are hereby waived;
2. That the Mayor is hereby authorized and directed to execute a Letter of Waiver in accordance with the provisions of this Resolution.

**PASSED AND APPROVED on the 24th day of June, 2019.**

---

David Chadwick, Mayor

**ATTEST:**

---

Barbara Boyd, City Secretary



# Center Housing Authority

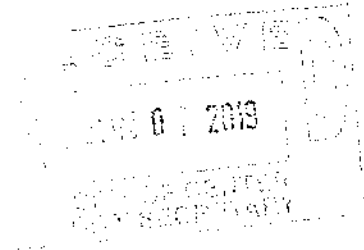


1600 Sweetgum Trail  
Center, Texas 75935  
(936) 598-2332 phone  
(936) 598-3245 fax  
TDD/TTY 800-735-2989



June 05, 2019

Mr. David Chadwick, Mayor  
And City Council Members  
City of Center  
PO Box 1744  
Center, TX 75935



SUBJECT: Low Rent Public Housing  
Exemption of Payment in Lieu of Taxes (PILOT)  
TX24PO59

Dear Mayor Chadwick and City Council:

The Center Housing Authority is a tax exempt entity and hereby requests a waiver of payment in lieu of taxes on the above mention properties. Enclosed is a copy of the resolution that HUD requests to be completed. This is an ongoing issue and it is now time to request a waiver and to receive acknowledgement from the City of Center. This is a requirement in the HUD auditing guidelines.

The Housing Authority strives to improve the living conditions of the residents with improvements to the property and also by providing residents and security services. With this waiver of taxes, it will assist the Housing Authority in providing these services.

I would like to express my thanks to you and the Council for waiving the taxes in the past, which has been beneficial to the housing residents and the Housing Authority.

Your prompt attention to this matter will be greatly appreciated. If you should have any questions concerning this request, please do not hesitate to contact this office at 936-598-2332 ext 2.

Sincerely,

A handwritten signature in black ink, which appears to read "Stacy Windham". Below the signature, the name "Stacy Windham" is printed, followed by the title "Director" and the phrase "Enclosure Resolution".

Stacy Windham  
Director  
Enclosure Resolution





**Everett Griffith, Jr. & Associates Inc.**

ENGINEERS & ARCHITECTS

June 21, 2019

Chad Nehring, City Manager  
City of Center  
P.O. Box 1744  
Center, Texas 75935

Re: Downtown Improvements Project

Dear Chad:

As you are well aware, bids were opened on June 4, 2019 for the above referenced project. One bid was received. The bidder was The Fain Group, Inc. with a corrected bid amount of \$4,904,320.00. The submitted bid amount had an arithmetic error that was identified.

We have checked references and all responses were extremely positive and that The Fain Group is competent to complete this project to the satisfaction of the Engineer and City. It is our recommendation to award this contract to The Fain Group in the amount of \$4,904,320.00.

However, due to the fact that the bid amount was over budget all parties have been working to prepare a "Valued Engineered" list to lower the total bid amount. This "VE" list will make up the contents of Change Order #1. A spreadsheet and CO #1 are attached for your review. I have also attached a Memo from White Oak Studios that addresses the proposed changes and impacts.

To summarize:	Bid Amount	\$4,904,320.00
	Change Order No. 1	<\$1,035,152.00>
	Total To Date	\$3,869,168.00

Also attached is the Notice of Award. Please execute Change Order #1 and NOA and return to me after Council approval.

Sincerely,

Bob Staehs, P.E.  
Project Manager

cc: Larry Frazier, President  
The Fain Group, Inc.





WHITE OAK STUDIO

ARCHITECTS • INTERIORS • LANDSCAPE ARCHITECTS

## Memorandum

DATE: June 20, 2019  
TO: Chad Nehring  
FROM: Jim Patterson  
RE: Center Downtown Improvements Project – Cost Reductions

This memo is to address changes to the Downtown Improvements Project resulting from cost reductions after the bid.

After the bid came in higher than the City's budget, you asked the design team to work with the Contractor to identify potential cost savings that would not have significant negative impact to the quality, durability and aesthetics of the project. We are proud of the design work we have spent over five years working on and are eager to see the project constructed in a way that is true to the appearance and quality that we have pursued with the City over that time.

Along with Bob Staehs, we have worked hard with Larry Frazier, head of The Fain Group to make changes that preserve the integrity of your streetscape improvements. We are confident that even with over \$1,000,000 of savings found, the project will retain the design character and quality you have come to expect. Key elements remain intact: new street and parking pavement, paver crosswalks, new streetlights and pedestrian lights, elimination of almost all overhead electrical lines, upgraded sidewalks with seating areas and plazas, sidewalk furniture, decorative railings and bollards, planting and irrigation.

Major cost-savings items include:

- Provide closer spoils dump site at city landfill
- Change crosswalks from clay pavers to 'Pavestone' concrete pavers (the color and pattern will still complement the sidewalks and will be just as durable)
- Change vendor for all street and pedestrian lights (appearance and durability are retained. All lights will be energy-efficient LED fixtures)
- Slight reduction to the number of pedestrian lights in the parking lot medians, retaining some on each street to preserve the desired appearance
- Change parking lot median landscaping to lawn and trees, with no shrubs or groundcover for installation and long-term maintenance savings. Storefront landscaping remains unchanged.
- Reduce the number of decorative bollards at the intersection corners, while still retaining enough to provide traffic control function and enhanced appearance.
- Eliminate table & seats sets from the Base Bid. City will work with individual property owners to fund those in select locations.

To conclude, we are confident the project will achieve the results that you and we have envisioned. We are excited and proud to move forward with you to realize that vision.



**CITY OF CENTER  
Downtown Improvement Project**

20-Jun-19

Item No.		Quantity	Unit	Unit Price	Total Price
<b>Value Engineering</b>					
1	Excavation - Spoils Dumped at city landfill	9,491	CY	\$ 8.00	\$ (56,948.00)
41	DELETE Concrete Sidewalk, incl subgrade, tooled control joints, expansion joints	209	SF	\$ 8.00	\$ (1,672.00)
41	ADD Concrete Sidewalk, incl subgrade, tooled control joints, expansion joints	4,984	SF	\$ 8.00	\$ 39,872.00
42	ADD Concrete Overlay Sidewalk, tooled control joints, expansion joints	485	SF	\$ 8.00	\$ 3,880.00
48	DELETE Straight Curb Ramp, incl tactile band and subgrade	4	EA	\$ 2,025.00	\$ (8,100.00)
52	DELETE Paver Sidewalk, incl subslab and subgrade, incl expansion joints	4,984	SF	\$ 38.00	\$ (189,392.00)
54	DELETE Paver Sidewalk on Existing concrete subslab	485	SF	\$ 30.00	\$ (14,550.00)
SIM 55	DELETE Pavers in Crosswalk and Intersection, not incl subslab	10,144	SF	\$ 28.00	\$ (284,032.00)
SIM 55	ADD Concrete Pavers in Crosswalk and Intersection, not incl subslab (Pavestone - Holland Platinum Finish, Born, standard color)	10,144	SF	\$ 21.00	\$ 213,024.00
56	DELETE Light Etch Finish on Concrete	256	SF	\$ 22.00	\$ (5,632.00)
64	Stop Sign and Post (incl Street sign blades) (Not incl concrete foundation)	12	EA	\$ 920.00	\$ 11,040.00
66	DELETE Provide and Install Bench	9	EA	\$ 2,480.00	\$ (22,140.00)
SIM 66	ADD Provide and Install OWNER PROVIDED Bench	9	EA	\$ 200.00	\$ 1,800.00
68	DELETE Provide and Install Trash Container	15	EA	\$ 1,500.00	\$ (22,500.00)
SIM 68	ADD Provide and Install OWNER PROVIDED Trash Container	16	EA	\$ 200.00	\$ 3,000.00
70	DELETE Bollard	34	EA	\$ 1,100.00	\$ (37,400.00)
71	DELETE Chain (incl connections to bollard)	330	LF	\$ 15.00	\$ (4,950.00)
72	DELETE Table and 2 Seats	15	EA	\$ 2,500.00	\$ (37,500.00)
73	DELETE Table and 3 Seats	5	EA	\$ 3,300.00	\$ (16,500.00)
74	DELETE Table and 4 Seats	5	EA	\$ 3,900.00	\$ (19,500.00)
76	ADD Solid Sod Grass Lawn, not incl topsoil	2,762	SF	\$ 0.50	\$ 1,381.00
77	ADD Topsoil at Lawn, incl fine grading and soil amendments	45	CY	\$ 50.00	\$ 2,250.00
78	DELETE Planting Bed Soil Mix, incl fine grading and soil amendments	91	CY	\$ 74.00	\$ (6,734.00)
79	DELETE Mulch Topdressing	2,473	SF	\$ 5.00	\$ (12,365.00)
79	Mulch Topdressing (APPEARS HIGH)	9,647	SF	\$ 4.00	\$ (39,388.00)
80	DELETE Galvanized Steel Landscape Edging	988	LF	\$ 7.00	\$ (6,916.00)
85	DELETE 3 Gal Clara Indian Hawthorn	139	EA	\$ 224.00	\$ (31,136.00)
87	DELETE 3 Gal Gulf Muhly	288	EA	\$ 37.00	\$ (10,656.00)
SIM 87	ADD 1 Gal Gulf Muhly	288	EA	\$ 18.00	\$ 5,184.00
89	DELETE 1 Gal Asian Jasmine	2,879	EA	\$ 18.00	\$ (51,822.00)
SIM 89	ADD 4" Flat Asian Jasmine (2080 total 4" pots = 104 flats)	104	EA	\$ 82.00	\$ 8,448.00
95	DELETE Concrete Foundation at Pedestrian Light	12	EA	\$ 1,800.00	\$ (21,600.00)
106.1	ADD Handrail 7 (similar to other handrails)	1	EA	\$ 900.00	\$ 900.00
113	DELETE Type "B" Pedestrian Light Fixture with pole, receptacle and grounding, not including foundation	5		\$ 15,000.00	\$ (65,000.00)
114	DELETE Type "B1" Pedestrian Light Fixture with pole, receptacle and grounding, not including foundation	3		\$ 13,000.00	\$ (39,000.00)
115	DELETE Type "C" Pedestrian Light Fixture with pole, receptacle and grounding, not including foundation	4		\$ 13,000.00	\$ (52,000.00)
112	Change Type "A" Pedestrian Light Fixture with pole, receptacle and grounding, not including foundation	12	EA	\$ 5,040.00	\$ (60,480.00)
113	Change Type "B" Pedestrian Light Fixture with pole, receptacle and grounding, not including foundation	5	EA	\$ 4,600.00	\$ (23,000.00)
114	Change Type "B1" Pedestrian Light Fixture with pole, receptacle and grounding, not including foundation	2	EA	\$ 4,600.00	\$ (9,200.00)
115	Change Type "C" Pedestrian Light Fixture with pole, receptacle and grounding, not including foundation	8	EA	\$ 4,600.00	\$ (36,800.00)
116	Change Type "C1" Pedestrian Light Fixture with pole, receptacle and grounding, not including foundation	27	EA	\$ 4,600.00	\$ (124,200.00)
119	2" PVC, Sch 80 Conduit with pull boxes, complete in place	3,900	LF	\$ 2.00	\$ (7,800.00)
120	3" PVC, Sch 80 Conduit with pull boxes, complete in place	1,580	LF	\$ 2.60	\$ (3,160.00)
121	4" PVC, Sch 80 Conduit with pull boxes, complete in place	900	LF	\$ 2.00	\$ (1,800.00)
	ITEMIZE ADDITIONAL VALUE ENGINEERING ITEMS (additional contractor ideas)				
	<b>TOTAL</b>				<b>\$ (1,035,152.00)</b>



## CHANGE ORDER

No. 1PROJECT City of Center - Downtown ImprovementsDATE OF ISSUANCE 6/24/19EFFECTIVE DATE 6/24/19OWNER City of Center

OWNER's Contract No. \_\_\_\_\_

CONTRACTOR The Fain Group Inc.ENGINEER Everett Griffith, Jr. & Associates, Inc.

You are directed to make the following changes in the Contract Documents.

See attached "Valued Engineered" spreadsheet.

Reason for Change Order:

Budgetary constraints

## CHANGE IN CONTRACT PRICE:

Original Contract Price

\$ 4,904,320.00

## CHANGE IN CONTRACT TIMES:

Original Contract Times

Substantial Completion: 365 daysReady for final payment: 365 days

days or dates

Net changes from previous Change Orders No. \_\_\_\_ to No. \_\_\_\_

\$ -0-

Net change from previous Change Orders No. \_\_\_\_ to No. \_\_\_\_

-0-

days

Contract Price prior to this Change Order

\$ 4,904,320.00

Contract Times prior to this Change Order

Substantial Completion: 365 daysReady for final payment: 365 days

days or dates

Net (decrease) of this Change Order

\$ 1,035,152.00

Net Increase of this Change Order

-0-

days

Contract Price with all approved Change Orders

\$ 3,869,168.00

Contract Times with all approved Change Orders

Substantial Completion: 365 daysReady for final payment: 365 days

days or dates

RECOMMENDED:

By: 

Engineer(Authorized Signature)

Date: 6/21/19

APPROVED:

By: \_\_\_\_\_

Owner(Authorized Signature)

Date: \_\_\_\_\_

ACCEPTED:

By: \_\_\_\_\_

Contractor(Authorized Signature)

Date: \_\_\_\_\_



## NOTICE OF AWARD

Dated: June 24, 2019

TO: The Fain Group, Inc.

(BIDDER)

ADDRESS: P.O. Box 164308

Fort Worth, Tx. 76106

PROJECT City of Center Downtown Improvements

CONTRACT FOR Downtown Improvements

You are notified that your Bid dated June 4, 2019 for the above Contract has been considered. You are the apparent Successful Bidder and have been awarded a contract for Downtown Improvements Projects.

The Contract Price of your contract is Four Million Nine Hundred Four Thousand Three Hundred Twenty Dollars and No Cents (\$ 4,904,320.00 ).

3 copies of each of the proposed Contract Documents (except Drawings) accompany this Notice of Award.  
3 sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within fifteen days of the date of this Notice of Award, that is by July 9, 2019.

1. You must deliver to the OWNER 3 fully executed counterparts of the Agreement including all the Contract Documents. This included triplicate sets of Drawings. Each of the Contract Documents must bear your signature on every page.
2. You must deliver with the executed Agreement the Contract Security (Bonds) as specified in the instructions to Bidders and Supplementary Conditions.

Failure to comply with these conditions within the time specified will entitle OWNER to consider your bid default, to annul this Notice of Award and to declare your Bid Security forfeited.

Within ten days after you comply with the above conditions, OWNER will return to you one fully signed counterpart of the Agreement with the Contract Documents attached.

### ACCEPTANCE OF AWARD

City of Center  
(OWNER)

The Fain Group, Inc.  
(CONTRACTOR)

By:

(AUTHORIZED SIGNATURE)

(AUTHORIZED SIGNATURE)

(TITLE)

(TITLE)

(DATE)





617 Tenaha Street • P.O. Box 1744  
Center, Texas 75935-1744

(936) 598-2941 • Fax (936) 598-2615  
[www.centertexas.org](http://www.centertexas.org)

---

Date: June 20, 2019  
To: Center City Council  
From: James P. Gibson, Assistant City Manager  
Subject: Designation of Sales Proceeds to Vehicle Replacement Fund

As the City Council is taking action on the sale of surplus vehicles and equipment at the June 24 council meeting, staff is requesting that any sales proceeds be deposited into the Vehicle Replacement Fund, Fund 48. The deposit of surplus sales proceeds will contribute to the continued sustainability of this fund.



1	2	3	4	5	6	7	8	BUSHOG
#5155 WHITE IMPALA	#5156 BLACK IMPALA	#5154 CAPRICE	#5151 K9 TAHOE	#5152 TAHOE	#5601 F250	#5411 F150	#5426 PESTICIDE	
MEJIA	MURPHY	MURPHY	MEJIA	MEJIA	GREER	MEJIA	GREER	MATTHEWS
200	300	300	300	500	200	210	100	405
GREER	THORNTON	GREER	GREER	GREER	NACHMAN	GREER	NACHMAN	
300	800	300	300	300	50	300	20	
NACHMAN	GREER	BARBEE	JOSEPH M.	BAUGH	MATTHEWS	BLUFORD		
50	300	2100	400	1025	400	301		
MATTHEWS	BAUGH	EDMOND	BARBEE	NACHMAN		EDMOND		
300	1025	150	1025	500		150		
CAMERON	NACHMAN	NACHMAN	EDMOND	DUGGER		NACHMAN		
500	130	50	100	1006		50		
	DUGGER	MATTHEWS	NACHMAN	MATTHEWS		MATTHEWS		
	601	842	50	550		250		
	MATTHEWS	CAMERON	BARTON	WHEELER		JASON M.		
	861	400	700	401		505		
	TROTTY			TROTTY				
	350			500				
	CAMERON							
	855							

PURCHASING DEPT.  
RECOMMENDS AWARDED  
ABOVE SURPLUS  
PROPERTY TO THE  
BIDDERS IN BOLD  
AT THE LISTED AMOUNTS.



## Chad Nehring

---

**From:** Lee Phillips <lee@Moody-Phillips.com>  
**Sent:** Friday, June 21, 2019 10:11 AM  
**To:** Chad Nehring  
**Cc:** Hunter N. Rush  
**Subject:** RE: Bids

Chad,

White Electric's bid looks ok. It's a little higher than what I thought it would be, but it's within reason. White Electric has done the electrical construction on a couple of projects I have designed and they did a good job.

I would not recommend using Ludco's proposal even if you went with all new LED fixtures. I think his cost for the rack is about half what it should be and over all he's \$85,730 more to provide new LED floodlights. With 32 fixtures, that works out to around \$2,680 per fixture. Typically an LED floodlight for this type of application would be \$1,000-1,500.

Lee

**From:** Chad Nehring <cnehring@centertexas.org>  
**Sent:** Thursday, June 20, 2019 3:55 PM  
**To:** Hunter Rush <hrush@mhsplanning.com>; Lee Phillips <lee@Moody-Phillips.com>  
**Subject:** FW: Bids

Could you review these two bids received for accuracy since they are slightly above the original estimate.

Thanks,  
Chad

**From:** Michael Boyd <mboyd@centertexas.org>  
**Sent:** Thursday, June 20, 2019 3:52 PM  
**To:** CHAD NEHRING--CITY OF CENTER <cnehring@centertexas.org>  
**Subject:** FW: Bids

Michael Boyd  
City of Center Texas  
936-591-2292

**From:** bboyd@centertexas.org [mailto:bboyd@centertexas.org]  
**Sent:** Thursday, June 20, 2019 3:27 PM  
**To:** Michael Boyd <mboyd@centertexas.org>  
**Subject:** Bids

Here are the copies of the bids.



# BID PROPOSAL

Client: City of Center, Texas  
 Project: Center Soccer Electrical  
 Description: Electrical Additions

Item #	Quantity / Uni	Item Description & Written Price	Unit Price	Total
1	Lump Sum (L.S.)	Furnish all labor, tools, equipment, materials and any other requisite necessary to remove existing riser pole, meter base and panel according to the plans and specifications complete and in place for:  <u>Two thousand six hundred &amp; fifty</u> — Dollars <u>No</u> Cents	2,650.00	2,650.00
2	LS	Furnish all labor, tools, equipment, materials and any other requisite necessary to provide and install a new electrical equipment rack with meter base, panel and lighting controls according to the plans and specifications complete and in place for:  <u>Twelve thousand six hundred &amp; thirty</u> Dollars <u>No</u> Cents	12,630.00	12,630.00
3	LS	Furnish all labor, tools, equipment, materials and any other requisite necessary to provide and install two (2) new feeders from electrical equipment rack to existing pole with three (3) floodlights according to the plans and specifications complete and in place for:  <u>Nine thousand eight hundred &amp; thirty</u> Dollars <u>No</u> Cents	9,830.00	9,830.00
4	LS	Furnish all labor, tools, equipment, materials and any other requisite necessary to provide and install five (5) new feeders from electrical equipment rack to existing pole with four (4) floodlights according to the plans and specifications complete and in place for:  <u>Forty eight thousand nine hundred &amp; thirty</u> Dollars <u>No</u> Cents	48,930.00	48,930.00
5	LS	Furnish all labor, tools, equipment, materials and any other requisite necessary to provide and install a new feeder from electrical equipment rack to existing pole with six (6) floodlights according to the plans and specifications complete and in place for:  <u>Seven thousand seven hundred &amp; thirty</u> Dollars <u>No</u> Cents	7,730.00	7,730.00



Total Bid \$ 81,770.00

Eighty one thousand seven hundred seventy Dollars

No Cents



It is anticipated this project can be complete in 20 consecutive calendar days from the date of issuance of the Notice to Proceed, however, the Contractor shall fill in the amount of time he deems appropriate to complete the contract. It is understood and agreed that the work is to be completed in full within 80 consecutive calendar days after issuance of the Notice to Proceed. **The contract time shall be used as a factor in the award process.**

In the event of the award of a contract to the undersigned, the undersigned will **BE REQUIRED** to furnish a performance bond, payment bond and maintenance bond each for the full amount of the contract, to secure proper compliance with the terms and provisions of the contract, to insure and guarantee payment to all lawful claims for labor performed and materials furnished in the fulfillment of the contract.

The work proposed to be done shall be accepted when fully completed and finished in accordance with the plans and specifications, to the satisfaction of the Consultant.

The undersigned certifies that the bid prices contained in the proposal have been carefully checked and are submitted as correct and final

NOTE: The prices must be shown in words and figures in the proposal in the event of discrepancy, the words shall control.

Receipt is hereby acknowledged of addendum to the contract documents numbered N/A.

MAILING ADDRESS AND ZIP CODE:

BIDDER:

1106 SE Stallings Dr  
Mailing address

White Electric  
Company Name

Nacogdoches, TX 75964  
City, State, Zip

[Signature]  
Signature

936-~~564-5180~~ 564-5180  
Area Code and Telephone #

Dannil White  
Name of Officer

75-2575365  
Federal I.D. Number

President  
Title



# BID PROPOSAL

Client: City of Center, Texas  
 Project: Center Soccer Electrical  
 Description: Electrical Additions

Item #	Quantity / Uni	Item Description & Written Price	Unit Price	Total
1	Lump Sum (L.S.)	Furnish all labor, tools, equipment, materials and any other requisite necessary to remove existing riser pole, meter base and panel according to the plans and specifications complete and in place for: <u>twenty five hundred</u> Dollars <u>0 -</u> Cents	2500	2500
2	LS	Furnish all labor, tools, equipment, materials and any other requisite necessary to provide and install a new electrical equipment rack with meter base, panel and lighting controls according to the plans and specifications complete and in place for: <u>five thousand</u> Dollars <u>- 0 -</u> Cents	5,000	5000
3	LS	Furnish all labor, tools, equipment, materials and any other requisite necessary to provide and install two (2) new feeders from electrical equipment rack to existing pole with three (3) floodlights according to the plans and specifications complete and in place for: <u>thirty thousand</u> Dollars <u>- 0 -</u> Cents	30,000	30000
4	LS	Furnish all labor, tools, equipment, materials and any other requisite necessary to provide and install five (5) new feeders from electrical equipment rack to existing pole with four (4) floodlights according to the plans and specifications complete and in place for: <u>one hundred thousand</u> Dollars <u>no</u> Cents	100,000	100,000
5	LS	Furnish all labor, tools, equipment, materials and any other requisite necessary to provide and install a new feeder from electrical equipment rack to existing pole with six (6) floodlights according to the plans and specifications complete and in place for: <u>thirty thousand</u> Dollars <u>0 -</u> Cents	30,000	30,000



Total Bid \$ 167,500

one hundred sixty seven thousand five hundred Dollars

00 Cents

WE ARE USING NEW LED FIXTURES#



It is anticipated this project can be complete in 120 consecutive calendar days from the date of issuance of the Notice to Proceed, however, the Contractor shall fill in the amount of time he deems appropriate to complete the contract. It is understood and agreed that the work is to be completed in full within 120 consecutive calendar days after issuance of the Notice to Proceed. **The contract time shall be used as a factor in the award process.**

In the event of the award of a contract to the undersigned, the undersigned will BE REQUIRED to furnish a performance bond, payment bond and maintenance bond each for the full amount of the contract, to secure proper compliance with the terms and provisions of the contract, to insure and guarantee payment to all lawful claims for labor performed and materials furnished in the fulfillment of the contract.

The work proposed to be done shall be accepted when fully completed and finished in accordance with the plans and specifications, to the satisfaction of the Consultant.

The undersigned certifies that the bid prices contained in the proposal have been carefully checked and are submitted as correct and final

NOTE: The prices must be shown in words and figures in the proposal in the event of discrepancy, the words shall control.

Receipt is hereby acknowledged of addendum to the contract documents numbered \_\_\_\_\_.

MAILING ADDRESS AND ZIP CODE:

BIDDER:

3210 SW STALLINGS DR.

Mailing address

LUDCO, Inc

Company Name

NACOGDOCHES, TX 75964

City, State, Zip

[Signature]

Signature

936-589-0816

Area Code and Telephone #

LUD DAVIS

Name of Officer

75-2449136

Federal I.D. Number

PRES.

Title





18 June 2019

Mayor David Chadwick & City Council  
City Hall  
617 Tenaha Street  
Center, Texas 75935

RE: Perry Sampson Park Renovations

Dear Mayor and Council:

I have recently been in contact with city staff and I am happy to hear the news that a group of citizens have interest in upgrading and renovating Perry Sampson Park. As you know, MHS prepared a Master Plan for Perry Sampson Park and the city applied for a Texas Parks & Wildlife Department (TPWD) Grant in 2016 that was unsuccessful. The State has since modified the grant scoring criteria to enable more projects like this one to be funded beginning December 2019.

The City of Center developed a 10-year Parks, Recreation and Open Space Master Plan in 2011 in order to set standards and goals within the park system. The City has been successful in following the guidelines and goals of the Parks Master Plan and have completed projects such as the expansion of Mini-Park, the development of Portacool Park, the Center Boardwalk, Center Soccer Fields and additional upgrades throughout the park system.

The City has been awarded TPWD grants in the past because of the planning process and guidelines set within the Parks Master Plan. In order to continue to develop the park system and be competitive in the TPWD Grant Program, the City should consider the following:

- Update the 2011 Parks, Recreation & Open Space Master Plan
- Conduct focus group meetings and public input meetings
- Develop new priorities for the city-wide park system
- Develop a new Implementation Schedule for future projects

The City of Center's park system has grown in quality, size and reputation over the past 8 years and it should continue to improve in order to provide a high quality of life standard for all the residents of Center and the surrounding areas. If you need any additional information from me, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark H. Spencer". The signature is fluid and cursive, with a large loop at the end.

Mark H. Spencer

Cc: Chad Nehring, City Manager





24 June 2019

Chad Nehring, City Manager  
City Hall  
617 Tenaha Street  
Center, Texas 75935

**RE: Letter Agreement between City of Center, Texas and MHS Planning & Design, LLC for a Comprehensive Parks and Open Space Master Plan**

---

Dear Chad:

MHS Planning & Design is pleased to have the opportunity to submit this proposal for the above referenced project. Based upon our understanding of the City's desires for the Parks and Open Space Master Plan, we have prepared the following scope of services for your consideration:

**I. Basic Services of the Consultant:**

- A. Service Area: The service area for the plan will be the corporate limits of Center.
- B. Time Frame: The Master Plan will cover a period of 10 years.
- C. Data Collection:
  - 1. Obtain most recent maps of the service area including street maps, topography maps, and aerial photography, if available. Photograph all parks, recreation facilities and park sites in the service area. (See Section II for City's responsibility.)
  - 2. Obtain relevant planning documents and produce an updated inventory of parks, recreation, trails and open space facilities within the service area.
  - 3. Obtain the most recent population projections and demographic data for the service area.
  - 4. Meet with City staff to discuss future park projects, desire and maintenance of parks and public places.



**D. Analysis of Supply and Demand:**

1. Prepare "Needs Analysis" based on current and future supply and user demand. This analysis will include a review of each park in the existing system and will list recommended corrective actions, if any.
2. Conduct an input workshop with special interest groups and sports associations' representatives to further determine recreational needs. (See Attached Schedule)
3. Conduct a workshop with the City Council, City staff, Park Board members and the general public to identify special park issues and desires.

**NOTE:** The above listed workshops will be scheduled in two groups to reduce the cost of the Master Plan to the City.

**E. Preparation of Preliminary Master Plan**

1. Document all park and open space system improvements that have been implemented in the last five years.
2. Develop sketch plans to identify future land acquisition and proposed facilities for parks, open space, gateways and recreation.
3. Prepare preliminary cost projections for park and recreation improvements proposed for the first five (5) year planning increment and prepare financing alternatives for consideration.
4. Prepare draft written report detailing the Master Plan.
5. Hold an interim meeting with the Park Board and/or City Staff to review progress of planning, potential parks and recommendations and establish priorities to be included in the plan.
6. Present preliminary plan and sketches to Park Board, City Council and special interest groups for comment. (One meeting)
7. Submit the draft plan to Texas Parks and Wildlife for review and comment.



**F. Preparation of Final Master Plan**

1. Incorporate review comments and prepare final written report including cost projections, proposed phasing plan for park and recreation improvements, full color exhibits, and financing alternatives

**G. Presentation of Final Plan**

1. Make presentation of the final Parks, Recreation and Open Space Master Plan to the Park Board for approval and recommendation to the City Council for adoption, or
2. Make presentation of the final Parks, Recreation and Open Space Plan to the City Council for adoption.
3. Present 3 copies of the final bound plan to the City. Product will be in full color bound format. The Consultant will also deliver to the City the final plan in PDF format. The Consultant will also deliver relevant AutoCAD, ArcView/GIS and Word files to the City for their use.

**H. Cost Containment:**

1. In order to contain the cost of the plan, not more than five trips to Center will be made by the Consultant. The City and the Consultant will make all reasonable efforts to group the scheduling of work tasks and meetings in order to take full advantage of each trip.

**II. The City's Responsibilities:**

The City of Center will:

- A. Provide full information as to his requirements for the Project.
- B. Provide to the Consultant all reasonably available information pertinent to the Project including a City base map in digital form, topography, aerial photography and all previous reports, including the reports listed in I.C.2 and any other data relative to planning of the Project.
- C. Make all provisions for the Consultant to enter upon public and private lands as required for the Consultant to perform his work under this Agreement.
- D. Examine all studies, reports, sketches, estimates, drawings, specifications, proposals, and other documents presented by the Consultant and shall render in writing decisions pertaining thereto within reasonable time so as not to delay the work of the Consultant.
- E. Advertise for, coordinate and arrange public meetings, board meetings, and focus group meetings, and pay for all costs incident thereto.
- F. Provide such legal, accounting, and insurance counseling services as may be required for the Project.



### **III. Additional Services**

- A. **General:** In addition to the basic services to be furnished by the Consultant under this proposal for which the payment of the standard consulting fee shall be made, the Consultant shall furnish additional services of the following types, if AUTHORIZED BY THE OWNER IN WRITING.
1. Additional services due to significant changes in general scope of the project including, but not limited to, changes in size, complexity, or character when such changes are requested by the Owner.
  2. Revising at Owner's request studies, reports, design documents, drawings or specifications which were previously approved by the Owner except the Owner shall not be obliged to pay when:
    - a. The changes are required by regulating authorities or to bring the plan into compliance with applicable codes, ordinances, or standards, or
    - b. The changes are required as a result of some error or omission on the part of the Consultant.
- B. Furnishing of additional copies of reports and additional prints of drawings.
- C. Additional services and costs necessitated by out-of-town travel required by the Consultant other than visits to the Project and consultation in the Owner's office as required by Section I.
- D. Serving as expert witness or giving counsel for the Owner in any litigation, real or potential, or other legal proceeding involving the Project where the Consultant is not a party to the litigation.
- E. Additional services in connection with the Project not otherwise provided for in this agreement.
- F. Preparation of boundary survey, wetland delineation survey, lake permitting, flood studies, geotechnical investigations, plats, legal descriptions, or deeds, record search, abstracting of ownership or other related surveyor work.



**IV. Fees**

- A. The total fee for the work outlined in Section I will be \$25,650.00 including reimbursable expenses such as travel & reproduction of 3 copies of the plan.

**V. Billing**

- A. Billing shall be monthly based on the actual work completed. Invoices will be submitted to the City of Center and shall be due upon receipt. MHS Planning & Design reserves the right to charge the amount of interest allowable under the current laws of the State of Texas on any invoices not paid within thirty (30) days.

**VI General Conditions**

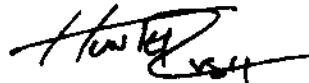
- A. Termination: This Agreement may be terminated by either party by giving ten (10) days written notice in the event of substantial failure to perform in accordance with the terms hereof by one party through no fault of the other party. If this Agreement is so terminated the Consultant shall be paid for work completed plus reimbursable expenses. Reimbursable expenses include actual expense for subcontracted services, transportation, and subsistence of personnel when traveling in connection with the Project; reproduction of reports, drawings, specifications, and similar Project related items.
- B. Estimates: Since the Consultant has no control over the cost of labor and materials, or other competitive bidding and market conditions, the estimates of construction are to be made on the basis of his experience but the Consultant does not guarantee the accuracy of such estimates as compared to the Contractor's bid, or the final contract cost.
- C. LIMITED LIABILITY: THE LIMIT OF LIABILITY OF THE CONSULTANT FOR THIS PROJECT SHALL NOT EXCEED THE TOTAL COMPENSATION OUTLINED IN SECTION IV OF THIS CONTRACT.
- D. Successors and Assigns: The Owner and the Consultant each binds himself and his officers, successors, executors, administrators and assigns to the other party of this Agreement in respect to all covenants of this Agreement; except as above, neither the Owner nor the Consultant shall assign, or transfer his interest in this Agreement without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any office or agent of any public body which may be a part hereto.
- E. Findings Confidential: All reports, information, and data prepared or assembled by the Consultant under this contract are confidential and the Consultant agrees that they shall not be made available to any individual or organization without the prior written approval of the Owner.



- F. Interest of Members of City: No member of the governing body of the City, and no officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this contract; and the Consultant shall take appropriate steps to assure compliance.
- G. Interest in Other Local Public Officials: No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this contract; and the Consultant shall take appropriate steps to assure compliance.
- H. Interest of Consultant and Employees: The Consultant covenants that he presently has no interest and shall not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of his services hereunder. The Consultant further covenants that in the performance of this contract, no person having any such interest shall be employed.
- I. Personnel: The Consultant represents that he has, or will secure at his own expense, all licensed personnel required in performing the services under this contract.

If this Agreement meets with your approval, please have the contract executed in the appropriate place below and return one original to us. I appreciate the opportunity to submit this proposal to you and look forward to working with you.

Sincerely,



Hunter N. Rush

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Accepted & Approved

---

Date





## **CENTER PARKS & OPEN SPACE MASTER PLAN PROCESS & COST**

<b>PLANNING STRUCTURE</b>	<b>\$1,350</b>
<ul style="list-style-type: none"><li>– Master Plan Process Overview with Park Board / City Staff</li><li>– Introduce Park Classification System</li><li>– Introduce Level of Service Concept</li><li>– Establish Time Frame for Master Plan (we recommend 10 years)</li></ul>	
<b>DATA COLLECTION</b>	<b>\$3,150</b>
<ul style="list-style-type: none"><li>– Obtain Current Aerial Photography</li><li>– Obtain FEMA Maps</li><li>– Inventory, Walk &amp; Photograph Existing Parks</li><li>– Inventory, Walk &amp; Photograph Natural Resources</li><li>– Obtain Current Population &amp; Projected Population</li></ul>	
<b>PUBLIC INPUT</b>	<b>\$4,300</b>
<ul style="list-style-type: none"><li>– Conduct Focus Group Meetings</li><li>– Conduct Input Meetings with the General Public</li></ul>	
<b>GOALS &amp; OBJECTIVES</b>	<b>\$3,200</b>
<ul style="list-style-type: none"><li>– Establish Goals for Parks &amp; Open Space</li><li>– Establish Objectives</li><li>– Establish Targeted Level of Service</li><li>– Identify Active/Passive Recreational Needs</li></ul>	
<b>SCHEMATIC PLAN WORKSHOP</b>	<b>\$4,400</b>
<ul style="list-style-type: none"><li>– Existing Parks - Service Area Map</li><li>– Potential Park Projects Map</li><li>– Potential Open Space Projects Map</li><li>– Park Network Map</li></ul>	



<b>PRELIMINARY PLAN</b>	<b>\$5,200</b>
– Easy to Understand Format	
– Descriptive Narrative	
– Color Photos	
– Maps	
– Illustrations to Convey Concepts	
– Meet All Requirements for Texas Parks & Wildlife Approval	
<b>REVIEW PERIOD</b>	<b>\$1,050</b>
– Staff Review	
– Park Board Review	
– Citizen Review	
– Texas Parks & Wildlife Review	
<b>FINAL PLAN &amp; PLAN ADOPTION</b>	<b>\$3,000</b>
<b>TRAVEL &amp; REPRODUCTION EXPENSES</b>	
– Mileage @ \$0.56 / mile	
– Reproduction @ cost + 15%	
<b>TOTAL PRICE</b>	<b>\$ 25,650</b>





617 Tenaha Street • P.O. Box 1744  
Center, Texas 75935-1744

(936) 598-2941 • Fax (936) 598-2615  
[www.centertexas.org](http://www.centertexas.org)

---

Date: June 11, 2019  
To: Center City Council  
From: James P. Gibson, Asst. City Manager  
Subject: Purchase of Additional InCode Modules

Staff has requested that the City purchase two additional modules to include in the InCode portfolio: Project Accounting and Human Resources. Project Accounting will allow the City to better track costs associated with large projects across multiple accounts, multiple vendors, and multiple fiscal years. An example is the tracking of costs associated with the rehab of the WWTP. This feature could become useful as the City seeks to embark on the Downtown project and any other large, complex projects. The Human Resources module will allow City staff to continue to move away from maintaining paper files, provide a tool to set up alerts for when employees need evaluations or licenses expire, etc.

City staff has done an excellent job of negotiating with Tyler Technologies to try to bring the price down – see the attached email. The total cost of purchasing the modules is \$15,681. We are proposing to pay for this out of the Technology Fund and then increase the allocation amount back to the fund.



## Jim Gibson

---

**From:** eelizondo@centertexas.org  
**Sent:** Friday, June 07, 2019 6:55 PM  
**To:** Jim Gibson  
**Subject:** Incode HR & Project Modules  
**Attachments:** Center, TX - HR - 4-10-19.pdf; Center, TX - Project Accounting - 4-16-19.pdf

Jim,  
Incode presented an overview of the HR Module in which I found the module to be beneficial to HR for the following reasons:

### Features-

- Alerts – can be used to alert of pending dates such as expiring certifications, TXDL expiration, upcoming employee reviews, birth dates, and anniversary dates.
- Mass increase pay. I see us using this feature during COLA.
- Checklist Notifications – This could replace the word document checklist that I currently use. Checklist is user-defined created for hire, annual reviews, and termination, just to name a few.
- The module also supports the assignment of an employee to multiple positions.
- Uses the HR module to load employee payroll deductions into Payroll module.
- It has an FMLA & FLSA tool for monitoring compliance
- Generates and prints user-defined HR forms, letters from MSWord templates. (COLA Payroll Increase Letters or employee reminder letters of recertifications due)

The module has many other features that would be used but the above list is what really peaked my interest. I would certainly be able to apply the features to HR.

If both HR and Project modules are purchased, Incode is willing to give us a discount of \$1,619. The had previously discounted the HR module by \$275 which makes it a total discount of \$1,275 for that module. The total for both modules with discount would be \$18,706.00 instead of \$20,325.00.

Plus Incode is also willing to waive the maintenance fee for one year after the applications have been installed. Which brings the total to \$15,681 for both modules giving an additional \$3,025 savings.

---

*Sincerely,*

*Esther Elizondo*

HR Administrator  
936.598.2941 ext 2011





# TML Health Renewal Notice and Benefit Verification Form Center

Original

Plan Year 2019-2020 (12 Months)

Rates are subject to change if there is any legislation passed during the plan year affecting benefits.  
Supplemental benefits cannot be accessed without accessing the TML Health Medical Benefit Plan.  
This renewal notice contains proprietary and confidential information of TML Health.

## Medical

### Employer Group Medical Plan

Plan	Benefit Percent	In Net Ded	Out Net Ded	In Net OOP*	Office Visit	XRay & Lab in OV	Rates	Current	New	195% of Employee
P75-10-51-Mac A Choice	70/50	\$100	\$350	\$5100	N/A	No	Employee Only:	\$622.26	\$603.60	\$1,177.00
							Employee + Spouse:	\$1,555.94	\$1,225.30	\$2,389.32
							Employee + Child(ren):	\$1,112.64	\$1,062.34	\$2,071.52
							Employee + Family:	\$1,628.56	\$1,780.60	\$3,472.16

\*In Network Deductible applies towards In Network OOP.

### Monthly Employer Contribution Amounts

TML Health requires 60% employer contribution toward employee medical – Minimum employer contribution is \$362.16

	Employee		Spouse		Child		Family	
Employer Contribution for Active Employees	Amount	% of Rate	Amount	% of Rate	Amount	% of Rate	Amount	% of Rate
	\$_____ or _____%		\$_____ or _____%		\$_____ or _____%		\$_____ or _____%	

### Dental Plan

No Dental Coverage

### Vision Plan

No Vision Coverage

### Basic Life and AD&D: Plan 13 (\$50,000 City Manager/Chief Financial Officer, \$20,000 EE)

	Current Rate	New Rate
Life:	\$0.300	\$0.194
AD&D:	\$0.035	\$0.040

### Additional Employee Life and AD&D

Age of Employee	Current Rate per \$1000	New Rate per \$1000
Under 30	0.061	0.061
30 - 34	0.069	0.069
35 - 39	0.100	0.100
40 - 44	0.130	0.130
45 - 49	0.198	0.198
50 - 54	0.332	0.332
55 - 59	0.595	0.595
60 - 64	0.913	0.913
65 - 69	1.513	1.513
70 and over	2.431	2.431



**Dependent Life: Plan 3 (\$10,000/\$2,000)**

Current Rate

\$2.76 per  
dependent unit

New Rate

\$2.76 per  
dependent unit

**Voluntary AD&D**

No Voluntary AD&D Coverage

**LTD**

No LTD Coverage

**STD**

No STD Coverage

**Calendar Year Pre-65 Retiree Medical**

Retirees at 195% of Active Plan

Employer Contribution for Pre-65 Retirees	<u>Employee</u>		<u>Spouse</u>		<u>Child</u>		<u>Family</u>	
	Amount	% of Rate	Amount	% of Rate	Amount	% of Rate	Amount	% of Rate
	\$_____ or _____%		\$_____ or _____%		\$_____ or _____%		\$_____ or _____%	

**Calendar Year Pre-65 Retiree Dental**

No Pre-65 Retiree Dental Coverage

**Calendar Year Pre-65 Retiree Vision**

No Pre-65 Retiree Vision Coverage

**Basic & Additional Retiree Life**

No Basic & Additional Retiree Life Coverage

**Retiree Dependent Life**

No Retiree Dependent Life Coverage

**Continuation of Coverage (COBRA)**

Yes

**Benefit Waiting Period**

90 days after date of hire

**Flex, HRA, HSA & RRA**

Flex Admin

Yes

HRA Admin

No

HSA Admin

No

RRA Admin

No

If employer accesses Flex and/or HRA, HSA or RRA, only one charge of \$3.70 per participant per month will be incurred.



### Signature Section

The undersigned employer hereby acknowledges that for an employee to receive coverage, TML Health must receive enrollment information within thirty-one (31) days of the commencement of employment regardless of whether the Employer has a waiting or a waiting and orientation period. If an employee is not enrolled within thirty-one (31) days of hire, the employee cannot be added to the Plan until the next Open Enrollment period or a qualifying event occurs.

756000483

Tax ID Number

Authorized Signature

Date

Printed Name

Title

The entity named on this Rate and Benefit Verification Form desires large claim information as specified in Article 21.49-15 of the Insurance Code in Section 2.(2), to be for individual claims that reach or exceed \$35,000 during the plan year. This information is considered confidential for purposes of Chapter 552 of the Local Government Code.

The rates are based on census information five months prior to plan year. If the census changes by more than 10%, TML Health reserves the right to revise rates due to census change and underwriting impact.



**From:** Chad Nehring <cnehring@centertexas.org>  
**Sent:** Thursday, June 13, 2019 12:34 PM  
**To:** bboyd@centertexas.org  
**Subject:** FW: ART walls

Possible for next agenda.  
Chad

**From:** David Chadwick <dchadwick@fsbctx.com>  
**Sent:** Monday, June 10, 2019 2:27 PM  
**To:** 'Chad Nehring' <cnehring@centertexas.org>  
**Subject:** FW: ART walls

Confidentiality Notice

The information in this e-mail may be confidential and/or privileged. If you are not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any review, dissemination or copying of this e-mail and its attachments, if any, or the information contained herein is prohibited. If you have received this e-mail in error, please immediately notify the sender by return e-mail and destroy this e-mail. Thank you.

**From:** David Masterson [<mailto:trophyquest@gmail.com>]  
**Sent:** Monday, June 10, 2019 9:40 AM  
**To:** Jim Gibson <[jgibson@centertexas.org](mailto:jgibson@centertexas.org)>; Jim Gibson <[edc@ci.center.tx.us](mailto:edc@ci.center.tx.us)>; Howell Howard <[hhoward@classicnet.net](mailto:hhoward@classicnet.net)>; David Chadwick <[dchadwick@fsbctx.com](mailto:dchadwick@fsbctx.com)>; [centervision@att.net](mailto:centervision@att.net)  
**Subject:** ART walls

Good Morning

96 & 7 retaining walls completed Sunday night. It was @%\$\*! hot and damn hard on the back and knees. I might add a few more flowers but can only do this early next sunday morning as dust and traffic so close to painting area is way to much for me to contended with. I know you wanted this done pre baseball tournament so there you go...hope you like it. Many passers by honked and shouted complements so thats a good sign I guess. The sidewalk, street could use a good sweeping and to protect the work, you might ask city workers to dig away from back of wall, so when it rains, dirt wont wash over wall painting *as its set to do just that next rain in a few areas.*

I am ready to start wall on Timpson street. We better run while we can before we hit 100 degree days. When we talked about painting these walls you guys adding the hwy. 96/7 wall to the list was which was no problem, but after CVS and now this wall, well, frankly, I feel I have underbid the next two walls, combined, they will be bigger than CVS and 96/7 and its brutal working conditions. As it stands the bid was 1500.00 for 96/7 and timpson street wall was to be another 1500. For some reason I didn't compute the actually amount I would have to paint and consider the conditions getting hotter by the day so that said I would like to ask the council to allocate another 1500.00 for the timpson walls( technically there are two big walls separated by a street) I sure dont mind putting my time and energy into this project, and I am honored that the city, and the people of Center dig my work, but I have got to make it profitable as wear and tear on this old man is hard. Water



blocking is 40 bucks a gallon and the walls soak it up fast, so these city " murals" , well, it's looking like not much coin in the ol pocket. Heck, my works sell for tens of thousands of dollars, you guys are going to have David Masterson originals all over the city one day, worth millions...lol. Be glad its on cement or it might get stolen...lol.Anyway, please consider the request, I would be grateful.

I look to start timpson based on upcoming weather patterns, more in the next few days.

NOTE - We have submitted plans for the new grocery store and the paperwork. I hope today we get the permit issued and we can finally get started. I will be acting as the GC and consultant for the family as it pertains to contractors, plumbers, electricians and the the city inspections. I am excited to try and bring this project together for all parties concerned. Let me know your thoughts.

Stay cool -

David W. Masterson

Davmar Gallery  
132 Nacogdoches st  
Center Tx

111 Penny Lane  
Center, Texas  
75935

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Phone:

(936) 591-2971 - cell  
(936) 598-2519 - office  
(936) 598-4664 - fax

Websites:

[trophyquest.com](http://trophyquest.com)  
[davidwmasterson.com](http://davidwmasterson.com)

Email:

[trophyquest@gmail.com](mailto:trophyquest@gmail.com)

LinkedIn:

<http://www.linkedin.com/pub/david-masterson/19/6b0/843/>

Video:

YouTube - <http://youtube.com/AMAZONDAVE>  
Vimeo - <http://vimeo.com/davidwmasterson>



**Jim Gibson**

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**From:** David Masterson <trophyquest@gmail.com>  
**Sent:** Monday, April 01, 2019 2:00 PM  
**To:** Jim Gibson  
**Subject:** new location contract

- a. The Davmar Gallery - update**
- b. Proposal for Public Art Project**

### **Mission Statement**

Its our hopes at Davmar Gallery to continue to create a cultural catalyst for further development in the City of Center with our investment of the Davmar Art Gallery. In short: Downtown is about to go through a major renovation. This is the perfect time for renewal and growth in our business's and neighborhoods through art by continuing to establishing a visual "art" presence throughout our town. Our "painted" gallery building, the side buildings ( soon to be painted ) and Bank Street ally, are fast becoming a tourist attraction. The gallery is a space thats inviting in the evenings and weekends, we have things going on thats interesting, engaging, nurturing for the youth and promoting their creativity. By having the foresight to embrace this "ART" vision we have purposed we believe you are planting seeds that will grow into something Center has been needing for a long time. Change. Visible I see it change. Honor our history but embrace new possibilities, new horizons, for everyone. Art crosses all barriers, all languages, all cultures and demographics. Its non intrusive, non statement, just good old make you smile and a tad bit curious.

UPDATE - a. I have been juried for 5 art shows this spring throughout Texas. My exposure at these ART shows draws people to the gallery in Center. b. We are scheduled to unveil 3 massive paintings at Shriners Hospital Galveston May 20. This took will offer my work at the gallery unprecedented exposure with the hopes people seek out the gallery. c. Theres another tad of " exposure" coming for me and the gallery, to what extent I am not sure, but, nevertheless, I have no control over nor can say much about it other than it will soon be out via ABC and the show 2020.

### **The Project**

What will I paint? Because we have started the wildflowers motifs at intersection its only logical to continue the same design, colors, flower/ sky ratio. Noted on attached photos I would like to also paint the electrical box and 6ft up the light pole at Tenaha and Timpson intersection

### **Goals for this project**



Create colorful public art for an outdoor environment that reflects the seasonal landscapes of East Texas, the spirit of art and culture in Texas and the historical heritage of our town and the area we live in.

Engage our local artist community through educational unity and collaborate with art instructors from the school systems ( what ones are left) but not limited to, volunteer participation in the projects.

To complete this project \* on time and within budget.

\* As part of the social media platform at the gallery our plans are to complete most projects in the cover of night, mostly by myself but sometimes with a team of artists. We want people to wake up mornings and be surprised and smile. We want buzz to start.

### **Policies**

At the time a contract is awarded, the ownership of the design painted on said location in this case the public space, will become the property of the City of Center, Texas.

Financial compensation and insurance for completion of the art project will be made in accordance with the agreed upon contract between the artist and the City of Center, Texas. A maintenance plan is included

### **Location & Site Specifications**

Retaining walls starting at Nacogdoches street and Hwy 96 that run east to curve facing LCI ( Now on hwy 7 /96 intersection

Cost: Labor & materials both walls: 2000.00- paid upon completion

Time to complete: 6-8 days

Day 1 - prep area- power wash - one coat block filler white paint - industrial oil base paint as finish coat

UV Protector applied 30 days after completion

### **Artist Maintenance Plan for the proposed Public Art Project**

There is special no maintenance required. Surface will be cleaned and have clear coat sealer applied every 5 years

- The cement wall will be prepared by power washing surfaces. Applying one coat of exterior grade block primer according to manufacturer's instructions. Primer will be rolled on surfaces



- Two applications of anti-graffiti/anti-ultraviolet coating will be applied by the artist according to manufacturer's instructions 30 days after completion.
- Recommended future maintenance plan - routine surface inspections, surface cleaning, or additional coats of protective paint.

As an applicant for the opportunity to complete this public art project for the City of Center, Texas, I certify that all works submitted represented as my work are the product of my creation and no other. I further certify that all statements made in this application are true to the best of my knowledge. I understand that the City of Center, Texas may use images or the projects for promotional purposes

Artist signature: \_\_\_\_\_

City of Center: \_\_\_\_\_

Date: \_\_\_\_\_

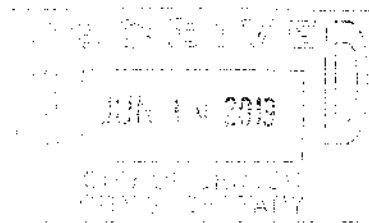




# SHELBY COUNTY APPRAISAL DISTRICT

Robert N. Pigg, Chief Appraiser

June 13, 2019



David Chadwick  
Mayor, City of Center  
P.O. Box 1744  
Center, Texas 75935

Dear Mayor Chadwick:

Per Sec. 6.06(a) of The Property Tax Code, enclosed are copies of the appraisal district's proposed budget, proposed salary and benefits and the taxing entity's allocation of the budget for the year 2020.

The board of directors will hold a public hearing to consider the proposed budget. This hearing is scheduled for July 2, 2019 at 5:30 pm at the Shelby County Appraisal District office.

Please let me know if you have any questions.

Sincerely,

Angie Wright  
Office Manager

Enclosures



**SHELBY COUNTY APPRAISAL DISTRICT**  
**2020 Proposed BUDGET**

	<i>2019</i>	<i>2020</i>	
	<i>BUDGET</i>	<i>Proposed</i>	<i>Difference</i>
<b>PERSONNEL EXPENSES</b>			
5010 · SALARIES & WAGES	356,870	318,590	(38,280)
5030 · TAXES - PAYROLL	28,550	25,487	(3,062)
5040 · GROUP INS. (EMPLOYEES)	74,000	64,750	(9,250)
5050 · WORKERS COMPENSATION	3,000	3,000	0
5060 · RETIREMENT - EMPLOYER	14,275	12,744	(1,531)
5070 · APPRAISAL REVIEW BOARD EXPENSE	3,000	3,000	0
<b>SUPPLIES &amp; POSTAGE</b>			
6000 · SUPPLIES	17,000	17,000	0
6030 · POSTAGE	12,000	12,000	0
<b>OTHER OFFICE EXPENSES</b>			
7010 · TELEPHONE	4,000	4,000	0
7020 · UTILITIES	5,300	5,300	0
7030 · RENT-STORAGE BLDG	480	480	0
7035 · BLDG & GROUNDS-REPAIR & MAINT	6,700	6,700	0
7040 · EQUIPMENT MAINT. & REPAIRS	2,000	1,580	(420)
7060 · CAR ALLOWANCE	27,000	28,500	1,500
7070 · INSURANCE BONDS ETC.	3,100	3,600	500
7080 · TRAVEL & EDUCATION	3,500	4,000	500
7090 · PUBLIC INFORMATION	3,000	3,000	0
7110 · MAPPING	4,500	4,500	0
7120 · DUES & MEMBERSHIPS	2,000	2,000	0
7140 · AUDITS & ACCOUNTING	3,400	3,850	450
7151 · COMPUTER SERVICES - TA	54,683	83,736	29,053
7160 · BOARD OF DIRECTOR'S EXPENSE	100	100	0
7180 · LEGAL EXPENSES	3,000	3,000	0
7200 · INDUSTRIAL & MINERAL APPRAISAL	62,300	65,300	3,000
7220 · LEASED EQUIPMENT	5,700	5,700	0
7240 · CAPITAL OUTLAY	1,000	11,000	10,000
<b>SUBTOTAL</b>	<b>700,458</b>	<b>692,917</b>	<b>(7,541)</b>



**2020 Proposed SALARY & BENEFITS**

<b>Position</b>	<b>Salary</b>	<b>Mileage</b>	<b>Retirement</b>	<b>Group Benefits</b>
Appraiser I	30,900	6,000	1,236	9,250
Appraiser IV	42,310	6,000	1,692	9,250
Receptionist/Clerk	22,660	-	906	9,250
Chief Appraiser	76,970	3,000	3,079	9,250
Data Entry/Mapping Technician	44,670	-	1,787	9,250
Appraiser IV	47,930	6,000	1,917	9,250
Office Manager/Appraiser IV	53,150	3,000	2,126	9,250
<b>TOTAL</b>	<b>318,590</b>		<b>12,744</b>	<b>74,000</b>



**Taxing Entity Allocation of  
Shelby County Appraisal District  
Proposed 2020 Budget**

<b>Entity</b>	<b>2018 Levy</b>	<b>Percent of Total Levy</b>	<b>Portion of Proposed 2020 Budget</b>	<b>Entity's Proposed 2020 Quarterly Payment</b>
Center ISD	\$ 7,546,003.77	27.389867%	189,789.05	\$ 47,447.26
City of Center	\$ 1,714,928.67	6.224708%	43,132.06	\$ 10,783.01
City of Joaquin	\$ 88,248.26	0.320316%	2,219.53	\$ 554.88
City of Tenaha	\$ 54,533.22	0.197940%	1,371.56	\$ 342.89
City of Timpson	\$ 115,976.69	0.420963%	2,916.92	\$ 729.23
Excelsior ISD	\$ 487,661.98	1.770076%	12,265.15	\$ 3,066.29
Joaquin ISD	\$ 2,434,813.48	8.837687%	61,237.83	\$ 15,309.46
San Augustine ISD	\$ 121,975.94	0.442738%	3,067.81	\$ 766.95
Shelby County	\$ 9,372,245.88	34.018612%	235,720.74	\$ 58,930.19
Shelbyville ISD	\$ 2,581,832.69	9.371325%	64,935.51	\$ 16,233.88
Tenaha ISD	\$ 1,190,109.61	4.319763%	29,932.37	\$ 7,483.09
Timpson ISD	\$ 1,842,017.76	6.686005%	46,328.47	\$ 11,582.12
Total	\$ 27,550,347.95	100.000000%	692,917.00	\$ 173,229.25





June 6, 2019

City of Center  
Chad Nehring

Dear Sir or Madam:

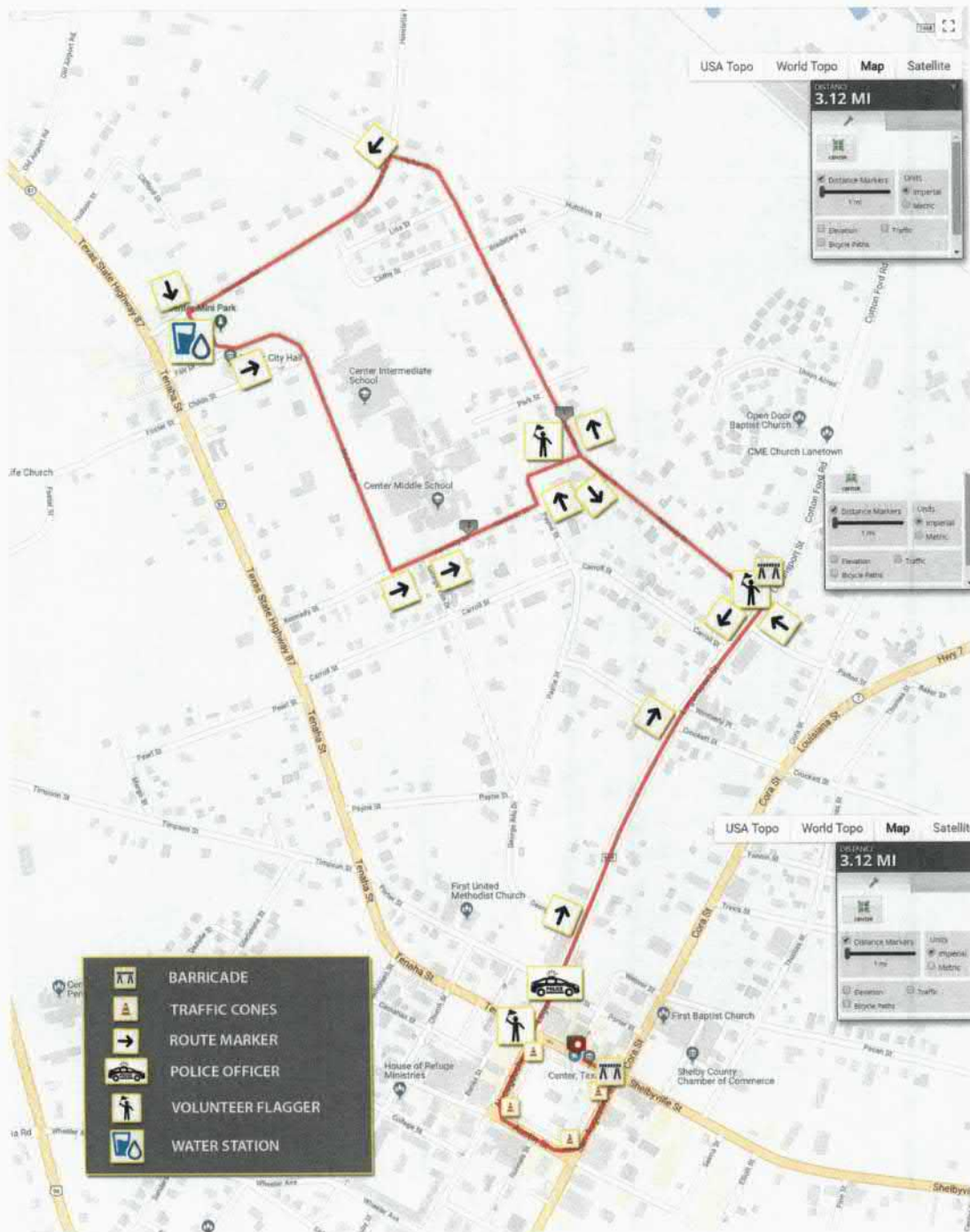
This letter is to serve as the official request for approval for the attached route for the 2019 What-A-Melon Crawl 5K event. The event will be held on Saturday, July 13th beginning at 7AM.

- We will need road closures from 6 AM – 9 AM on Saturday, July 13.
- We will need a barricade for Tenaha Street at the intersection of Tenaha St and Cora Street/Hwy 7.
- We will need a barricade for Logansport St. at the intersection of Logansport St. and Kennedy St.
- We request that the inside lane be blocked of all traffic around the square.
- We request that the city provide a police officer to direct traffic at the intersection of Logansport Street and Porter Street.

Thank you,

Scott A. Stanfield  
Center Rotary Club  
WAM 5K Coordinator







# CENTER POLICE DEPARTMENT

**Jim Albers**

Chief of Police

PO Box 1900 Center, Texas 75935

Phone # 936-598-2788 Fax # 936-598-7629

June 14, 2019

Dear Chad Nehring and Council:

I am requesting to add Timothy Magness as a reserve officer. Mr. Magness graduated from the East Texas Police Academy on May 31, 2019. Mr. Magness would like to start his new career and be part of the CPD as a reserve. This will give the Police Department 5 Reserves.

Thank you,

A handwritten signature in black ink, appearing to read "Jim Albers", with a long horizontal flourish extending to the left.

Jim Albers

Chief of Police



## **ITEMS OF INTEREST**

1. Sales Tax Analysis.
  2. Financial Dashboard – May 2019.
  3. Buddin Dam Hazard Assessment.
  4. Railroad Commission Letter – Sand Hill Foundation.
  5. Substandard Structure Demolition Activities.
- 
-



**City of Center**  
**Sales Tax Analysis**  
**Historical Total Sales Tax Receipts by Month**

**JUNE 2019**

Month	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Monthly Percentage	FY 2019	Percent Change
October	335,201	245,967	244,899	228,115	231,497	238,942	248,034	8%	254,722	2.70%
November	338,279	302,511	259,984	276,664	294,255	293,524	285,077	9%	311,900	9.41%
December	265,303	206,335	232,741	226,007	236,836	229,978	235,009	7%	251,078	6.84%
January	302,637	246,183	241,181	231,378	231,546	246,897	245,441	8%	249,205	1.53%
February	365,493	331,108	349,611	336,519	314,037	332,583	326,532	11%	356,361	9.13%
March	263,274	206,065	201,810	208,247	212,208	207,108	223,858	7%	241,773	8.00%
April	264,284	249,697	210,844	210,221	227,687	222,669	231,114	7%	237,467	2.75%
May	312,786	293,299	285,819	279,420	326,257	291,837	332,039	10%	327,605	-1.34%
June	247,419	216,356	222,767	230,377	224,919	226,133	236,845	7%	279,228	17.89%
July	248,010	224,280	231,096	224,098	236,589	242,449	263,496	8%		-100.00%
August	311,966	272,497	266,114	299,026	292,434	294,075	317,658	9%		-100.00%
September	243,919	228,343	231,038	237,446	241,060	229,515	254,085	8%		-100.00%
	3,498,572	3,022,640	2,977,904	2,987,519	3,069,326	3,055,709	3,199,187		2,509,339	

Monthly Allocation

279,227.84

City of Center	1%	139,613.92
4B Economic Development Corporation	0.50%	69,806.96
4A Economic Development Corporation	0.25%	34,903.48
Sales Tax for Property Tax Relief	0.25%	34,903.48
		279,227.84

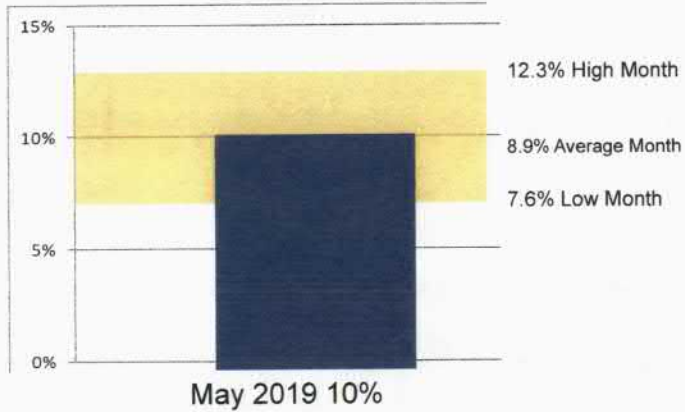
YTD Change      2,363,949      6.2%



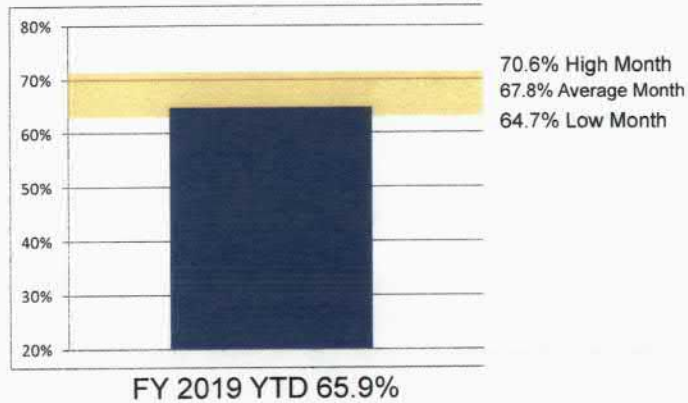


## FINANCIAL DASHBOARD MAY 2019

### General Fund May Monthly Expenses

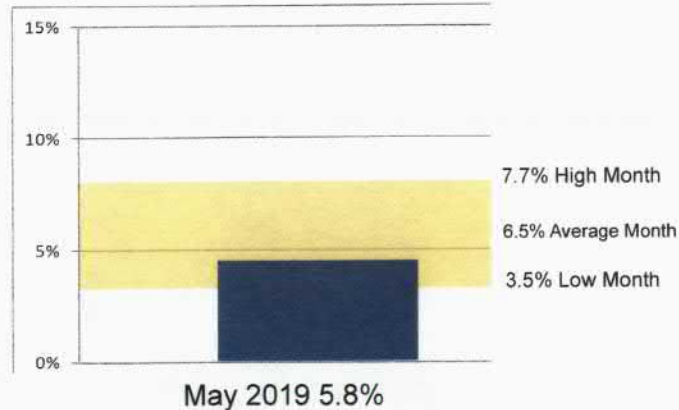


### Year to Date Expenses

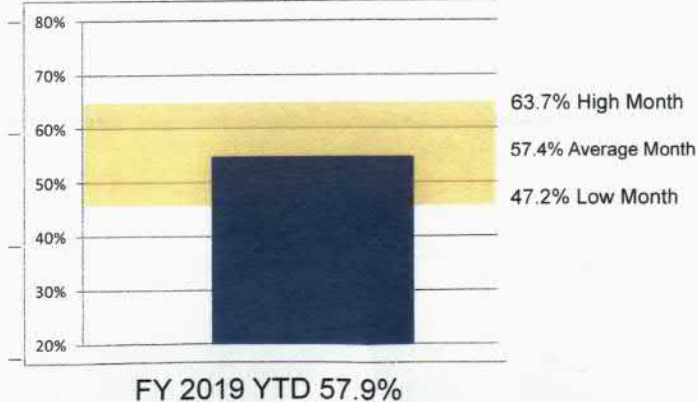


General Fund	FY 2019 Adopted Budget	May 2019	YTD
Non-Departmental	370,650	55,390	288,941
City Hall	790,550	81,902	536,704
Police	2,051,500	205,377	1,345,053
Fire	496,400	47,207	320,323
Streets	353,050	28,056	219,736
Airport	92,100	4,445	68,775
Cemetery	22,500	2,380	13,090
Parks	181,500	20,354	99,738
Inspections	52,450	3,479	28,552
Animal Control	24,200	1,914	12,760
Municipal Court	107,400	11,329	70,252
Civic Center	224,700	15,137	139,788
Community Facilities	85,700	6,740	54,517
<b>Total</b>	<b>4,852,700</b>	<b>483,708</b>	<b>3,198,230</b>
REVENUES	4,852,700	321,843	3,507,757
DIFFERENCE	0	(161,865)	309,528

### Utility Fund May Monthly Expenses



### Year to Date Expenses



Utility Fund	FY 2019 Adopted Budget	May 2019	YTD
Non-Departmental	966,300	14,041	520,754
Water Production	1,369,750	92,142	707,878
Water Distribution	420,150	24,666	285,715
Sewer Collection	316,200	18,158	156,650
Sewer Treatment	521,000	46,511	384,569
Public Works	295,000	29,611	194,734
<b>TOTAL</b>	<b>3,888,400</b>	<b>225,129</b>	<b>2,250,299</b>
REVENUES	3,888,400	318,191	2,401,170
DIFFERENCE	0	93,062	150,871



## Chad Nehring

---

**From:** Kerri Shofner <[shelbyemc@co.shelby.tx.us](mailto:shelbyemc@co.shelby.tx.us)>  
**Sent:** Thursday, June 20, 2019 10:13 AM  
**To:** Chad Nehring; [kbyndom@ci.center.tx.us](mailto:kbyndom@ci.center.tx.us)  
**Subject:** Fwd: FYI...Breach Analysis  
**Attachments:** Buddin-Breach-smplfd\_brch\_1-16-14.pdf; Untitled attachment 00228.htm

TCEQ dam safety guy called me this morning with some "heads up" info on the Buddin Dam. They have done a more recent inspection of the dam and it's worse and they raised the threat level of it failing to "high". Mr. Galal has still not responded to their attempts to contact him and TCEQ had turned it over to the Attorney Generals Office. Mr Best said he is going to contact the AG office to see what their next step is and will update us when he finds anything else out about it.

Kerri Shofner

Begin forwarded message:

**From:** Levi Best <[Levi.Best@tceq.texas.gov](mailto:Levi.Best@tceq.texas.gov)>  
**Date:** June 20, 2019 at 9:36:21 AM CDT  
**To:** Kerri Shofner <[shelbyemc@co.shelby.tx.us](mailto:shelbyemc@co.shelby.tx.us)>  
**Subject:** Breach Analysis

Per our phone conversation, here is a copy of our breach analysis results and potential hazards that have been identified. If you have any questions or concerns please let me know.

Levi Best  
TCEQ Dam Safety  
512-239-6238



## Chad Nehring

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**From:** Chad Nehring <cnehring@centertexas.org>  
**Sent:** Thursday, June 20, 2019 10:22 AM  
**To:** 'Kerri Shofner'; 'kbyndom@ci.center.tx.us'  
**Subject:** RE: FYI...Breach Analysis

Kerri,

Wouldn't it be advisable to provide this notice to the potentially impacted property owners at this point? Especially given that the owner may not even have any insurance on potential damages and I'm not aware that we have any legal means to force either financial responsibility nor precautions as the City doesn't have any added regulations on private ponds/water impoundment. I can provide you with map including property IDs for contacts if that would help.

Thanks,  
Chad

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**From:** Kerri Shofner <shelbyemc@co.shelby.tx.us>  
**Sent:** Thursday, June 20, 2019 10:13 AM  
**To:** Chad Nehring <cnehring@centertexas.org>; kbyndom@ci.center.tx.us  
**Subject:** Fwd: FYI...Breach Analysis

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Levi Best  
TCEQ Dam Safety  
512-239-6238



# Texas Commission on Environmental Quality

## TECHNICAL MEMORANDUM

**To:** Warren Samuelson, P.E. *Approved* **Date:** January 16, 2014  
Dam Safety Section Manager

**From:** Donna Cospers, P.E. *DC*  
Dam Safety Section Engineer

**Thru:** Johnny Cosgrove, P.E. *JC*  
Team Leader, Dam Safety Section Engineer

**Subject:** **Buddin Dam – TX09286**  
Simplified Breach Analysis  
Downstream Hazard Assessment

### ANALYSIS

Buddin Dam is a small-sized earthen dam in Shelby County. The dam was last inspected by TCEQ Dam Safety staff on September 17, 2013, as part of the TCEQ regular inspection schedule. The dam was previously inspected in April 2009 at which time its hazard classification was confirmed as significant. The most recent inspection revealed that new residences appear to have since been built in the downstream area, triggering additional analysis. A review of current aerial photos confirmed additional potential hazards and thus, a Downstream Hazard Assessment was initiated by TCEQ.

A simplified breach analysis was performed based on the dimensions in the TCEQ database. The height of the dam is 23 feet, maximum storage is 30 acre-feet and the flow of the spillway is 719 cubic feet per second.

The simplified breach analysis determined a downstream inundation length of 0.89 miles for this dam. Seven homes were located within the inundation area predicted by the simplified breach analysis which utilized newly available LIDAR data. The seven homes are indicated on the following map. The first home is 118 feet downstream. The seventh home is 2600 feet downstream.

### SUMMARY

Due to the number of homes downstream that are potentially threatened by a breach of the dam, it appears that the hazard classification for Buddin Dam needs to be raised to 'high' in accordance with 30TAC§299.14.



Figure 1  
Buddin Dam TX-09286



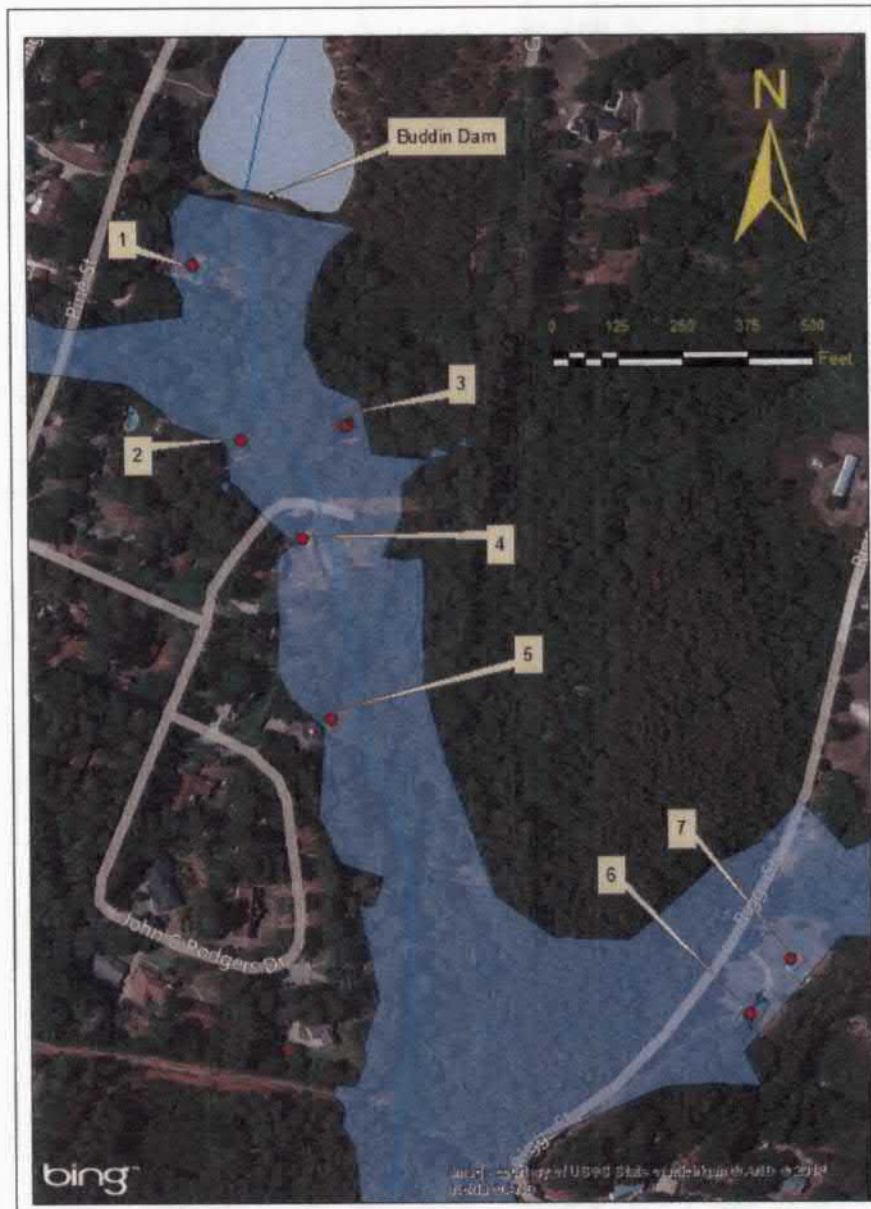
Area View of Potential Hazards 1-7

**Buddin Dam, TX09286**

Shelby County – Analysis date 1/16/2014 – by Donna Cosper, P.E.



Figure 2  
Buddin Dam TX-09286



Close-Up View of Hazards 1-7



CHRISTI CRADDICK, CHAIRMAN  
RYAN SITTON, COMMISSIONER  
WAYNE CHRISTIAN, COMMISSIONER



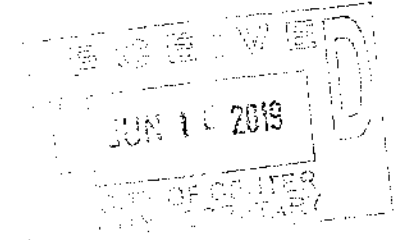
DANNY SORRELLS  
ASSISTANT EXECUTIVE DIRECTOR  
DIRECTOR, OIL AND GAS DIVISION  
PAUL DUBOIS  
ASSISTANT DIRECTOR, TECHNICAL PERMITTING

# RAILROAD COMMISSION OF TEXAS

## OIL AND GAS DIVISION

June 14, 2019

SAND HILL FOUNDATION, LLC  
P O BOX 1661  
CENTER TX 75935



RE: Application for Fluid Injection or Disposal Permit (Form W-14)  
CENTER (PETTIT) Field, SAND HILL SWD (000000) Lease, Well No. 6, SHELBY  
County, Texas, District 06  
Tracking No. **50154**

We have reviewed the above referenced application and have determined it to be administratively complete. However, we received a protest to the above referenced application. We notified you of the protest in our letter dated March 8, 2019. For this reason, we are now unable to approve your application administratively. Please advise in writing, within 30 days of the date of this letter, whether or not you wish to request a hearing on this matter. If we receive no response within 30 days of this letter, the application will be considered withdrawn and it will be returned to you.

If you have any questions, please contact Jason Lockie at 512-463-4032 or [Jason.Lockie@rrc.texas.gov](mailto:Jason.Lockie@rrc.texas.gov). When calling, please refer to Tracking Number **50154**.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sean Avitt".

Sean Avitt, Manager  
Injection-Storage Permits Unit

CC: Tracking No. 50154 Protestor Service List:

CITY CENTER OF TEXAS  
ATTN: CHAD NEHRING  
P. O. BOX 1744  
CENTER, TX 75935-1744

RITA METCALF HAIRGROVE  
1384 CR 4260  
TIMPSON, TX 75975



RRC MAIL CODE: 455-19

CITY CENTER OF TEXAS  
ATTN: CHAD NEHRING  
P. O. BOX 1744  
CENTER, TX 75935-1744

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## **Chad Nehring**

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**From:** mitchell@centertexas.org  
**Sent:** Thursday, June 13, 2019 4:08 PM  
**To:** 'Chad Nehring'  
**Subject:** demos

There are about 9 houses tagged this year for demo. 805 Garrett is scheduled first for Norriss due to the hazardous nature. YD Jackson property on Hicks when Chad Adams get done with soccer fields, Billie Jean Cartwright on Bolton, David Rayson house on Netherly, Buckley on MLK, Bright Morning Star Parsonage house on MLK, 811 Hughes, green house across from Joyce Johnson Church on MLK and the Wade Pool Hall building on MLK. If there is enough money these will be gone this year.