



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)

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## **AGENDA**

**The Center City Council will meet in Regular Session on Monday, August 26, 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. Hearings:**
  - A. Application 2019-4 Specific Use Permit for 1107 Loop 500 East.
  - B. Texas Capital Fund Grant Application.
  - C. Proposed Tax Rate.
- III. Approval of Minutes:**
  - A. Workshop Meeting and Regular Meeting on August 12, 2019.
- IV. Discuss Consider and Action on the Following:**
  - A. Ordinance 2019-11 Amending Zoning Ordinance for Decision on Application 2019-4 for Specific Use Permit for Child Day Care Center – 1107 Loop 500 East.
  - B. Resolution 2019-14 – Selecting Grant Administrator for 2019 Texas Capital Fund Downtown Revitalization Application (Revised).
  - C. Approve Bids – Henrietta Tank Rehab 2019.
  - D. Approve Bids – Aiken Plant Lagoon Improvements 2019.
  - E. Authorize Contract for Ballard Street Park Rehab – Irrigation.
  - F. Budget Change –Library Roof Replacement.
- V. Items of Interest from Council and City Manager and Citizens – No Action Items.**
- 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.**

MEMORANDUM

TO: Mayor and City Council

FR: Chad D. Nehring, City Manager



Date: August 23, 2019

RE: Agenda Comments for Regular Meeting of August 26, 2019

REGULAR MEETING AGENDA:

II. Public Hearings

A – Application 2019-4 – Specific Use Permit @ 1107 Loop 500 East

This would be the required hearing as opportunity for any support or opposition on this application for a Zoning Change allowing a “Child Care Center” as an allowed Specific Use Permit at this location. The P&Z meeting and hearing will be held immediately before the Council meeting and staff can provide an update.

B – Texas Capital Fund Grant Application – DRS/MS

This is a required hearing for input prior to developing the application for this grant opportunity. Typically, these are held by staff and the admin consultant but the schedule allowed it to be included. This grant is only for projects providing enhancements of sidewalk and pedestrian safety in the downtown. It is anticipated the project will be additional development of the two access alleys and sidewalks from intersections currently starting renovation.

C – Proposed Tax Rate

This is the annual hearing required for the consideration of a tax rate for the budget. The notice posted and related calculated rates are included. The proposed rate for this year in the filed budget is \$0.61/\$100 which is \$0.01 above the current rate of \$0.60 but well below the rollback rate of \$0.63.

IV.A. Ordinance 2019-11 – Amending the Zoning Ordinance for Decision on Application 2019-4: Specific Use Permit for Child Care Center - 1107 Loop 500E

This ordinance is the approval document to amend the zoning of Heavy Commercial (C-2) on the parcel to allow a “Child Care Center” which requires a Specific Use permit as established by the Zoning Ordinance. The P&Z hearing and recommendation will be provided upon completion of their scheduled meeting on August 26<sup>th</sup> at 4:30. Information submitted, the required notices and information from staff is also included.

IV.B. Resolution 2019-14 Selecting Grant Administrator Services for 2019 Texas Downtown Revitalization Grant Application (revised)

This resolution was actually considered and approved at the prior meeting. Unfortunately, that occurred before the last day for submittal of proposal for provision these grant administrative services under the TDA requirements. That timing oversight requires Council to reapprove this action. As prior, there were no additional respondents to the RFP, so Traylor is the only respondent and staff recommends reapproval of this item.

IV.C. Award of Bid – Henrietta Elevated Storage Tank Rehab-2019

This project is part of the Utility Capital Program and staff has worked with the City Engineer to develop a rehab project to provide repair and complete painting of this tank built in 2002/2003. The low bid came in well under the engineer's estimate of \$400,000 on this project and staff concurs with the engineer's recommendation for award to D&M Tank in the amount of \$175,400.

IV.D. Award of Bid – Aiken Plant Lagoon Improvements-2019

This project as well is part of the Utility Capital Improvement Program (included with prior item). Staff has worked for several years to find a better solution for handling of filter waste and reducing annual sludge removal costs from the lagoons at the Aiken Plant. This improvement project is the recommendation and would include a third lagoon installed in series with the two current lagoons to better filter and control the accumulation of solids, primarily in this new lagoon. This new lagoon is designed and as bid would include concrete lining for ease in cleaning with tracked equipment rather than by suction since the current lagoons are clay-lined ponds, one having a PVC liner (like a pool liner).

IV.E. Authorize Contract for Ballard St. Park Soccer Rehab – Irrigation

Staff and the Park Planner solicited five quotes for the irrigation component of the Ballard St Park Renovation. The updated project budget showing the donations and grant funds obtained to add the initial allocation is included. The quote from the lowest proposal which meets the minimum specifications as designed is included and used in the update project budget. Since each component was not specifically identified within the budget which would allow staff to approve the lowest quote, Council has been presented each component to approve the allocation for each aspect of this project. Staff recommends approval.

IV.F. Budget Change – Library Roof Replacement

During recent repairs to the light fixtures, some previously unreported roof issues were identified that warrant repair. Staff solicited alternative quotes for repairs of the impacted area (with unmatched shingles) up to whatever level the roof company wanted to present. Among three comparable quotes, staff recommendation is to proceed with a full shingle replacement, including any decking repairs with flashing and gutter cleaning. This item is actually approving the appropriation of \$10,800 of funds budgeted for Transfer to Capital Projects

not specifically identified within the budget. This recommendation is for Council to approve this capital project to be expensed from that budget item.

#### IV. Items of Interest

##### 1) Downtown Revitalization Project

TXDoT wanted Stop signs installed so that the traffic lights could be “bagged” or removed which should be occurring soon. The contractor will begin set-up and initial construction activities following Labor Day weekend on Sept 3<sup>rd</sup>.

# *City of Center*

*Texas Capital Fund Program*

## *PUBLIC HEARING NOTICE*

The City of Center will conduct a public hearing concerning the Texas Capital Fund Program. The hearing will be held to discuss the current plans to file an application for grant funds. *Residentes que necesiten traducción, favor de comunicarse con City of Center antes de la audiencia pública.* The public hearing will be held as follows:

### ***PUBLIC HEARING***

***DATE:***

**Monday, August 26, 2019**

***TIME:***

**5:05 PM**

***PLACE:***

**Center City Hall**

***ADDRESS:***

**617 Tenaha Street  
Center, Texas**

# **NOTICE OF 2019 TAX YEAR PROPOSED PROPERTY TAX RATE FOR CITY OF CENTER**

A tax rate of \$0.610000 per \$100 valuation has been proposed for adoption by the governing body of City of Center. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

The governing body of City of Center proposes to use revenue attributable to the tax rate increase for the purpose of To provide for general increases in operational expenses.

PROPOSED TAX RATE	\$0.610000 per \$100
PRECEDING YEAR'S TAX RATE	\$0.600000 per \$100
EFFECTIVE TAX RATE	\$0.578216 per \$100
ROLLBACK TAX RATE	\$0.630275 per \$100

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for City of Center from the same properties in both the 2018 tax year and the 2019 tax year.

The rollback tax rate is the highest tax rate that City of Center may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the rollback rate.

**YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS  
FOLLOWS:**

$$\text{property tax amount} = (\text{rate}) \times (\text{taxable value of your property}) / 100$$

For assistance or detailed information about tax calculations, please contact:

Debora Riley  
Shelby County Tax Assessor-Collector  
617 Tenaha Street Center, Texas  
936/598-4441  
Debora.Riley@co.shelby.tx.us

You are urged to attend and express your views at the following public hearings on the proposed tax rate:

First Hearing: August 26, 2019 at 05:00 at Center City Hall 617 Tenaha Street Center, Texas.

Second Hearing: September 9, 2019 at 05:00 at Center City Hall 617 Tenaha Street Center, Texas.

**MINUTES OF THE CITY OF CENTER  
CITY COUNCIL MEETING  
WORKSHOP MEETING  
August 12, 2019**

The Center City Council met in a workshop session on Monday, August 12, 2019 at 10:30 a.m. in the Council Room at 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	
Jerry Lathan	-	Council Member	
Joyce Johnson	-	Council Member	Absent
Howell Howard	-	Council Member	
Randy Collard	-	Council Member	
Terry Scull	-	Council Member	
Chad Nehring	-	City Manager	
Barbara Boyd	-	City Secretary	
John Price	-	City Attorney	

**Item 1. Budget Workshop**

City Manager, Chad Nehring and Assistant City Manager, Jim Gibson went over the FY 2020 preliminary budget with Council.

**Adjournment.**

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

Attest:

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

**MINUTES OF THE CITY OF CENTER  
CITY COUNCIL MEETING  
REGULAR MEETING  
August 12, 2019**

The Center City Council met in a regular session on Monday, August 12, 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.**

**Item II. Approval of Minutes:**

A. Regular Meeting on July 22, 2019 and Workshop on August 5, 2019.

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

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

- A. Resolution 2019-13 Determining Maximum Tax Rate Allowable for FY 2020. City Manager, Chad Nehring stated this resolution is the annual requirement prior to formal consideration of the tax rate for the next fiscal year. Mr. Nehring stated this has been prepared to establish the rollback rate as the maximum the Council would consider, but also reflective of the rate being submitted in the filed budget of \$0.6100/\$100 for purposes of required newspaper notice. Council Member Howell Howard made the motion to approve Resolution 2019-13 Determining Maximum Tax Rate Allowable for FY 2020. Council Member Jerry Lathan seconded the motion. All voted in favor.
- B. Resolution 2019-14 Selecting Grant Administrator for 2019 Texas Capital Fund Downtown Revitalization Application. City Manager, Chad Nehring stated this resolution will select the lone respondent for the solicitation of grant administration services for this Texas Department of Agriculture application cycle. Council Member Randy Collard made the motion to approve Resolution 2019-14 Selecting Grant Administrator for 2019 Texas Capital Fund Downtown Revitalization Application. Council Member Leigh Porterfield seconded the motion. All voted in favor.
- C. Budget Change – Portacool Park Spray Ground Rehab. City Manager, Chad Nehring stated staff has struggled for the last couple of years with the operator and controller panel on the sprayground and this year the operator has finally become irreparable. Mr. Nehring stated



that combined with age/use of a couple of the features, staff is recommending a decent system rehab with some upgrades along with the pool surfacing at the end of the season. Mr. Nehring stated the project cost will be around \$65,000. Council Member Leigh Porterfield made the motion to approve the Budget Change for Portacool Park Spray Ground Rehab. Council Member Joyce Johnson seconded the motion. All voted in favor.

**D. Designation of Surplus Equipment.** City Manager, Chad Nehring stated the list of vehicles and equipment have been either replaced or otherwise no longer in active use to be designated as surplus for disposal. Council Member Howell Howard made the motion to approve the Designation of Surplus Equipment. Council Member Joyce Johnson seconded the motion. All voted in favor.

**E. Deep East Texas Council of Governments Annual Dues.** City Manager, Chad Nehring stated Council has historically reviewed the work and activities of DETCOG upon the receipt of the annual dues invoice. Council Member Joyce Johnson made the motion to approve the Deep East Texas Council of Governments Annual Dues. Council Member Terry Scull seconded the motion. All voted in favor.

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

1. Downtown Streetscape Pre-Construction Meeting/Schedule.

**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 5:22pm.

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David Chadwick, Mayor

Attest:

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Barbara Boyd, City Secretary

## **ORDINANCE NUMBER 2019-11**

### **AN ORDINANCE OF THE CITY OF CENTER, TEXAS APPROVING SPECIFIC USE PERMIT FOR 1107 LOOP 500 EAST 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;

### **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 1107 Loop 500 East 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. 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 26th DAY OF  
August, 2019.**

**CITY OF CENTER:**

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

**ATTEST:**

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



## MUNICIPAL ZONING APPLICATION

### PROPERTY INFORMATION:

Address: 1107 Loop 500 Center Tx  
Legal Description: Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

### OWNER INFORMATION:

Owner Name Chad Adams Daytime Phone 936-590-2919  
Signature Chad Adams  
Mailing Address PO Box 1927 Center Tx 75935

### APPLICANT INFORMATION:

Applicant Name Nicole Williams Daytime Phone 936-254-4772  
Signature Nicole Williams  
Mailing Address 4869 CR 1510 Center Tx 75935

### DESCRIPTION OF REQUEST:

Daycare  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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.

Chad Adams  
Signature of Property Owner

7/30/19  
Date

Nicole Williams  
Signature of Applicant

7-30-19  
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 7-30-19 Case number 2019-4 Accepted by P.H

August 22, 2019

RE: Application 2019-4 (SUP-Child Care Center @ 1107 Loop 500)

Planning and Zoning Commission:

**\*CASE # 2019-4 ---1107 Loop 500 – SUP-Child Care Center:**  
**Request is for a Specific Use Permit designation as “Child Care Center”**

The City has received a request for a Specific Use Permit at 1107 Loop 500 to utilize that property and existing structure as a “Child Care Center”. Per Section 22 a “Child Care Center” requires a specific use permit within any zoning district and has additional requirements already stipulated within the Special Uses Section 24 (included).

Included with the application are maps of the location with the 200’ notice area with and without zoning.

Notices/Comments:

One response from an adjacent property upon receipt of the notice was supportive of this application and this requested use.

Other Issues:

- 1) Staff has not been provided any information on section 24.1.5.3 regarding the outdoor play area.
- 2) State licensing and inspections should be completed satisfactorily.
- 3) Parking appears adequate based on verbal expectations of students.
- 4) Utilities are not of any concern.
- 5) Setbacks nor fencing are applicable.

Alternative(s):

Chad D. Nehring  
Zoning Official

or families living independently of each other within separate units which have a common wall and are under one (1) roof.

- 23.1.21 Zero Lot Line House: A residence allowed to have little or no side yard on one side, where the wall on that side has no doors, windows, or other openings and which otherwise qualifies for a one-hour fire rating as defined in the building code.

## 23.2 Educational, Institutional, and Special Uses

- 23.2.05 Assisted Living Facility: A non-medical secure residential setting for multiple occupants, providing basic care for elderly or disabled people who are generally independent, but who may need or simply prefer the convenience of assistance with some activities of daily living, having their meals prepared or having nursing staff on call. (Ord. No. 2009-2, § 1D1, 02-09-2009)
- 23.2.1 Child Care Center: An establishment where four (4) or more children are provided care, training, education, custody, treatment, or supervision for less than 24 hours a day. The term "day care center" shall not include overnight lodging, medical treatment, counseling, or rehabilitative services and does not apply to any school (Also see Registered Family Home). All child care centers are required to be licensed by the State of Texas.
- 23.2.2 Church, Rectory, or Place of Worship: A building for regular assembly for religious worship which is used primarily for such purpose and customary accessory activities including a place of residence for ministers, priests, rabbis, teachers, or directors on the premises.
- 23.2.3 Civic Center: A building or complex of buildings that houses municipal offices and services and which may include cultural, convention and/or entertainment facilities owned and/or operated by a governmental agency.
- 23.2.4 College or University: An institution established for educational purposes offering courses of study beyond the secondary education level, but excluding trade and commercial schools.
- 23.2.5 Community Center, Public: A building or buildings dedicated to social and/or recreational activities, serving the city or a neighborhood and owned and operated by the city or by a non-profit organization dedicated to promoting the education, health, safety, morals, or general welfare of the city.
- 23.2.6 Community Center, Private: A building or buildings dedicated to social and/or recreational activities serving residents of a subdivision or development which is operated by an association or incorporated group for their use and benefit.
- 23.2.7 Continuing Care Facility: A place as defined in the Texas Continuing Care Facility Disclosure and Rehabilitation Act in which a person provides board and lodging, together with personal care services and nursing services, medical



## SECTION 24 SPECIAL USES

### 24.1 Child Care Centers

24.1.1 No portion of a child care center site may be located within three hundred (300) feet of gasoline pumps or underground gasoline storage tanks, or any other storage area for explosive or highly combustible materials.

24.1.2 Child care centers shall be located adjacent to a street having a pavement width of twenty seven (27) feet or greater.

24.1.3 Site plan approval by the Planning and Zoning Commission shall be required for all child care center sites, whether or not a Specific Use Permit is required.

24.1.4 Child care centers located within any single family or two family residential district shall be required to plat in multiples of the minimum lot width of the district classification requirements. The lot depth shall meet the minimum district requirements and must be platted in a configuration which can be converted into standard lots for residential development. (Ord. No. 2007-16 § 9e, 10-22-07)

24.1.5 All child care centers shall comply with the following standards:

24.1.5.1 All vehicular entrances and exits shall be clearly visible from the street.

24.1.5.2 All passenger loading and unloading areas shall be located so as to avoid safety hazards from vehicular traffic and adequate walkways shall be provided. No public rights-of-way shall be used for loading/unloading purposes.

24.1.5.3 Outdoor play areas shall be provided at a rate of 65 square feet per child based on maximum design capacity of the center. This requirement may be waived by the Planning and Zoning Commission if the child care is provided for less than four (4) hours per day for an individual person.

24.1.5.4 In residential districts, a maximum of one-half of the required outdoor play space may be provided off-site. When off-premises outdoor play area is utilized, it must be located within one hundred (100) feet of the child care facility premises and safely accessible without crossing, at-grade, any major or secondary thoroughfare.

24.1.5.5 No child care center shall be part of a one family or two family dwelling.

26.6.7 Commercial Amusement (indoor):

- 26.6.7(a) Bowling Alley - 3 spaces for each lane;
- 26.6.7(b) Racquetball or handball courts - One space for each court;
- 26.6.7(c) Indoor tennis courts - 6 spaces for each court;
- 26.6.7(d) Gymnasium, skating rinks, and martial arts schools or areas - 1 space for each 5 seats at maximum seating capacity, plus 1 space for each two hundred (200) square feet;
- 26.6.7(e) Swimming Pool - 1 space for each one hundred (100) square feet of gross water surface and deck area;
- 26.6.7(f) Weight lifting or exercise areas - 1 space for each one hundred (100) square feet;
- 26.6.7(g) Bingo Parlors - 1 space for 3 seats (design capacity) or 1 per one hundred (100) square feet of total floor area, whichever is greater;
- 26.6.7(h) Indoor jogging or running tracks - 1 space for each one hundred (100) linear feet;
- 26.6.7(i) All areas for subsidiary uses not listed above or in other parts of Section 25:6 (those uses such as restaurants, offices, etc., shall be calculated with the minimum specified for those individual uses) - 1 space for each one thousand (1,000) square feet.
- 26.6.7(j) Other - 1 space for each three (3) persons accommodated (design capacity).

26.6.8 Dance hall, assembly or exhibition hall (without fixed seats):  
One (1) parking space for each one hundred (100) square feet of floor area used thereof.

26.6.9 Day nursery, day care, kindergarten school:  
One (1) space per ten (10) pupils/clients (design capacity).

26.6.10 Dwellings, single-family attached or detached.  
Two (2) parking spaces for each dwelling unit.

26.6.11 Dwellings, multifamily:  
~~One (1) parking space for each dwelling unit~~ One (1) and one-half (.5) parking spaces for each dwelling unit, plus one-half (.5) space for each individual bedroom in all dwelling units. (Ord. No. 2009-2 § 1B, 02-09-2009)





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)

August 2, 2019

Askew Larry W  
1057 Loop 500 East  
Center, TX 75935

Dear Property owner:

Effective on January 1, 2007, the City of Center adopted an ordinance that addresses the zoning of the entire city. A complete map of the areas and their designated zoning is available in the City Secretary's Office at City Hall, 617 Tenaha Street.

The Planning and Zoning Commission is considering an application from Nicole Williams to grant a *Specific Use Permit* for the listed property. In accordance with the provisions of the ordinance, property owners within two hundred feet (200') of cited property must receive notice prior to a request is being granted. You are asked to contact Chad Nehring at the address and phone number below to submit your comments, prior to August 26, 2019 at which time the Planning and Zoning Commission will meet. Comments may also be made in writing, in advance, or at the meeting. If you have no opinion as to this matter, a response is not necessary. The Planning and Zoning Commission will consider any comments from neighboring property owners when deciding whether to grant the permit. This meeting will be held at 4:30 p.m., August 26, 2019 in the Council Chambers of City Hall at 617 Tenaha Street.

This hearing is an open meeting to address the Planning and Zoning Commission in either support or opposition to this request. If this request is recommended for approval by the Planning and Zoning Commission, it will be considered by the City Council after a public hearing on August 26, 2019, at 5 p.m., at which time comments will be accepted from interested parties. Written comments may be submitted to P.O. Box 1744, Center, Tx. 75935, Attn: P & Z Commission, prior to the meeting of the Planning and Zoning Commission.

Thank you very for your assistance in this matter. Should you have any questions or concerns, please contact Chad Nehring, 617 Tenaha Street, phone # (936) 598 – 2941 or e – mail : [cnehring@centertexas.org](mailto:cnehring@centertexas.org)

Property Owner – Lawrence & Adams Partners  
Applicant - Nicole Williams  
Legal Description – 0279 Wesley Hill Survey, Bock 81, Tract 15.20  
Location of Property - 1107 Loop 500

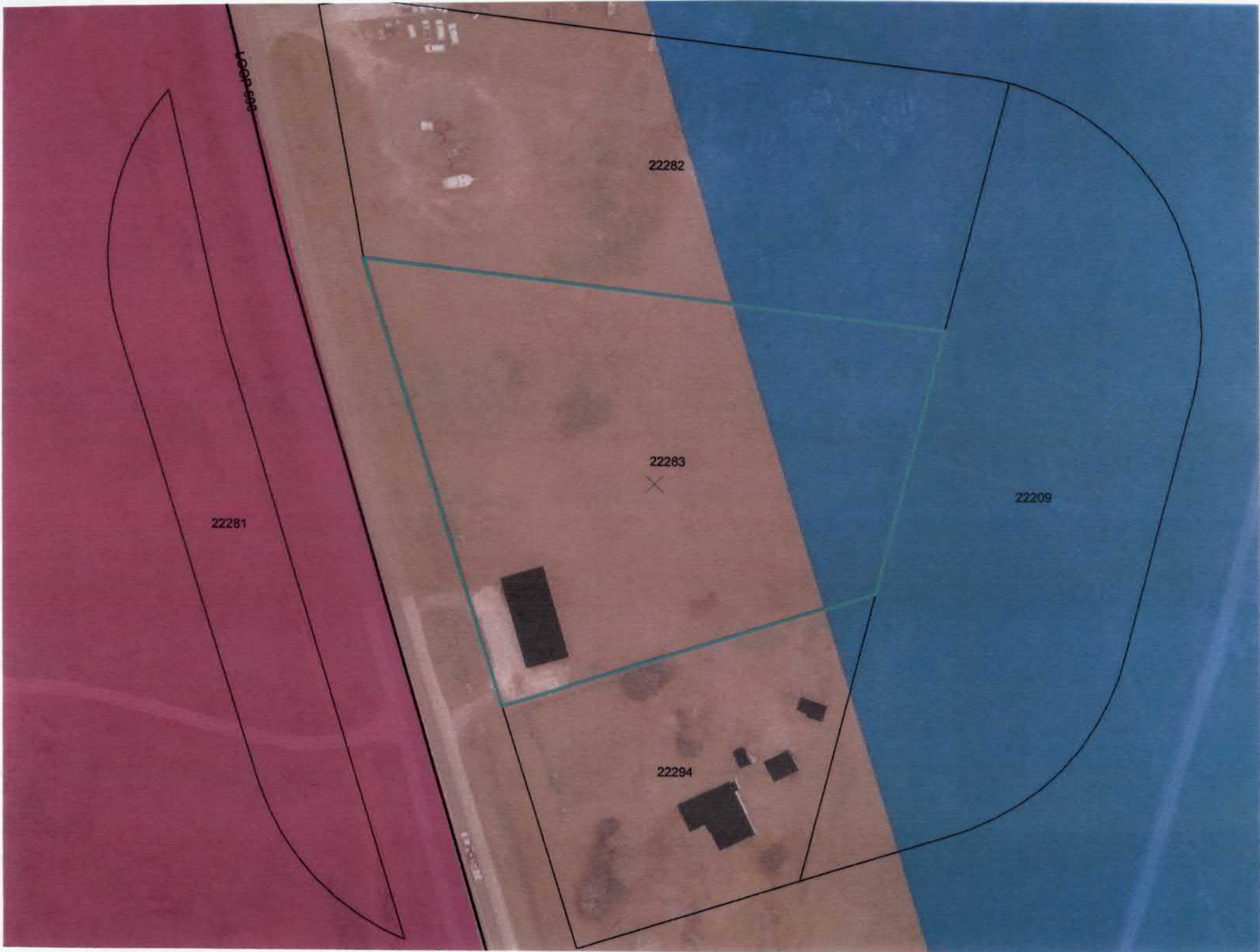
\* A *Specific Use Permit* application has been made to allow a Child Care Center.

You are being sent the attached notice because you are the owner of record in of real property within two hundred feet (200') of the property being requested for a *Specific Use Permit*.

Chad Nehring  
Zoning Official

*No problem! OK*

*Larry W. Askew*



22281

22282

22283

22209

22294

Loop 501





Loop 588

22281

22282

22283

22209

22294





**ZONING  
CHANGE REQUESTED  
FOR INFORMATION  
CALL CITY HALL  
936-598-2941**

08/19/2019

**RESOLUTION 2019-14**

**A RESOLUTION OF THE CITY OF CENTER, TEXAS, SELECTIONG A GRANT WRITER/ADMINISTRATOR AND ENGINERRING FIRM IN CONJUNCTION WITH THE SUBMITTAL OF AN APPLICATION FOR FUNDING THROUGH THE TEXAS DEPARTMENT OF AGRICULTURE, TEXAS CAPITAL FUND – DOWNTOWN REVITALIZATION PROGRAM.**

**WHEREAS**, the revitalization of the downtown area is in the best interest of the citizens of Center;

**WHEREAS**, infrastructure improvements in the downtown area are a vital importance to the growth and prosperity of the City of Center;

**WHEREAS**, the City of Center has sought proposals from administrative consultants for Application Preparation and Project Administration for grant management services for Application Preparation and Project Implementation; and,

**WHEREAS**, the City of Center performed these solicitations in compliance with guidance for subrecipients under 2 CFR Part 200

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

**SECTION 1.** The City Council has reviewed and hereby formally selects the firm of:

*TRAYLOR and ASSOCIATES, INC. as the administrative consultant for application preparation and project administration in conjunction with a 2019 TCF – downtown Revitalization application.*

**Passed and approved by the City Council of the City of Center, Texas on this 26<sup>th</sup> day of August 2019.**

\_\_\_\_\_  
David Chadwick, Mayor  
City of Center, Texas

**Attest:**

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



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

ENGINEERS & SURVEYORS

August 19, 2019

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

Re: Henrietta Tank Rehab Project

Dear Chad:

As you are well aware, bids were opened on August 13, 2019 for the above referenced project. Seven bids were received. The low bidder was D&M Tank, LLC with a bid amount of \$175,400.00.

We have checked references and all responses were extremely positive and that D&M Tank is competent to complete this project to the satisfaction of the Engineer and City. It is our recommendation to award this contract to D&M Tank in the amount of \$175,400.00. A bid tabulation is attached for your review.

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

Sincerely,

Bob Staehs, P.E.  
Project Manager

cc: Mario Vela, Member  
D&M Tank, LLC

CITY OF CENTER HENRIETTA TANK ELEVATED STORAGE TANK REHABILITATION BID TABULATION August 13, 2019 11:00 AM				D&M Tank, LLC 8801 Mansfield Cardinal Rd Kenedale, TX 76060 817-465-6370 phone		Maguire Iron, Inc. P.O. Box 1448 Sioux Falls, SD 57101 605-334-9749 phone		Tankex Coatings, Inc. 9710 FM 79 Sumner, TX 75486 803-496-8728 phone		N.G. Painting, LP 1225 Bandera Hwy., Suite A2 Kerrville, TX 78028 830-257-5940 phone	
Item No	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
BASE BID											
1	Spot Welding, Small Plate Patching and Minor Repair, Including Equipment and Materials	20	HR	\$ 120.00	\$ 2,400.00	\$ 240.00	\$ 4,800.00	\$ 500.00	\$ 10,000.00	\$ 100.00	\$ 2,000.00
2	Prepare Surface (Including Testing) and Repaint 1/4 MG Tank Exterior In Accordance With Section 09900, Complete In Place	1	EA	\$ 165,000.00	\$ 165,000.00	\$ 237,500.00	\$ 237,500.00	\$ 257,000.00	\$ 257,000.00	\$ 270,000.00	\$ 270,000.00
3	"CENTER" Logos (12' Tall) Complete In Place	2	EA	\$ 4,000.00	\$ 8,000.00	\$ 6,000.00	\$ 12,000.00	\$ 5,000.00	\$ 10,000.00	\$ 2,500.00	\$ 5,000.00
TOTAL BASE BID (Items 1 through 3)					\$ 175,400.00		\$ 254,300.00		\$ 277,000.00		\$ 277,000.00

CITY OF CENTER HENRIETTA TANK ELEVATED STORAGE TANK REHABILITATION BID TABULATION August 13, 2019 11:00 AM				Tank Pro, Inc. 5500 Watermelon Road Northport, AL 35473 205-750-0444 phone		Nova Paintings, LLC 4830 Wilson Road Suite 300 PMB 115, Humble, Texas 77396 281-570-4913 phone		Utility Services Co., Inc. 535 Courtney Hodges Blvd. Perry, GA 31069 478-987-0303 phone	
Item No	Description	Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
BASE BID									
1	Spot Welding, Small Plate Patching and Minor Repair, Including Equipment and Materials	20	HR	\$ 150.00	\$ 3,000.00	\$ 500.00	\$ 10,000.00	\$ 270.00	\$ 5,400.00
2	Prepare Surface (Including Testing) and Repaint 1/4 MG Tank Exterior In Accordance With Section 09900, Complete In Place	1	EA	\$ 276,777.00	\$ 276,777.00	\$ 290,000.00	\$ 290,000.00	\$ 374,500.00	\$ 374,500.00
3	"CENTER" Logos (12' Tall) Complete In Place	2	EA	\$ 3,500.00	\$ 7,000.00	\$ 10,000.00	\$ 20,000.00	\$ 3,300.00	\$ 6,600.00
TOTAL BASE BID (Items 1 through 3)					\$ 286,777.00		\$ 320,000.00		\$ 386,500.00

## NOTICE OF AWARD

Dated: August 26, 2019

TO: D&M Tank, LLC  
(BIDDER)

ADDRESS: 6091 Mansfield Cardinal Rd.  
Kennedale, TX 76060

PROJECT Henrietta Tank Rehab

CONTRACT FOR Henrietta Tank Rehab

You are notified that your Bid dated 8/13/19 for the above Contract has been considered. You are the apparent Successful Bidder and have been awarded a contract for Henrietta Tank Rehab.

The Contract Price of your contract is One Hundred Seventy Five Thousand Four Hundred Dollars (\$175,400.00).

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 9/10/19.

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)

D&M Tank, LLC  
(CONTRACTOR)

By: \_\_\_\_\_  
(AUTHORIZED SIGNATURE)

\_\_\_\_\_  
(AUTHORIZED SIGNATURE)

\_\_\_\_\_  
(TITLE)

\_\_\_\_\_  
(TITLE)

\_\_\_\_\_  
(DATE)



**CITY OF CENTER**

**Utility Fund Capital Improvement Program**

		2019 CO Bond Proceeds	FY 2020 Operating Budget	2020 CDBG	2016 CO Bond - Remaining Funds	TOTAL
PROJECTS	Total Cost	2,150,000	100,000	275,000	456,100	2,981,100
WWTP Wrap Up	54,611	-		-	54,611	54,611
Henrietta Elevated Storage Tank Painting	280,000	280,000		-		280,000
Porter St. Water Line & Fire Hydrants	153,100	53,100	100,000	-		153,100
South Loop EST	356,000			275,000	81,000	356,000
Pinkston Plant Lagoon	672,000	472,000		-	200,000	672,000
Pinkston Filter Rehab	89,600	74,600		-	15,000	89,600
Hwy 96 Sewer Line	1,055,650	1,055,650		-		1,055,650
Total	2,660,961	1,935,350	100,000	275,000	350,611	2,660,961
		214,650	-	-	105,489	320,139



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

Engineers, Surveyors, Planners

August 22, 2019

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

Re: Aiken WTP Lagoon Improvements Project

Dear Chad:

As you are well aware, bids were opened on August 20, 2019 for the above referenced project. Two bids were received. The low bidder was Leland Bradlee Construction Inc. (LBC) with a bid amount of \$351,900.88.

We have checked references and all responses were very positive and that LBC is competent to complete this project to the satisfaction of the Engineer and City. It is our recommendation to award this contract to LBC in the amount of \$351,900.88. A bid tabulation is attached for your review.

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

Sincerely,

Bob Staehs, P.E.  
Project Manager

cc: Leland Bradlee Construction, Inc.

				Leland Bradlee Construction, Inc. 4815 Whitehurst Dr. Longview, Texas 75602		Duplichain Contractors, LLC P.O. Box 637 Alto, Texas 75925 (936) 858-4100	
Item No.		Quantity	Unit	Unit Price	Total Price	Unit Price	Total Price
<b>BASE BID</b>							
1	Excavation, complete in place	5,310	CY	\$ 15.00	\$ 79,650.00	\$ 20.00	\$ 106,200.00
2	Subgrade Preparation, complete in place	1,979	SY	\$ 18.57	\$ 36,750.03	\$ 12.00	\$ 23,748.00
3	6" Concrete Lagoon Liner, complete in place	18,232	SF	\$ 8.00	\$ 145,856.00	\$ 10.00	\$ 182,320.00
4	6" PVC Pipe, including Tees, Fittings and All Necessary Appurtenances, complete in place	345	LF	\$ 44.57	\$ 15,376.65	\$ 30.00	\$ 10,350.00
5	18" PVC Pipe, including Tees, Fittings and All Necessary Appurtenances, complete in place	360	LF	\$ 90.62	\$ 32,623.20	\$ 70.00	\$ 25,200.00
6	6" Gate Valve, complete in place	3	EA	\$ 1,920.00	\$ 5,760.00	\$ 2,600.00	\$ 7,800.00
7	18" Butterfly, complete in place	2	EA	\$ 6,742.50	\$ 13,485.00	\$ 6,500.00	\$ 13,000.00
8	Outlet Structure, complete in place	1	EA	\$ 10,400.00	\$ 10,400.00	\$ 10,000.00	\$ 10,000.00
9	Inlet Slope Protection, complete in place	2	EA	\$ 6,000.00	\$ 12,000.00	\$ 10,000.00	\$ 20,000.00
<b>TOTAL BASE BID (Items 1 through 9)</b>					<b>\$ 351,900.88</b>		<b>\$ 398,618.00</b>

## NOTICE OF AWARD

Dated: August 26, 2019

TO: Leland Bradlee Construction, Inc.  
(BIDDER)

ADDRESS: 4815 Whitehurst Dr.  
Longview, Texas 75602

PROJECT Aiken WTP Lagoon Improvements

CONTRACT FOR Aiken WTP Lagoon Improvements

You are notified that your Bid dated 8/20/19 for the above Contract has been considered. You are the apparent Successful Bidder and have been awarded a contract for Aiken WTP Lagoon Improvements.

The Contract Price of your contract is Three Hundred Fifty One Thousand Nine Hundred Dollars & Eighty Eight Cents (\$ 351,900.88 ).

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 9/10/19.

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)

By: \_\_\_\_\_  
(AUTHORIZED SIGNATURE)

\_\_\_\_\_  
(TITLE)

Leland Bradlee Construction, Inc.  
(CONTRACTOR)

\_\_\_\_\_  
(AUTHORIZED SIGNATURE)

\_\_\_\_\_  
(TITLE)

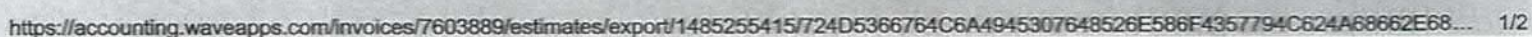
\_\_\_\_\_  
(DATE)



Phone: (936) 590-1270  
Fax: (936) 248-4473  
[www.dryject.com](http://www.dryject.com)

Estimate Number: 061  
Estimate Date: August 20, 2019  
Expires On: December 31, 2019  
Grand Total (USD): \$25,100.00

Grand Total (USD) : \$25,100.00



CITY OF CENTER  
Park Fund  
Ballard Street Soccer Complex Budget

Revenue	
Park Fund Proceeds	250,000
Rotary Club Donation	20,000
Lions Club Donation	20,100
Harris Foundation	10,000
Total	<u>300,100</u>

Expenditures	FY 2018	FY 2019	FY 2020	Total
Survey	2,950	2,750	-	5,700
Design	11,049	11,510	-	22,559
Demolition	6,900	-	-	6,900
Dirt Work	-	27,500	-	27,500
Boom Rental	-	2,500	-	2,500
Soccer Field Equipment	-	19,237	-	19,237
White Electric	-	-	81,770	81,770
Irrigation	-	-	27,500	27,500
Park Entrance	-	-	10,000	10,000
TOTAL	<u>20,899</u>	<u>63,497</u>	<u>119,270</u>	<u>203,666</u>

Project Balance 96,434

**Items to be scheduled**

Restroom/Concession Building	TBD
Parking Improvements	TBD





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)

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Date: August 23, 2019  
To: Center City Council Members  
From: James P. Gibson, Assistant City Manager  
Subject: Library Roof Replacement

City staff has secured quotes from vendors to replace the roof at the Fannie Brown Booth Library. This is an unbudgeted item, however, the need has recently arisen. Please see attached the memo making a recommendation to approve Bad Bear Roofing to do the work.

The Non-Departmental budget has \$60,000 in the Transfer to Capital Improvement Fund line item. After this adjustment there will be \$50,000 remaining. We propose that a budget adjustment be made to move the budget number from there to Council Special Projects to fund this project.

THE CITY OF CENTER PURCHASING DEPARTMENT TOOK QUOTES FOR ROOF REPLACEMENT AT THE CITY LIBRARY. THE QUOTES WERE AS FOLLOWS:

BAD BEAR ROOFING: \$10,800  
ASAP ROOFING: \$14,015  
GOODWIN ROOFING: \$19,412 (SHINGLES)  
GOODWIN ROOFING: \$78,300 (METAL)

ALL OF THESE QUOTES INCLUDE REMOVAL OF OLD ASHPALT SHINGLES, REPLACEMENT OF UNDERLAYMENT AND INSTALLATION OF AT LEAST 25 YEAR SHINGLES. ALSO INCLUDES PAINTING OF PIPE FLASHINGS, DRIP EDGE INSTALL AND CLEAN UP AND HAUL AWAY OF ALL DEBRIS.

PURCHASING RECOMMENDS USING BAD BEAR ROOFING FOR THIS PROJECT.

MICHAEL BOYD  
CITY OF CENTER  
PURCHASING MANAGER





## BUDGET ADJUSTMENT FORM

Budgetary authority is given to the City Manager to transfer funds from one account to another. This is allowable between prime accounts (e.g. Maintenance, Sundry, Contractual, etc.)

### For Department Use

Department General Fund - Non Departmental

Department head signature \_\_\_\_\_

	Account	Amount
Transfer from	<u>01-601-62087 Transfer for Cap Proj</u>	<u>11,000.00</u>
	_____	_____
Transfer to	<u>01-601-60391 Council Spec Proj</u>	<u>11,000</u>
	_____	_____
	_____	_____
	_____	_____

Explanation To move budgeted funds for the Library roof replacement

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### FOR OFFICE USE ONLY

Finance Approval \_\_\_\_\_

Entered \_\_\_\_\_

City Manager Approval \_\_\_\_\_

## **ITEMS OF INTEREST**

1. FY 2019-2020 Proposed Budget.
2. Email – John Harris Community Fund Grant.
3. Pineywoods Sanitation Letter.

CITY OF CENTER  
PROPOSED BUDGET WORKSHEET  
AS OF: AUGUST 31ST, 2019

## -GENERAL

	(----- 2018-2019 -----)				(----- 2019-2020 -----)	
	2016-2017	2017-2018	CURRENT	YEAR-TO-DATE	PROJECTED	REQUESTED
	ACTUAL	ACTUAL	BUDGET	ACTUAL	YEAR END	BUDGET
						PROPOSED
						BUDGET
REVENUES						
PROPERTY TAXES	940,976	944,668	990,000	998,531	997,000	1,051,000
SALES TAXES	1,914,108	2,007,861	2,005,700	1,935,748	2,074,000	2,095,000
LAW ENFORCEMENT	226,099	162,675	199,600	159,294	157,000	161,000
FRANCHISE FEES	559,630	687,494	669,800	645,354	685,600	676,300
AIRPORT	71,575	94,198	83,000	86,828	86,000	80,100
PERMITS	19,952	13,078	15,000	31,979	30,000	15,100
USAGE FEES	67,597	63,453	77,800	58,432	66,600	62,600
SOLID WASTE	33	0	0	137	0	0
MISCELLANEOUS	21,248	19,366	4,200	26,648	26,600	4,300
DEV CATG 5100-5109	0	0	0	0	0	0
TRANSFERS	848,600	773,410	780,000	474,450	780,000	790,000
INTEREST	10,643	23,344	24,000	30,419	30,100	24,000
DEV CATG 5130-5209	0	0	0	0	0	0
GRANTS	1,620	29,391	3,600	17,820	13,400	3,600
RECREATION	0	0	0	0	0	0
TOTAL REVENUES	4,682,080	4,818,939	4,852,700	4,465,640	4,946,300	4,963,000
EXPENDITURES						
PERSONNEL SERVICES	3,139,727	3,101,086	3,286,450	2,797,157	3,236,900	3,315,200
SUPPLIES	111,081	102,012	107,700	71,382	104,100	117,700
CONTRACTUAL	471,289	612,513	662,950	566,509	669,600	762,100
UTILITIES	200,400	235,280	219,300	191,892	224,700	233,600
LAUNDRY	154,289	150,957	183,000	128,686	171,900	190,600
MAINTENANCE	273,760	299,108	311,400	238,551	300,200	317,300
CAPITAL ITEMS	67,576	151,848	22,000	142,855	147,600	26,500
FUND TRANSFERS	46,434	206,136	60,000	0	0	0
TOTAL EXPENDITURES	4,464,555	4,858,940	4,852,800	4,137,033	4,855,000	4,963,000
REVENUE OVER/(UNDER) EXPENDITURES	217,524	( 40,002)	( 100)	328,606	91,300	0

CITY OF CENTER  
PROPOSED BUDGET WORKSHEET  
AS OF: AUGUST 31ST, 2019

## -WATER &amp; SEWER FUND

	(----- 2018-2019 -----) (----- 2019-2020 -----)						
	2016-2017	2017-2018	CURRENT	YEAR-TO-DATE	PROJECTED	REQUESTED	PROPOSED
	ACTUAL	ACTUAL	BUDGET	ACTUAL	YEAR END	BUDGET	BUDGET
<hr/>							
REVENUES							
WATER	2,859,710	2,859,209	2,865,000	2,167,932	2,652,200	2,837,450	<hr/>
SEWER	936,724	868,856	930,000	729,053	915,900	943,000	<hr/>
MISCELLANEOUS	109,934	9,499	4,200	6,504	7,000	3,500	<hr/>
INTEREST	12,024	23,069	11,500	27,297	22,000	17,300	<hr/>
TAP FEES & CHARGES	79,508	86,692	77,700	77,130	78,400	77,100	<hr/>
TRANSFERS	0	0	0	0	0	0	<hr/>
TOTAL REVENUES	3,997,898	3,847,325	3,888,400	3,007,916	3,675,500	3,878,350	
<hr/>							
EXPENDITURES							
PERSONNEL SERVICES	1,231,807	1,177,307	1,290,200	1,075,372	1,229,200	1,234,200	<hr/>
SUPPLIES	282,914	286,345	373,650	341,101	346,800	381,300	<hr/>
CONTRACTUAL	200,239	326,809	317,200	223,923	330,900	339,250	<hr/>
UTILITIES	308,539	290,302	347,500	301,438	328,300	333,900	<hr/>
LAUNDRY	47,672	38,738	63,700	33,929	59,400	68,100	<hr/>
MAINTENANCE	283,920	403,276	449,400	222,607	445,200	374,700	<hr/>
CAPITAL ITEMS	174,625	112,500	131,150	143,986	131,150	147,100	<hr/>
BONDS	0	0	0	0	0	0	<hr/>
FUND TRANSFERS	966,250	810,060	955,600	828,057	912,043	999,800	<hr/>
TOTAL EXPENDITURES	3,495,967	3,445,337	3,928,400	3,170,413	3,782,993	3,878,350	
<hr/>							
REVENUE OVER/(UNDER) EXPENDITURES	501,931	401,988	( 40,000)	( 162,497)	( 107,493)	0	

CITY OF CENTER  
PROPOSED BUDGET WORKSHEET  
AS OF: AUGUST 31ST, 2019

-DEBT SERVICE/GEN CB I&amp;S

	2016-2017	2017-2018	(----- 2018-2019 -----)		(----- 2019-2020 -----)		
	ACTUAL	ACTUAL	CURRENT BUDGET	YEAR-TO-DATE ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	PROPOSED BUDGET
REVENUES							
TAXES	613,996	638,478	695,500	699,804	652,000	718,300	
TRANSFERS	576,757	370,829	613,400	614,430	580,600	738,700	
INTEREST	0	0	0	0	0	159,600	
TOTAL REVENUES	1,190,753	1,009,307	1,308,900	1,314,234	1,232,600	1,616,600	
EXPENDITURES							
UNDRY	0	13,165	0	0	0	0	
MAINTENANCE	259,890	139,963	261,800	261,763	260,000	258,500	
LOAN PAYMENTS	0	0	0	0	0	0	
BONDS	972,555	881,463	1,047,050	1,041,023	977,150	1,358,100	
GRAND TRANSFERS	0	0	0	0	0	0	
TOTAL EXPENDITURES	1,232,445	1,034,590	1,308,850	1,302,785	1,237,150	1,616,600	
REVENUE OVER/(UNDER) EXPENDITURES	( 41,692)	( 25,283)	50	11,449	( 4,550)	0	

CITY OF CENTER  
PROPOSED BUDGET WORKSHEET  
AS OF: AUGUST 31ST, 2019

-TRUST FUND

			(----- 2018-2019 -----)	(----- 2019-2020 -----)			
	2016-2017	2017-2018	CURRENT	YEAR-TO-DATE	PROJECTED	REQUESTED	PROPOSED
	ACTUAL	ACTUAL	BUDGET	ACTUAL	YEAR END	BUDGET	BUDGET
REVENUES							
ALL REVENUE	207,526	334,318	259,710	347,883	324,600	266,810	
TOTAL REVENUES	207,526	334,318	259,710	347,883	324,600	266,810	
EXPENDITURES							
SUPPLIES	0	0	0	0	0	0	
CONTRACTUAL	0	0	0	0	0	0	
LAUNDRY	0	10	0	0	0	0	
CAPITAL ITEMS	1,600	0	0	0	0	0	
MISCELLANEOUS	29,097	35,060	36,000	29,347	38,200	43,000	
GRANT TRANSFERS	208,600	223,400	223,700	138,700	196,400	223,800	
MISCELLANEOUS	0	0	0	0	0	0	
TOTAL EXPENDITURES	239,297	258,470	259,700	168,047	234,600	266,800	
REVENUE OVER/(UNDER) EXPENDITURES	( 31,771)	75,848	10	179,836	90,000	10	

CITY OF CENTER  
PROPOSED BUDGET WORKSHEET  
AS OF: AUGUST 31ST, 2019

-SOLID WASTE OPERATING

	(----- 2018-2019 -----)				(----- 2019-2020 -----)		
	2016-2017	2017-2018	CURRENT	YEAR-TO-DATE	PROJECTED	REQUESTED	PROPOSED
	ACTUAL	ACTUAL	BUDGET	ACTUAL	YEAR END	BUDGET	BUDGET
<hr/>							
REVENUES							
ALL REVENUE	1,654,743	1,797,320	1,607,900	1,326,870	1,493,450	1,604,800	<hr/>
TOTAL REVENUES	1,654,743	1,797,320	1,607,900	1,326,870	1,493,450	1,604,800	<hr/>
<hr/>							
EXPENDITURES							
PERSONNEL SERVICES	0	0	0	0	0	0	<hr/>
SUPPLIES	3,161	400	0	1,199	3,200	2,000	<hr/>
CONTRACTUAL	1,352,635	1,246,814	1,394,900	1,104,200	1,333,250	1,395,300	<hr/>
UTILITIES	0	0	0	0	0	0	<hr/>
SUNDRY	487	4,426	5,000	848	1,000	7,500	<hr/>
MAINTENANCE	3,200	8,350	8,000	1,787	3,000	0	<hr/>
CAPITAL ITEMS	1,167	0	0	0	1,200	0	<hr/>
FUND TRANSFERS	220,000	122,000	200,000	163,200	190,000	200,000	<hr/>
TOTAL EXPENDITURES	1,580,650	1,381,990	1,607,900	1,271,234	1,531,650	1,604,800	<hr/>
<hr/>							
REVENUE OVER/(UNDER) EXPENDITURES	74,093	415,330	0	55,637	(38,200)	0	<hr/>

CITY OF CENTER  
PROPOSED BUDGET WORKSHEET  
AS OF: AUGUST 31ST, 2019

-MUN CT/PD RESTRICTED USE

	2018-2019				2019-2020	
	2016-2017	2017-2018	CURRENT	YEAR-TO-DATE	PROJECTED	REQUESTED
	ACTUAL	ACTUAL	BUDGET	ACTUAL	YEAR END	BUDGET
						PROPOSED
						BUDGET
REVENUES						
ALL REVENUE	37,109	16,799	14,600	6,908	37,350	9,150
TOTAL REVENUES	37,109	16,799	14,600	6,908	37,350	9,150
EXPENDITURES						
SUPPLIES	4,723	3,738	1,500	0	5,000	1,500
CONTRACTUAL	6,000	2,255	0	5,990	6,000	0
UTILITIES	810	427	700	0	700	800
CLOTHING	2,324	2,841	4,000	0	4,500	3,400
MAINTENANCE	0	0	0	0	0	0
CAPITAL ITEMS	2,143	0	3,000	0	300	3,000
GRANT TRANSFERS	0	0	0	0	0	0
TOTAL EXPENDITURES	16,000	9,260	9,200	5,990	16,500	8,700
REVENUE OVER/(UNDER) EXPENDITURES	21,108	7,539	5,400	918	20,850	450



CITY OF CENTER  
PROPOSED BUDGET WORKSHEET  
AS OF: AUGUST 31ST, 2019

## -RECREATION

	(----- 2018-2019 -----)				(----- 2019-2020 -----)		
	2016-2017	2017-2018	CURRENT	YEAR-TO-DATE	PROJECTED	REQUESTED	PROPOSED
	ACTUAL	ACTUAL	BUDGET	ACTUAL	YEAR END	BUDGET	BUDGET
<hr/>							
REVENUES							
REV CATG 5130-5209	0	0	0	0	0	0	<hr/>
RECREATION	171,099	177,210	170,300	129,006	175,150	171,800	<hr/>
TOTAL REVENUES	171,099	177,210	170,300	129,006	175,150	171,800	
<hr/>							
EXPENDITURES							
PERSONNEL SERVICES	71,035	76,024	78,100	69,198	77,400	80,000	<hr/>
SUPPLIES	69,069	58,929	64,000	48,595	61,900	59,000	<hr/>
CONTRACTUAL	22,404	22,555	19,700	20,111	20,650	22,700	<hr/>
UTILITIES	491	222	500	0	500	500	<hr/>
LAUNDRY	6,936	7,583	5,500	2,706	7,900	4,500	<hr/>
MAINTENANCE	1,185	15,200	2,500	887	15,100	5,100	<hr/>
CAPITAL ITEMS	0	0	0	0	0	0	<hr/>
TOTAL EXPENDITURES	171,120	180,513	170,300	141,497	183,450	171,800	
<hr/>							
REVENUE OVER/(UNDER) EXPENDITURES	( 22)	( 3,304)	0	( 12,491)	( 8,300)	0	

CITY OF CENTER  
PROPOSED BUDGET WORKSHEET  
AS OF: AUGUST 31ST, 2019

-TIF FUND

	2016-2017	2017-2018	(----- 2018-2019 -----)		(----- 2019-2020 -----)		
	ACTUAL	ACTUAL	CURRENT BUDGET	YEAR-TO-DATE ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	PROPOSED BUDGET
REVENUES							
ALL REVENUE	37,091	37,763	45,000	46,692	37,050	45,000	_____
TOTAL REVENUES	37,091	37,763	45,000	46,692	37,050	45,000	_____
EXPENDITURES							
CONTRACTUAL	0	0	0	0	0	0	_____
SUNDRY	40	50	0	( 10)	0	0	_____
CAPITAL ITEMS	0	0	0	0	0	0	_____
LOAN PAYMENTS	28,223	28,223	28,300	28,223	28,300	28,250	_____
TOTAL EXPENDITURES	28,263	28,273	28,300	28,213	28,300	28,250	_____
REVENUE OVER/(UNDER) EXPENDITURES	8,827	9,490	16,700	18,479	8,750	16,750	_____

CITY OF CENTER  
PROPOSED BUDGET WORKSHEET  
AS OF: AUGUST 31ST, 2019

## -CAPITAL IMPROVEMENTS FUND

	2016-2017	2017-2018	{----- 2018-2019 -----}		{----- 2019-2020 -----}		
	ACTUAL	ACTUAL	CURRENT BUDGET	YEAR-TO-DATE ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	PROPOSED BUDGET
REVENUES							
ALL REVENUE	297,077	250,020	500	4,357,113	4,363,500	10,000	_____
TOTAL REVENUES	297,077	250,020	500	4,357,113	4,363,500	10,000	_____
EXPENDITURES							
SUPPLIES	0	7,961	0	0	0	0	_____
CONTRACTUAL	0	0	0	0	0	0	_____
UNDRY	0	60	0	0	0	0	_____
CAPITAL ITEMS	81,995	231,417	0	0	0	350,000	_____
UND TRANSFERS	0	( 89,813)	0	( 3,749)	0	0	_____
MISCELLANEOUS	823,254	( 77,919)	18,400	171,304	170,300	3,937,600	_____
TOTAL EXPENDITURES	905,249	71,705	18,400	167,555	170,300	4,287,600	_____
REVENUE OVER/(UNDER) EXPENDITURES	( 608,172)	178,315	( 17,900)	4,189,557	4,193,200	( 4,277,600)	

CITY OF CENTER  
PROPOSED BUDGET WORKSHEET  
AS OF: AUGUST 31ST, 2019

-UTILITY FUND CAPITAL PROJ

	2016-2017 ACTUAL	2017-2018 ACTUAL	CURRENT BUDGET	YEAR-TO-DATE ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	PROPOSED BUDGET
REVENUES							
ALL REVENUE	104,937	( 6,024)	10,000	2,164,498	2,169,000	15,000	
TOTAL REVENUES	104,937	( 6,024)	10,000	2,164,498	2,169,000	15,000	
EXPENDITURES							
WARRANTY	10	160	0	0	0	0	
CAPITAL ITEMS	55,669	19,692	0	7,711	7,800	0	
BONDS	0	0	0	0	0	0	
MISCELLANEOUS	2,608,897	17,095	0	165,958	114,300	2,546,000	
TOTAL EXPENDITURES	2,664,576	36,947	0	173,669	122,100	2,546,000	
REVENUE OVER/(UNDER) EXPENDITURES	( 2,559,639)	( 42,971)	10,000	1,990,829	2,046,900	( 2,531,000)	

CITY OF CENTER  
PROPOSED BUDGET WORKSHEET  
AS OF: AUGUST 31ST, 2019

-PARK FUND

	2016-2017	2017-2018	2018-2019		2019-2020		
	ACTUAL	ACTUAL	CURRENT BUDGET	YEAR-TO-DATE ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	PROPOSED BUDGET
REVENUES							
ALL REVENUE	1,615	366,817	58,750	28,407	78,550	68,750	
TOTAL REVENUES	1,615	366,817	58,750	28,407	78,550	68,750	
EXPENDITURES							
UNDRY	0	0	0	0	0	0	
MAINTENANCE	0	11,865	0	0	11,900	0	
CAPITAL ITEMS	0	0	0	19,237	0	0	
GRAND TRANSFERS	50,000	70,000	45,000	45,000	70,000	65,000	
MISCELLANEOUS	0	20,899	250,000	39,550	20,000	0	
TOTAL EXPENDITURES	50,000	102,764	295,000	103,787	101,900	65,000	
REVENUE OVER/(UNDER) EXPENDITURES	( 48,385)	264,053	( 236,250)	( 75,380)	( 23,350)	3,750	

CITY OF CENTER  
PROPOSED BUDGET WORKSHEET  
AS OF: AUGUST 31ST, 2019

-CAP. EQUIP. REPLACEMENT

	2016-2017	2017-2018	CURRENT	YEAR-TO-DATE	PROJECTED	REQUESTED	PROPOSED
	ACTUAL	ACTUAL	BUDGET	ACTUAL	YEAR END	BUDGET	BUDGET
REVENUES							
REVENUE	96,017	138,881	169,400	190,911	158,000	138,450	
TOTAL REVENUES	96,017	138,881	169,400	190,911	158,000	138,450	
EXPENDITURES							
CAPITAL ITEMS	176,346	( 0)	124,000	216,579	264,350	67,000	
TOTAL EXPENDITURES	176,346	( 0)	124,000	216,579	264,350	67,000	
REVENUE OVER/(UNDER) EXPENDITURES	( 80,329)	138,881	45,400	( 25,667)	( 106,350)	71,450	

CITY OF CENTER  
PROPOSED BUDGET WORKSHEET  
AS OF: AUGUST 31ST, 2019

## -TECHNOLOGY FUND

			(----- 2018-2019 -----)	(----- 2019-2020 -----)			
	2016-2017	2017-2018	CURRENT	YEAR-TO-DATE	PROJECTED	REQUESTED	PROPOSED
	ACTUAL	ACTUAL	BUDGET	ACTUAL	YEAR END	BUDGET	BUDGET
REVENUES							
REVENUE	52,004	145,405	173,650	182,278	142,600	217,050	
TOTAL REVENUES	52,004	145,405	173,650	182,278	142,600	217,050	
EXPENDITURES							
PERSONNEL SERVICES	0	64,266	71,800	55,123	62,600	73,200	
SUPPLIES	0	3,809	5,000	22,688	4,500	12,500	
CONTRACTUAL	3,822	35,549	51,200	43,406	37,700	69,200	
OTHER	0	0	0	0	0	3,000	
CAPITAL ITEMS	0	9,587	40,000	9,300	1,600	30,000	
TOTAL EXPENDITURES	3,822	113,211	168,000	130,517	106,400	187,900	
REVENUE OVER/(UNDER) EXPENDITURES	48,181	32,194	5,650	51,761	36,200	29,150	

**bboyd@centertexas.org**

---

**From:** Jason Mitchell <jmitchell@centertexas.org>  
**Sent:** Thursday, August 22, 2019 10:43 AM  
**To:** Chad Nehring  
**Cc:** bboyd@centertexas.org  
**Subject:** John Harris Community Fund Grant

Chad,

On July 24, 2019, I applied for the John Harris Community Fund Grant to help with the entrance at the new soccer complex. I received a call letting me know we would be receiving \$10,000 to go towards the new soccer complex entrance. Mary Smith said that she would be by on August 27 around 2:30 to present the John Harris Community Fund grant check.

thanks

Jason Mitchell  
Recreation Director  
PO Box 1045  
Center TX 75935-1045  
936-590-7196  
[jmitchell@centertexas.org](mailto:jmitchell@centertexas.org)







517 HWY. 69 NORTH  
P.O. BOX 1417  
HUNTINGTON, TEXAS 75949  
OFFICE: 936-876-5640 • FAX: 936-876-3701

12August2019

Mr. Chad Nehring, City Manager  
City of Center, Texas  
617 Tenaha Street  
Center, Texas 75935

RE: Solid Waste Service for City of Center, Texas

Dear Mr. Nehring,

Thank you for the time on Tuesday, August 6. I appreciate the information you conveyed to me at that time.

Piney Woods Sanitation is a family owned and operated waste service company in its 24<sup>th</sup> year of operation. Presently, Piney Woods maintains offices in five locations. Each office provides administrative and operational support to the customer base in the area the offices are located. We maintain a fully staffed office at each facility. Our communication system allows office staff at any location to access entire account records for complete customer satisfaction, whether new service starts, continued service needs or complaints.

The Huntington, Texas office is the main corporate facility. The district manager, Denny Wheeler, office manager, Charlotte Iczkowski, and operation manager, Travis Miller office at this location. This office is responsible for operations in Angelina, Panola, Houston, Nacogdoches, Sabine, Cherokee, and Shelby counties.

Silsbee, Texas is office to the company General Manager, Mike Wilson. This facility is responsible for operations in Hardin, Liberty, Jasper, Newton, and Tyler counties.

Our Livingston, Texas office has Ricky Withers as operation supervisor. This facility's responsibility is to Polk, San Jacinto, Walker, Montgomery, portion of Houston and Trinity counties.

At the West Orange, Texas office, operation supervisor Derrick Woods, is responsible for the City of West Orange contract and customer base in Orange and Jefferson counties.

The Tyler, Texas office operation supervisor is Shawn Harris. This office handles service for Smith, Van Zandt, Wood, and Henderson counties.

We contract with several cities that have larger customer base's than the City of Center. We have transitioned these contracts with very little difficulty. In no case has service been disrupted. In most cases, citizens did not realize the service provider had changed.





517 HWY. 69 NORTH  
P.O. BOX 1417  
HUNTINGTON, TEXAS 75949  
OFFICE: 936-876-5640 • FAX: 936-876-3701

If Piney Woods Sanitation can obtain the waste contract for the City of Center, we would open an operational base in the Center vicinity. Piney Woods would employee local personnel that pass our drug and alcohol screen, background checks and applicable driver's licenses checks. We make every effort possible to employee the best person available for our workforce. Piney Woods Sanitation uses local vendors that provide resources needed to operate. We become involved with the ISD's through scholarships, buyer's pools and other sponsorships.

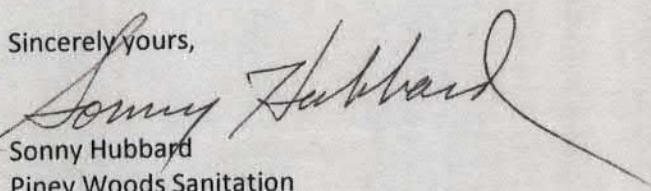
The ownership of Piney Woods Sanitation has been involved in the solid waste industry over 40 years. Because they have such extensive industry knowledge and experience, they are able to provide us with every tool needed to be successful. Available resources assure procurement of the best equipment and technology on the market. Piney Woods started a truck replacement program this past year so no route truck is over 5 years old. We have access to compactor equipment as needed per individual customer. In short, Piney Woods Sanitation can handle the solid waste needs of the City of Center, while becoming an active community member.

Enclosed, please find a list of contracts held by Piney Woods. Names and phone numbers are included and we ask you contact any or all of them. If you have any questions, please contact me anytime.

Piney Woods Sanitation offers our services to the City of Center. With the existing contract coming up in the next year, we ask the City to consider issuing a solid waste service Request for Proposal to examine other alternatives.

Thanks again for your time. I hope in the near future Piney Woods Sanitation becomes the service provider for the City's solid waste services and an active community member.

Sincerely yours,



Sonny Hubbard  
Piney Woods Sanitation  
517 Hwy 69  
P.O. Box 1417  
Huntington, Texas 75949  
936.876.5640 office  
936.239.4970 cell  
[shubbard@pineywoodssanitation.com](mailto:shubbard@pineywoodssanitation.com)

CC:

Denny Wheeler, District Manager  
Piney Woods Sanitation  
936.900.7015 cell  
[dwheeler@pineywoodssanitation.com](mailto:dwheeler@pineywoodssanitation.com)

I have enclosed the contact names and phone numbers for some of the city, POA's, MUD's, and other contracts Piney Woods Sanitation holds. Please contact any of the names on the list at your convenience. If you have any questions, please call me anytime.

Huntington  
Julie Davis, City Secretary  
Bill Stewart, City Manager  
936-875-2358

Hudson  
James Freeman, City Administrator  
936-4224195

Cushing  
Belinda Wade, City Secretary  
936-326-4665

Diboll  
Gerry Boren, City Manager  
936-829-4757

San Augustine  
LeRoy Hughes, Mayor  
936-275-2121

Mt Enterprise  
Rosen J Becker-Ross, City Secretary  
903-822-3269

Corrigan  
Darrian Hudman, City Manager  
936.398.4126

Onalaska  
Chip Choate, Mayor  
936.329.2715

West Orange  
Theresa Van Meter, City Secretary  
409.883.3468

Silsbee  
De Ann Zimmerman, City Manager  
409.385.2863

Rose Hill Acres  
Rick Thomisee, Mayor  
409.755.4940

Alabama Coushatta Tribe of Texas  
Cheryl Downing, Tribe Administrator  
936.563.1101

Groveton  
Donna Dial, city secretary  
936.642.1122

Artesian Lakes Resort  
Wyatt Smith, owner/mgr  
832.397.4008

Artesian Lake Community  
Charles Jackson, community pres.  
281.659.3266

Kirbyville  
Frank George, mayor  
409.423.6191

Houston County  
Jim Lovell, county judge  
936.544.0770

Lumberton  
Steve Clark, city manager  
409.755.3700

Burke  
Mr. Jones, mayor  
936.829.5707

Latexo  
Robert Hernandez, mayor  
936.544.9366

Nome  
Kerry Abner, mayor  
409.253.2391

Nacogdoches MUD  
Frank Stallworth, President  
936.585.3946

Ames  
John White  
936.336.7278

Northwest Forest MUD  
Doris Sutton, President  
409.892.0889

Hardin  
Stephanie Blume, mayor  
936.298.2117

Sonny Hubbard  
Piney Woods Sanitation  
517 Hwy 69 N.  
Huntington, Texas 75949  
936-876-5640 off  
936-239-4970 cell  
[shubbard@pineywoodssanitation.com](mailto:shubbard@pineywoodssanitation.com)

## SECOND EXTENSION AGREEMENT

THIS SECOND EXTENSION AGREEMENT (the "Second Extension"), is made on 11-10-14, 2014, by and between the City of Center, Shelby County, Texas, a Municipal Corporation of the State of Texas (the "City") and Allied Waste Systems, Inc., a Delaware corporation d/b/a Allied Waste Services of Kilgore // Republic Services of Kilgore ("Contractor"), as follows:

**WHEREAS**, in May of 1996, Contractor (as successor-in-interest to Laidlaw Waste Systems, Inc.) and the City entered into a hauling Contract for Solid Waste Collection and Disposal within the City, as amended by that certain Extension Agreement, dated March 19, 2010 between the City and Contractor (who was incorrectly identified as Allied Waste Services, Inc. Republic Services) (collectively, the "Hauling Contract");

**WHEREAS**, the Hauling Contract expires on June 1, 2015, and the parties desire to extend it for an additional five years on the terms set forth in this Second Extension;

**NOW THEREFORE**, in consideration of the mutual agreements and covenants of the City and Contractor, the parties agree as follows:

1. Extension of Term. The Hauling Contract shall be extended through June 1, 2020 (the "Extended Term").

2. Franchise Fee. Effective June 1, 2015 the Franchise Fee paid by the contractor shall be increased to seven percent paid to the city. Effective June 1, 2016 the Franchise Fee paid by the Contractor to the city shall be increased to nine percent paid to the city. Effective June 1, 2017 the Franchise Fee paid by the contractor to the city shall be increased to ten percent paid to the city and continue at ten percent each year of the extended term of the contract.

3. Clean-Up for City. The parties agree that notwithstanding anything in the Hauling Agreement to the contrary (include Item #3 of the Addendum Number 1 to the Contract Documents and General Specifications), the amount of non-hazardous solid waste that the City may request at no charge shall not exceed 600 cubic yards for clean-ups plus in exception to (Addendum item #16) 300 cubic yards from the City's water treatment plant not to exceed 300 tons or 900 yards during any period of time from June 1<sup>st</sup> through May 31<sup>st</sup> of the following year during the Extended Term.

4. Addition to Addendum Item #6 (Contract Documents and General Specifications) Effective June 1, 2015 a annual donation of \$1000 will be presented as follows \$500 sponsorship to the "What A Mellon" festival in July and \$500 sponsorship to the "East Texas Poultry Festival" in October. This contribution shall remain each year of the extended term of the Solid Waste Hauling contract.

5. Modification of Rates. Effective as of October 1, 2015 and each year thereafter on October 1<sup>st</sup>, the rate schedule and fees charged by Contractor during the Extended Term for residential and commercial hand collect service and commercial dumpsters in the City shall be raised in an amount equal to the percentage increase in the Consumer Price Index, Dallas, Texas Average, for Urban Wage Earners and Clerical Workers (all items publishes by the U.S. Department of Labor, Bureau of Statistics) since the dated of the last adjustment to the rates. The parties agree that this adjustment shall be in lieu of the adjustment set forth in the Extension Agreement dated March 19, 2010.

6. Continuing Effect; Amendment. Except as modified in this Second Extension, all other terms and conditions of the Hauling Contract remain unchanged and shall continue in full force and effect. Term agreement and extensions remain in effect from 2010 Extension Agreement. Neither the Hauling Contract nor this Second Extension may be further amended or altered except by written instrument executed by an authorized representative of the parties. The parties intending to be legally bound have executed this Second Extension, in multiple counterparts, each of which is deemed an original, but all of which shall constitute one and the same instrument.

**IN WITNESS THEREOF**, the City and Contractor, by each of their duly authorized agents, hereto affix their signatures and seals on duplicate originals of this Second Extension at Center, Shelby County, Texas on the date first set forth above.

City of Center  
A Municipal Corporation of Shelby County, Texas

Seal of the City:

By: W. L. Chatham  
Title: \_\_\_\_\_

Allied Waste Systems, Inc.

By: [Signature]  
Title: General Manager

