

STATE OF TEXAS §
COUNTY OF CALHOUN §
CITY OF PORT LAVACA §

On this the 6th day of November, 2017, the City Council of the City of Port Lavaca, Texas, convened in a special meeting at 5:30 p.m. at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas, with the following members in attendance:

Jack Whitlow	Mayor
Jerry Smith	Councilman, District 1
Tim Dent	Councilman, District 2
Jan Regan	Councilwoman, District 3
Rosie G. Padron	Councilwoman, District 4
Jim Ward	Councilman, District 5
Ken Barr	Councilman, District 6, Mayor Pro Tem

And with the following absent: None

Constituting a quorum for the transaction of business, at which time the following business was transacted:

CALL TO ORDER

- Mayor Whitlow called the special meeting to order at 5:41 P.M. and presided.

AGENDA ITEMS TO BE CONSIDERED AND TAKE ANY ACTION DEEMED NECESSARY:

CONSIDER AWARD OF BID FOR ROOF REPAIRS AT BAUER COMMUNITY CENTER

City Engineer/Economic Development/Planning Official Jody Weaver advised Council there was evidence at the Bauer Center of leaking at all the support columns where upper or lower roof scuppers are located. She said a scupper is the opening in the parapet wall that allows rainwater to drain from the roof to the downspout. Bid tabulation is as follow:

<u>Bidder</u>	<u>Amount</u>
Rain Seal Master	\$41,770.00
Easley Construction	\$46,000.00
Rain King, Inc.	\$49,998.00

She said the low bid is from Rain Seal Master for \$41,770.00 and this price includes insurance, P&P Bonds, and a one-year weathertightness warranty for the repairs. If any additional damage to the support structure is found, there may be additional cost to make repairs to currently unseen structural systems. She also advised the city has received a preliminary report from TML insurance which states that these costs will NOT be covered by insurance, because there is "no storm-created openings for the water to enter".

Council suggested that the roof for the Bauer Community Center be placed into the five-year Capital Improvement Plan (CIP).

Weaver recommend authorizing staff to move forward with a contract award to Rain Seal Master in an amount not to exceed \$50,000. She said this dollar amount will allow staff to proceed without returning to Council should they encounter a limited amount of additional damage needing repairs.

Councilman Ward made a motion to pass the following:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT LAVACA, TEXAS:

THAT, in accordance with recommendation of staff, Council hereby approves and awards bid for roof repairs at Bauer Community Center to Rain Seal Master in an amount not to exceed \$50,000. This dollar amount will allow staff to proceed without returning to Council should they encounter a limited amount of additional damage needing repairs.

Councilwoman Regan seconded this motion.

Motion passed by the following vote:

AYES: Smith, Dent, Regan, Padron, Ward and Barr

NAYS: None

RECEIVE REPORT ON HURRICANE HARVEY PROGRESS THROUGHOUT CITY

DEBRIS:

- 11-14-17 — Collected total 28,150 cubic yards of vegetative debris (26,503 plus 1,644). It is projected that the debris collection and disposal operations should be completed by the middle to end of next week.
- TFR reports that they plan to begin burning tomorrow. They are all ready, but are waiting for the wind to die down some.

NAUTICAL LANDINGS MARINA

- The Coast Guard is working to get the last sunken boat out today. When complete they will have raised 10 sunken vessels — none were put back in the water. Jan's boat still remains sunk and will be picked up by her insurance now that it has been freed from the boat on top of hers.

CITY WINDSTORM INSURANCE:

- I have received the following preliminary information from Jorey Galloway, the Claim Account Manager for the City's windstorm insurance: Note that the preliminary assessment states that the damage at the Bauer and Nautical Landings is NOT covered.

From Mr. Galloway: I received the field adjuster's preliminary report and while there is not a formal estimate, he has given a rough estimate of \$49,000. Damages included in the estimate are:

- Lighthouse Beach Restroom-damage to roof and exterior doors.
- Lighthouse Beach Pavilion-damage to exterior light fixtures.
- Evelyn's fish market-damage to storefront door. Damage to the ceiling tiles is not covered as there is no storm created opening for the water to enter.
- Sewer Plant-damage to the cap flashing and ceiling tiles (covered since there is a storm created opening).
- Nautical Landings-interior water damage is not covered as there is no storm created opening.
- Warehouse 1-damage to the overhead door.
- Tilley Park Pavilion-damage to roof, gutters and downspouts.
- Animal Control-water damage to ceiling tiles is not covered as there is no storm created opening.
- Fire Station-damage to the concrete wall (he doesn't say what the cause of this loss is so I can't say if it is covered under your policy until I receive his final report).
- Bauer Convention Building-water damage to ceiling, floor and walls not covered as there is no storm created opening.

FEMA PUBLIC ASSISTANCE:

- The City has been assigned a FEMA Program Delivery Manager (PDMG) to be our liaison with FEMA Public Assistance as we move forward. His name is Brian Becker.
- The City also has an assistant/liaison assigned from the Texas Department of Emergency Management (TDEM). She is Kelsie Newman with Cohn-Reznick, a consulting firm contracted by the state.
- As you recall, the City contracted with True North to assist us in the FEMA Public Assistance process. Frank German has been assigned to work with us. He has over 15 years experience as a former FEMA Public Assistance Program Specialist and has proved to be a great asset thus far. He will be in attendance at tonight's meeting.
- The City had the initial scoping meeting with FEMA on October 24. We have until December 24 to submit items for consideration of FEMA Public Assistance funding,

Attached is a copy of the Damage Inventory that has been submitted to FEMA thus far.

- We are hoping to have FEMA on-site inspections begin by the last week of this month.

MITIGATION AND RECOVERY EFFORTS:

- Bauer Community Center — Belfor has completed removal of the molded sheetrock and spraying of Microban on everything. With Council approval of the roof repair contract, that should start this Wednesday.
- We authorized Belfor to begin mitigation work at the Nautical Landings which begun today. Much of this work will involve removing the exterior deteriorated siding and mitigating the back of the interior walls from the outside and then replacing the siding. There is some mitigation work that is required inside.
- We are getting a proposal from a contractor that specializes in polishing concrete floors, to do a mock up so we can decide if this is a viable option for the Bauer Community Center. The initial estimate given was under \$2,000 for the mock up.

ENGINEERING/ARCHITECTURE STATEMENTS OF QUALIFICATIONS:

- I advertised for Statements of Qualifications from Engineers and Architects to assist with the Recovery efforts that may be funded in part by FEMA Public Assistance grants. I received 5 statements from engineers: John D. Mercer, Elite Engineering, CH2M Hill Engineers, CivilCorp/Freese and Nichols, and Urban Engineering. We will be reviewing the Statements and have a recommendation(s) for the Council next Monday.
- I included Architecture in the RFQ just in case we decided we wanted some architectural input on anything, but we didn't receive any SOQ's from Architects; however, the architecture work that is anticipated at the Bauer would be categorized as upgrades and is above and beyond any repair of damage caused by the storm. I can request statements of qualifications from Architects specifically for these Bauer upgrades and probably get a better response.

FINANCIAL IMPLICATIONS:

TFR's contract (Debris collection/disposal) is now estimated to be somewhere over \$300,000. Due to the additional quantity of debris and time involved, Landmark's contract (Debris Monitor) has been amended to not exceed \$200,000 without further authorization. These costs are eligible for 90% reimbursement, therefor the debris cleanup will cost the City around \$50,000 after reimbursement.

Belfor's estimate for the work actually completed at the Bauer is \$125,000. The cost of the work at Nautical Landings should not exceed \$200,000.

Councilman Barr made a motion to pass the following:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT LAVACA, TEXAS:

THAT, in accordance with recommendation of staff, Council hereby approves that November 24, 2017 be the deadline ID List, through "Survey Monkey, to have survey on what Bauer Center would need for upgrades.

Councilman Ward seconded this motion.

Motion passed by the following vote:

AYES: Smith, Dent, Regan, Padron, Ward and Barr

NAYS: None

MEET AND GREET THE NEW INTERIM CITY MANAGER, MR. BILL DILIBERO

No action necessary and none taken.

ADJOURN

Councilman Dent made a motion to adjourn the meeting

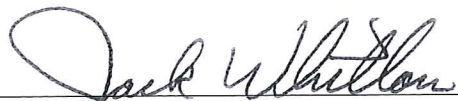
Councilwoman Regan seconded said motion

Motion passed by the following vote:

AYES: Smith, Dent, Regan, Padron, Ward and Barr

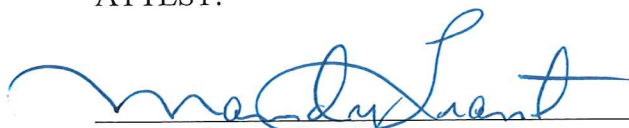
NAYS: None

Meeting adjourned at 6:46 P.M.



Jack Whitlow, Mayor

ATTEST:



Mandy Grant, City Secretary

PUBLIC NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF PORT LAVACA, TEXAS, WILL HOLD A SPECIAL MEETING MONDAY, NOVEMBER 06, 2017, BEGINNING AT 5:30 P.M., AT THE REGULAR MEETING PLACE IN COUNCIL CHAMBERS AT CITY HALL, 202 NORTH VIRGINIA STREET, PORT LAVACA, TEXAS TO CONSIDER THE FOLLOWING ITEMS OF BUSINESS:

THE FOLLOWING ITEM WILL BE ADDRESSED AT THIS OR ANY OTHER MEETING OF THE CITY COUNCIL UPON THE REQUEST OF THE MAYOR, ANY MEMBER(S) OF COUNCIL AND/OR THE CITY ATTORNEY:

ANNOUNCEMENT BY THE MAYOR THAT COUNCIL WILL RETIRE INTO CLOSED SESSION FOR CONSULTATION WITH CITY ATTORNEY ON MATTERS IN WHICH THE DUTY OF THE ATTORNEY TO THE COUNCIL UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS MAY BE IN CONFLICT WITH CHAPTER 551 OF TITLE 5 OF THE TEXAS GOVERNMENT CODE.

(All matters listed under the Consent Agenda item are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.)

CALL TO ORDER

- CERTIFICATION OF DUE NOTICE OF MEETING

AGENDA: (COUNCIL WILL CONSIDER/DISCUSS THE FOLLOWING ITEMS AND TAKE ANY ACTION DEEMED NECESSARY)

1. CONSIDER AWARD OF BID FOR ROOF REPAIRS AT BAUER COMMUNITY CENTER
2. RECEIVE REPORT ON HURRICANE HARVEY PROGRESS THROUGHOUT CITY
3. MEET AND GREET THE NEW INTERIM CITY MANAGER, MR. BILL DILIBERO

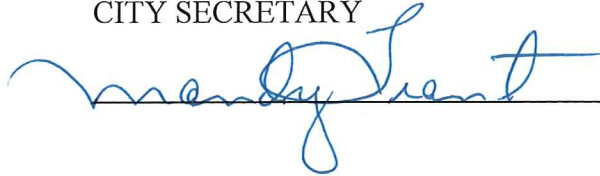
ADJOURN

JACK WHITLOW, MAYOR

CERTIFICATION OF POSTING NOTICE

THIS IS TO CERTIFY THAT THE ABOVE NOTICE OF A SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF PORT LAVACA, SCHEDULED FOR MONDAY, NOVEMBER 06, 2017, BEGINNING AT 5:30 P.M., WAS POSTED AT CITY HALL, EASILY ACCESSIBLE TO THE PUBLIC, AS OF 1:00 P.M., FRIDAY, NOVEMBER 03, 2017.

MANDY GRANT,
CITY SECRETARY



The Port Lavaca City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the primary north entrance facing Mahan Street. Special parking spaces are located in the Mahan Street parking area. In compliance with the Americans with Disabilities Act, the City of Port Lavaca will provide for reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact City Secretary Mandy Grant at (361) 552-9793 Ext. 230 for assistance.