



**CITY OF WHARTON  
FINANCE COMMITTEE MEETING**

**Monday, August 14, 2023  
5:00 PM**

***CITY HALL 120 EAST CANEY STREET  
WHARTON, TEXAS 77488***

**NOTICE OF  
CITY OF WHARTON  
FINANCE COMMITTEE MEETING**

Notice is hereby given that a Finance Committee Meeting will be held on Monday, August 14, 2023, at 5:00 PM at the Wharton City Hall, 120 East Caney Street, Wharton, Texas, at which time the following subjects will be discussed to-wit:

**SEE ATTACHED AGENDA**

Dated this 10th day of August 2023.

By:   
Joseph R. Pace, City Manager

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Finance Committee Meeting is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall of said City or Town in Wharton, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on August 10, 2023, at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

The Wharton City Hall is wheelchair accessible. Access to the building and special parking is available at the primary entrance. Persons with disabilities, who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (979) 532-4811 Ext. 225 or by FAX (979) 532-0181 at least two (2) days prior to the meeting date. BRAILLE IS NOT AVAILABLE.

Dated this 10th day of August 2023.

**CITY OF WHARTON**

By:   
Paula Favors  
City Secretary



**A G E N D A**  
**CITY OF WHARTON**  
**Finance Committee Meeting**  
**Monday, August 14, 2023**  
**City Hall - 5:00 PM**

**Call to Order.**

**Roll Call.**

**Public Comments.**

**Review & Consider:**

1. Minutes from the meeting held July 24, 2023.
2. Presentation from Mr. Alec Becker with Enterprise Fleet Management, Inc.
3. Resolution: A resolution of the Wharton City Council approving a Utility Joint Use Agreement with the Texas Department of Transportation (TxDOT) for utility service relocations on U.S.-59/future I-69 for utilities to remain in the TxDOT Right of Way (ROW) and authorizing the Mayor of the City of Wharton to execute the agreement.
4. Resolution: A resolution of the Wharton City Council awarding a contract for the Texas Community Development Block Grant – Downtown Revitalization Program/Main Street (TXCDBG-DRP/MS) Sidewalk Project and authorizing the Mayor of the City of Wharton to execute all documents related to said contract.
5. Resolution: A resolution of the Wharton City Council awarding a contract for the Valhalla Water Well Rehabilitation Project and authorizing the Mayor of the City of Wharton to execute all documents related to said contract.
6. Discussion on the City of Wharton Fiscal Year 2023-2024 Budget.

**Adjournment.**

City of Wharton  
120 E. Caney Street  
Wharton, TX 77488

# FINANCE COMMITTEE

Meeting Date:	8/14/2023	Agenda Item:	Minutes from the meeting held July 24, 2023.
<p>Attached is a copy of the draft minutes from the meeting held on July 24, 2023.</p>			
City Manager: Joseph R. Pace		Date: Thursday, August 10, 2023	
Approval: 			
Mayor: Tim Barker			

**MINUTES  
OF  
CITY OF WHARTON  
FINANCE COMMITTEE MEETING  
120 EAST CANEY STREET  
WHARTON, TEXAS 77488  
Monday, July 24, 2023–6:00 p.m.**

City Manager, Joseph R. Pace, declared a meeting of the City Council Finance Committee duly open for the transaction of business at 6:00 p.m.

Committee Members present: Mayor, Tim Barker; Councilmember, Larry Pittman, and Councilmember, Russell Machann.

Committee Members absent: None.

City Council Members present: None.

Staff members present: City Manager, Joseph R. Pace; Assistant to the City Manager, Brandi Jimenez; Assistant City Manager, Paula Favors; Director of Planning & Development, Gwyn Teves, and Finance Director, Joan Anandel.

Staff members absent: None.

Visitors: Mr. Xavier Solache of GFL; Mr. David Selesky of GFL and Mr. Chad Lemons of GFL.

Public Comments. There were no public comments.

The first item on the agenda was to review and consider minutes from the meeting held on June 26, 2023. Councilmember, Russell Machann, made a motion to approve the minutes as presented. Councilmember, Larry Pittman, seconded the motion. All voted in favor.

The second item on the agenda was to review and consider a Resolution: A resolution of the Wharton City Council approving Amendment No. 4 to the Franchise Agreement for Solid Waste Collection Services with Green for Life and authorizing the Mayor of the City of Wharton to execute the agreement. Finance Director, Joan Anandel, presented a copy of the 4th Amendment and Exhibits received from Mr. David Selesky, with Green for Life (GFL), in draft form. She stated that City Attorney, Paul Webb, had reviewed the documents and found no issues. After some discussion, Councilmember, Larry Pittman, made a motion to recommend to the City Council to approve the resolution approving Amendment No. 4 to the Franchise Agreement for Solid Waste Collection Services with Green for Life. Councilmember, Russell Machann, seconded the motion. All voted in favor.

The third item on the agenda was to review and consider a Resolution: A resolution of the Wharton City Council authorizing the City Staff to issue Requests for Proposals for a tax increment reinvestment zone administrator. Finance Director, Joan Anandel, stated that with the progress being made with the development of Wharton 55, LLC, the City Staff was requesting that the City seek proposals for a Tax Increment Reinvestment Zone (TIRZ) administrator. She stated a few of the things the TIRZ administrator was responsible for were preparing a taxable value analysis, developing a cash flow model, preparing a financing plan as well as all necessary documentation. After some discussion, Councilmember, Russell Machann, made a motion to recommend to the City Council to approve the resolution authorizing the City Staff to issue Requests for Proposals for a tax increment reinvestment zone administrator. Councilmember, Larry Pittman, seconded the motion. All voted in favor.

The fourth item on the agenda was adjournment.

The meeting was adjourned at 6:30 p.m.

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Joseph R. Pace, City Manager

City of Wharton  
120 E. Caney Street  
Wharton, TX 77488

## FINANCE COMMITTEE

Meeting Date:	8/14/2023	Agenda Item:	Presentation from Mr. Alec Becker with Enterprise Fleet Management, Inc.
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Mr. Alec Becker with Enterprise Fleet Management Inc. has been meeting with City Staff regarding the benefits of leasing vehicles. The City Staff has discussed leasing seven (7) vehicles for the Fiscal Year 2023-2024 Budget.

Finance Director, Joan Andel will be present to answer any questions.

City Manager: Joseph R. Pace	Date: Thursday, August 10, 2023
Approval: 	
Mayor: Tim Barker	



# City of Wharton

120 E. Caney Street ° Wharton, TX  
77488

Phone (979) 532-2491° Fax (979) 532-  
0181

## MEMORANDUM

To: Mr. Joseph R. Pace  
City Manager

From: Joan Andel

Date: August 9, 2023

Re: Enterprise Lease Program

Mr. Alec Becker with Enterprise Fleet Management Inc. has been meeting with City staff showing the benefits of leasing vehicles. The City has discussed leasing seven vehicles for the FY2024 year. Mr. Becker would like to meet with the Finance Committee on Monday, August 14, 2023 to discuss the program and the benefits to the City.

Please place this on the Finance Committee agenda for Monday, August 14, 2023.

Should you have any questions, please contact me.

Thank you.

City of Wharton  
 120 E. Caney Street  
 Wharton, TX 77488

## FINANCE COMMITTEE

Meeting Date:	8/14/2023	Agenda Item:	Resolution: A resolution of the Wharton City Council approving a Utility Joint Use Agreement with the Texas Department of Transportation (TxDOT) for utility service relocations on U.S.-59/future I-69 for utilities to remain in the TxDOT Right of Way (ROW) and authorizing the Mayor of the City of Wharton to execute the agreement.
<p>The construction of the future I-69 through the City Limits is imminent, and the City Staff has been working with TxDOT on the required utility services to be relocated. The utility relocation that is being displaced in the current City of Wharton Easements requires the acquisition of replacement easements. The City Staff and HDR have been attempting to negotiate with the property owners of two of the four parcels that are required for replacement easements. The initial offer packets were sent to the property owner for the following amounts:</p> <p>Parcel 1: \$20,422.00 (\$0.75 psf @ 25%)                  Parcel 2: \$31,854.00 (\$0.70 psf @ 25%)</p> <p>Del Campo Square, LLC, countered back to the offers requesting approximately \$4.00 psf. After meeting with TxDOT on this counteroffer TxDOT authorized a counteroffer of no greater than \$2.00 psf. This was relayed to the property owner and was not accepted.</p> <p>The relocation of the City’s utilities is estimated to take the longest construction time and TxDOT is putting their construction for I-69 through the City of Wharton out for bid in November 2023 with construction award expected in February 2024. To keep the City from delaying the project it has been recommended that the City enter into a Utility Joint Use Agreement for the utilities in these two parcels to remain in the TxDOT Right of Way. Entering into this agreement would mean that if at any time the utilities had to be moved again due to TxDOT construction, the cost would be reimbursable to the City.</p> <p>Attached is the agreement and resolution to enter into the agreement.</p> <p>Director of Planning &amp; Development, Gwyn Teves, will be present to answer any questions.</p>			
City Manager: Joseph R. Pace		Date: Thursday, August 10, 2023	
Approval: 			
Mayor: Tim Barker			



# City of Wharton

120 E. Caney • Wharton, TX 77488  
Phone (979) 532-2491 • Fax (979) 532-0181

## MEMORANDUM

**DATE:** August 9, 2023  
**FROM:** Gwyneth Teves, Director of Planning & Development  
**TO:** Honorable Mayor and City Council  
**SUBJECT:** Utility Joint Use Agreement with TxDOT for Utility Relocation in the TxDOT Right of Way for US-59/future I-69

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The construction of future I-69 through the City Limits is eminent and City staff has been working with TxDOT on required utility services to be relocated. The utility relocation that is being displaced in current COW easements requires acquisition of replacement easements. City Staff and HDR have been attempting to negotiate with the property owners of 2 of the 4 parcels that are required for replacement easements. Initial offer packets were sent to the property owner for the following amounts:

Parcel 1: \$20,422.00 (\$0.75 psf @ 25%)  
Parcel 2: \$31,854.00 (\$0.70 psf @ 25%)

Del Campo Square, LLC countered back to the offers requesting approximately \$4.00 psf. After meeting with TxDOT on this counteroffer TxDOT authorized a counteroffer of no greater than \$2.00 psf. This was relayed to the property owner and was not accepted.

The relocation of the City's utilities is estimated to take the longest construction time and TxDOT is putting their construction for I-69 through the City of Wharton out for bid in November 2023 with construction award expected in February 2024. To keep the City from delaying the project it has been recommended that the City enter into a Utility Joint Use Agreement for the utilities in these 2 parcels to remain in the TxDOT Right of Way. Entering into this agreement would mean that if at any time the utilities had to be moved again due to TxDOT construction, the cost would be reimbursable to the City.

Attached is the agreement and resolution to enter into the agreement. It is my recommendation that the Council consider approving this agreement at this time due to time sensitivity on relocating the utilities prior to TxDOT construction and the inability to negotiate with the property owner.

If you should have any questions, please contact me at 979-532-2491 ext. 238. Thank You.



# UTILITY JOINT USE AGREEMENT

Item-3.

U-Number: [ ]	Utility ID: [ ]
ROW CSJ: [ ]	County: [ ]
District: [ ]	Highway: [ ]
Federal Project No.: [ ]	From: [ ]
Projected Highway Letting Date: [ ]	To: [ ]

**WHEREAS**, the State of Texas, ("**State**"), acting by and through the Texas Department of Transportation ("**TxDOT**"), proposes to make certain highway improvements on that section of the above-indicated highway; and

**WHEREAS**, the [ ], ("**Utility**"), proposes to adjust or relocate certain of its facilities, if applicable, and retain title to any property rights it may have on, along or across, and within or over such limits of the highway right of way as indicated by the location map attached hereto.

**NOW, THEREFORE**, in consideration of the covenants and acknowledgements herein contained, the parties mutually agree as follows:

It is agreed that joint usage for both highway and utility purposes will be made of the area within the highway right of way limits as such area is defined and to the extent indicated on the aforementioned plans or sketches. Nothing in this Agreement shall serve to modify or extinguish any compensable property interest vested in the **Utility** within the above described area. If the facilities shown in the aforementioned plans need to be altered or modified or new facilities constructed to either accommodate the proposed highway improvements or as part of **Utility's** future proposed changes to its own facilities, **Utility** agrees to notify **TxDOT** at least 30 days prior thereto, and to furnish necessary plans showing location and type of construction, unless an emergency situation occurs and immediate action is required. If an emergency situation occurs and immediate action is required, **Utility** agrees to notify **TxDOT** promptly. If such alteration, modification or new construction is in conflict with the current highway or planned future highway improvements, or could endanger the traveling public using said highway, **TxDOT** shall have the right, after receipt of such notice, to prescribe such regulations as necessary for the protection of the highway facility and the traveling public using said highway. Such regulations shall not extend, however, to requiring the placement of intended overhead lines underground or the routing of any lines outside of the area of joint usage above described.

If **Utility's** facilities are located along a controlled access highway, **Utility** agrees that ingress and egress for servicing its facilities will be limited to frontage roads where provided, nearby or adjacent public roads and streets, or trails along or near the highway right of way lines which only connect to an intersecting road. Entry may be made to the outer portion of the highway right of way from any one or all access points. Where supports, manholes or other appurtenances of the **Utility's** facilities are located in medians or interchange areas, access from the through-traffic roadways or ramps will be allowed by permit issued by the **State** to the **Utility** setting forth the conditions for policing and other controls to protect highway users. In an emergency situation, if the means of access or service operations as herein provided will not permit emergency repairs as required for the safety and welfare of the public, the **Utility** shall have a temporary right of access to and from the through-traffic roadways and ramps as necessary to accomplish the required repairs, provided **TxDOT** is notified immediately when such repairs are initiated and adequate provision is made by **Utility** for the convenience and safety of highway traffic. Except as expressly provided herein, the **Utility's** rights of access to the through-traffic roadways and/or ramps shall be subject to the same rules and regulations as apply to the general public.

_____ Initial	_____ Date	_____ Initial	_____ Date
TxDOT		Utility	

If **Utility's** facilities are located along a non-controlled access highway, the **Utility's** rights of ingress and egress to the through-traffic roadways and/or ramps are subject to the same rules and regulations as apply to the general public.

**Participation in actual costs incurred by the Utility** for any future adjustment, removal or relocation of utility facilities required by highway construction shall be in accordance with applicable laws of the State of Texas.

**Utility** will, by written notice, advise **TxDOT** of the beginning and completion dates of the adjustment, removal, or relocation, and, thereafter, agrees to perform such work diligently, and to conclude said adjustment, removal, or relocation by the stated completion date. The completion date shall be extended for delays caused by events outside **Utility's** control, including an event of Force Majeure, which shall include a strike, war or act of war (whether an actual declaration of war is made or not), insurrection, riot, act of public enemy, accident, fire, flood or other act of God, sabotage, or other events, interference by the **State** or any other party with **Utility's** ability to proceed with the relocation, or any other event in which **Utility** has exercised all due care in the prevention thereof so that the causes or other events are beyond the control and without the fault or negligence of **Utility**.

It is expressly understood that **Utility** conducts the new installation, adjustment, removal, and/or relocation at its own risk, and that **TxDOT** makes no warranties or representations regarding the existence or location of utilities currently within its right of way.

The **Utility** and the **State**, by execution of this Agreement, do not waive or relinquish any right that they may have under the law.

The signatories to this Agreement warrant that each has the authority to enter into this Agreement on behalf of the party represented.

**IN WITNESS WHEREOF**, the parties hereto have affixed their signatures.

**UTILITY**

Utility:   
*Name of Utility*

By: \_\_\_\_\_  
*Authorized Signature*

*Print or Type Name*

Title:

Date:

[Contact/Help](#)

**EXECUTION RECOMMENDED:**

Director of TP&D:  District

**THE STATE OF TEXAS**

Executed and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By:   
District Engineer

Date:

\_\_\_\_\_  
Initial Date  
TxDOT

\_\_\_\_\_  
Initial Date  
Utility

MARKET VALUE ESTIMATE PRESENTED IN AN APPRAISAL REPORT

**Highway:** U.S. Highway 59  
**Parcel Number:** Easement 1  
**ROW CSJ:** N/A  
**Owner:** Del Campo Square, LLC  
**Property Address:** 9000 Block of U.S. Highway 59, Wharton, TX 77488  
**Property Location:** East line of U.S. Highway 59, northeast of FM 102  
**Legal Description:** 0.8278 acre (36,058 square feet) of land dedicated as an utility easement out of an approximate 128.2267 acres (5,585,555 square feet) of land being a portion of Lot 2 of the Kirk's Glen Subdivision and Tract 36D and part of Tracts 37A and 38, all out of the Alexander Jackson League, Abstract 34, Wharton, Wharton County, Texas  
**Prepared For:** Ms. Erin Newberry  
 HDR, Inc.  
 613 NW Loop 410, Suite 700  
 San Antonio, TX 78216  
**Prepared By:** Mr. David M. Ambrose, MAI  
 Ambrose Appraisal Company  
 16545 Village Drive, Building A  
 Jersey Village, Texas 77040  
**Date of Appraisal:** May 16, 2023  
**Date of Report:** June 1, 2023  
**Proposed Acquisition:** Partial  
**Market Value Estimate:** \$4,189,277.00  
**Partial Acquisition:** - \$20,394.00  
**Remainder Before:** \$4,168,883.00  
**Remainder After:** - \$4,168,883.00  
**Damages:** \$0.00  
**Partial Acquisition:** \$20,394.00  
**Damages:** + \$0.00  
**Cost to Cure:** + \$28.00  
**Compensation Estimate:** \$20,422.00

Confidentiality Statement: Our client is the HDR, Inc. on behalf of the City of Wharton. The findings contained herein shall not be disseminated to anyone other than the client, the client's duly authorize representative, or as may be required by Texas law.

David M. Ambrose, MAI  
 State Certified General RE Appraiser  
 Certificate No. TX-1322613-G



**AERIAL**

MARKET VALUE ESTIMATE PRESENTED IN AN APPRAISAL REPORT

**Highway:** U.S. Highway 59  
**Parcel Number:** Easement 2  
**ROW CSJ:** N/A  
**Owner:** Del Campo Square, LLC  
**Property Address:** 8000 Block of U.S. Highway 59, Wharton, TX 77488  
**Property Location:** East line of U.S. Highway 59, northeast of FM 102  
**Legal Description:** 1.3696 acres (59,660 square feet) of land dedicated as an utility easement out of an approximate 207.051 acres (9,019,142 square feet) of land being Tracts 36, 38C, 39-4, and part of Lot 37, Alexander Jackson League, Abstract 34, Wharton, Wharton County, Texas  
  
**Prepared For:** Ms. Erin Newberry  
 HDR, Inc.  
 613 NW Loop 410, Suite 700  
 San Antonio, TX 78216  
  
**Prepared By:** Mr. David M. Ambrose, MAI  
 Ambrose Appraisal Company  
 16545 Village Drive, Building A  
 Jersey Village, Texas 77040  
  
**Date of Appraisal:** May 16, 2023  
**Date of Report:** June 8, 2023  
**Proposed Acquisition:** Partial  
  
**Market Value Estimate:** \$6,313,931.00  
**Partial Acquisition:** - \$31,854.00  
**Remainder Before:** \$6,282,077.00  
**Remainder After:** - \$6,282,077.00  
**Damages:** \$0.00  
  
**Partial Acquisition:** \$31,854.00  
**Damages:** + \$0.00  
**Cost to Cure:** + \$133.00  
  
**Compensation Estimate:** \$31,987.00

Confidentiality Statement: Our client is the HDR, Inc. on behalf of the City of Wharton. The findings contained herein shall not be disseminated to anyone other than the client, the client's duly authorize representative, or as may be required by Texas law.

David M. Ambrose, MAI  
 State Certified General RE Appraiser  
 Certificate No. TX-1322613-G



**AERIAL**

**CITY OF WHARTON  
RESOLUTION NO. 2023-XX**

**A RESOLUTION OF THE WHARTON CITY COUNCIL APPROVING A UTILITY JOINT USE AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOR UTILITY SERVICE RELOCATIONS ON US-59/FUTURE I-69 FOR UTILITES TO REMAIN IN THE TXDOT RIGHT OF WAY (ROW) AND AUTHORIZING THE MAYOR OF THE CITY OF WHARTON TO EXECUTE THE AGREEMENT.**

**WHEREAS,** The Wharton City Council wishes to authorize a Utility Joint Use Agreement with TxDOT for the relocation of utilities within the TxDOT ROW for the US-59/Future I-69 Project; and,

**WHEREAS,** The Wharton City Council and TxDOT wishes to be bound by the terms and conditions as outlined in the agreement; and,

**WHEREAS,** The Wharton City Council wishes to authorize the Mayor of the City of Wharton to execute all documents related to said agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WHARTON, TEXAS** as follows:

**Section I.** That the Wharton City Council hereby approves the Utility Joint Use Agreement between the City of Wharton and TxDOT for the relocation of utilities within the TxDOT ROW for the US-59/Future I-69 Project.

**Section II.** That the City of Wharton and TxDOT are hereby bound by the terms and conditions as set forth in the agreement.

**Section III.** The Wharton City Council hereby authorizes the Mayor to execute all documents related to said agreement.

**Section IV.** That this resolution shall become effective immediately upon its passage.

**Passed, Approved, and Adopted** this 14<sup>th</sup> day of August 2023.

**CITY OF WHARTON, TEXAS**

**By:** \_\_\_\_\_  
**TIM BARKER**  
Mayor

**ATTEST:**

\_\_\_\_\_  
**PAULA FAVORS**  
City Secretary

City of Wharton  
 120 E. Caney Street  
 Wharton, TX 77488

## FINANCE COMMITTEE

Meeting Date:	8/14/2023	Agenda Item:	Resolution: A resolution of the Wharton City Council awarding a contract for the Texas Community Development Block Grant – Downtown Revitalization Program/Main Street (TXCDBG-DRP/MS) Sidewalk Project and authorizing the Mayor of the City of Wharton to execute all documents related to said contract.
<p>On July 18, 2023, proposals were received for the Construction of the Texas Community Development Block Grant – Downtown Revitalization Program/Main Street (TXCDBG-DRP/MS) Sidewalk Project.</p> <p>KSA Engineering has reviewed the submitted proposals and is recommending the contract be awarded to Staff Concrete of Victoria.</p> <p>Attached is the recommendation letter.</p> <p>The City Staff has also received approval to award from TDA for the single proposal receipt.</p> <p>Director of Planning &amp; Development Gwyn Teves will be present to answer any questions.</p>			
City Manager: Joseph R. Pace		Date: Thursday, August 10, 2023	
Approval: 			
Mayor: Tim Barker			



# City of Wharton

120 E. Caney • Wharton, TX 77488  
Phone (979) 532-2491 • Fax (979) 532-0181

## MEMORANDUM

**DATE:** August 9, 2023

**FROM:** Gwyneth Teves, Director of Planning & Development

**TO:** Honorable Mayor and City Council

**SUBJECT:** Construction of the Texas Community Development Block Grant –  
Downtown Revitalization Program/Main Street (TXCDBG-DRP/MS)  
Sidewalk Project

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On July 18<sup>th</sup>, 2023, proposals were received for the Construction of the Texas Community Development Block Grant – Downtown Revitalization Program/Main Street (TXCDBG-DRP/MS) Sidewalk Project.

KSA Engineering has reviewed the submitted proposals and is recommending the contract be awarded to Staff Concrete of Victoria. Attached is the recommendation letter.

We have also received approval to award from TDA for the single proposal receipt.

If you should have any questions, please contact me at 979-532-2491 ext. 238. Thank You.

July 19, 2023

Honorable Tim Barker  
Mayor  
**City of Wharton**  
120 E. Caney Street  
Wharton, TX, Zip

**Re: TXCDBG PY 2021 Downtown Revitalization and Main Street (DRP-MS) Program (CMD21-0262)**

Dear Mayor Barker:

Bids for the above referenced project were received on Tuesday, July 18, 2023, at City Hall and were publicly opened and read aloud at 10:00 am. There was one bid received. KSA Engineers reviewed the bid and prepared a Bid Tabulation verifying the bid results. The Bid Tabulation is attached for your review. The bidder submitted the required bid security. The bidder also provided a qualification statement with a list of projects they have completed that have a similar scope and scale.

The low bidder is Staff Concrete Construction of Victoria, Texas. A summary of the results is below.

Base Bid	\$335,399.00
Alternate No. 1	\$24,426.00
Alternate No. 2	\$55,051.00
Alternate No. 3	\$39,115.00

Based upon our review of the information submitted by the low bidder and the list of similar experience provided, Staff Concrete Construction appears to be qualified to perform the work required. KSA does not have prior experience with this contractor and City staff indicated that Staff Concrete Construction would be a new contractor for the City to work with.

If the City of Wharton awards this contract, our office will issue a notice of award to the selected bidder and prepare Construction Contract documents for execution by the bidder and the City of Wharton. KSA

looks forward to working with the City of Wharton during the construction phase on this important project to ensure a quality project.

If you have any questions about the Bid Tabulation or this award recommendation, please contact me at [scantner@ksaeng.com](mailto:scantner@ksaeng.com) or 281-494-3252 ext 1411.

Sincerely,



Cassandra L. Cantner, P.E.  
Senior Project Manager

cc: [gteves@cityofwharton.com](mailto:gteves@cityofwharton.com)

**City of Wharton, TX**  
**Downtown Revitalization and Main Street (DRP-MS) Program**  
**TXCDBG# CDM21-0262**  
**BID TABULATION**  
**KSA Engineers**  
**BID DATE: 7/18/2023**

Item	Spec Ref	Description	Unit	Quantity	Staff Concrete Construction	
					Unit Cost	Total Amount
<b>SECTION A - General Work and Materials</b>						
1	158 6002	Special Excavation (Backhoe)	CY	50	\$105.00	\$5,250.00
2	506 6038	Temporary Sediment Control Fence (Install)	LF	100	\$14.00	\$1,400.00
3	506 6039	Temporary Sediment Control Fence (Remove)	LF	100	\$6.00	\$600.00
4	506 6036	Sandbags for Erosion Control (6")	LF	50	\$14.00	\$700.00
5	506 6040	Biodegradable Erosion Control Logs (8")	LF	50	\$14.00	\$700.00
6	465 6020	Inlet (COMPL)(PCO)(4FT)(Both)	EA	2	\$10,000.00	\$20,000.00
7	464 6026	24" RCP	LF	20	\$181.00	\$3,620.00
					<b>Total Cost</b>	<b>\$32,270.00</b>
<b>SECTION B - PHASE 1: South Houston Street</b>						
1	104 6036	Removing Concrete	LF	362	\$9.00	\$3,258.00
2	502 6001	Barricades, Signs and Traffic Handling	MO	0.5	\$1,000.00	\$500.00
3	531 6001	4" Reinforced Concrete Sidewalk	SY	102	\$100.00	\$10,200.00
4	531 6013	Curb Ramps (TY 10)	EA	3	\$3,600.00	\$10,800.00
5	628 6001	Relocate Power Pole	EA	1	\$500.00	\$500.00
6	666 6048	Reflective Pavement Marking TY I (W) 24" (SLD)(100ML) Crosswalk Line	LF	42	\$31.00	\$1,302.00
7	666 6048	Reflective Pavement Marking TY I (W) 24" (SLD)(100ML) Stop Line	LF	21	\$31.00	\$651.00
8	644 6068	Relocate Stop Sign	EA	2	\$400.00	\$800.00
					<b>Total Cost</b>	<b>\$28,011.00</b>
<b>SECTION C - PHASE 1: South Rusk Street</b>						
1	100 6002	Preparing ROW. Includes excavation, fill and grading for sidewalk and drainage.	LF	474	\$20.00	\$9,480.00
2	502 6001	Barricades, Signs and Traffic Handling	MO	0.5	\$1,000.00	\$500.00
3	529 6008	Cone Curb & Gutter (TY II)	LF	181	\$92.00	\$16,652.00
4	531 6001	4" Reinforced Concrete Sidewalk	SY	300	\$90.00	\$27,000.00
5	530 6004	Driveway (Cone)	SY	28	\$118.00	\$3,304.00
6	531 6004	Curb Ramps (TY I)	EA	4	\$2,750.00	\$11,000.00
7	531 6008	Curb Ramps (TY 5)	EA	1	\$5,000.00	\$5,000.00
8	628 6001	Relocate Power Pole	EA	2	\$500.00	\$1,000.00
9	666 6048	Reflective Pavement Marking TY I (W) 24" (SLD)(100ML) Crosswalk Line	LF	42	\$31.00	\$1,302.00
10	666 6048	Reflective Pavement Marking TY I (W) 24" (SLD)(100ML) Stop Line	LF	12	\$31.00	\$372.00
11	162 6002	Block Sod with vegetative watering	SY	421	\$15.00	\$6,315.00
					<b>Total Cost</b>	<b>\$81,925.00</b>
<b>SECTION D - PHASE 2: South Fulton Street</b>						
1	100 6002	Preparing ROW. Includes excavation, fill and grading for sidewalk and drainage.	LF	237	\$20.00	\$4,740.00
2	502 6001	Barricades, Signs and Traffic Handling	MO	0.5	\$1,000.00	\$500.00
3	530 6004	Driveways (Cone)	SY	59	\$104.00	\$6,136.00
4	531 6001	4" Reinforced Concrete Sidewalk	SY	126	\$113.00	\$14,238.00
5	531 6008	Curb Ramps (TY 5)	EA	1	\$5,000.00	\$5,000.00
6	531 6010	Curb Ramps (TY 7)	EA	2	\$3,815.00	\$7,630.00
7	531 6013	Curb Ramps (TY 10)	EA	2	\$3,815.00	\$7,630.00
8	644 6068	Relocate Stop Sign	EA	1	\$400.00	\$400.00
9	666 6048	Reflective Pavement Marking TY I (W) 24" (SLD)(100ML) Crosswalk Line	LF	48	\$31.00	\$1,488.00
10	666 6048	Reflective Pavement Marking TY I (W) 24" (SLD)(100ML) Stop Line	LF	15	\$31.00	\$465.00
11	162 6002	Block Sod with vegetative watering	SY	27	\$30.00	\$810.00
					<b>Total Cost</b>	<b>\$49,037.00</b>

**City of Wharton, TX**  
**Downtown Revitalization and Main Street (DRP-MS) Program**  
**TXCDBG# CDM21-0262**  
**BID TABULATION**  
**KSA Engineers**  
**BID DATE: 7/18/2023**

Item	Spec Ref	Description	Unit	Quantity	Staff Concrete Construction	
					Unit Cost	Total Amount
<b>SECTION E - PHASE 2: South Resident Street</b>						
1	100 6002	Preparing ROW. Includes excavation, fill and grading for sidewalk and drainage.	LF	680	\$20.00	\$13,600.00
2	502 6001	Barricades, Signs and Traffic Handling	MO	0.5	\$1,000.00	\$500.00
3	529 6008	Conc Curb & Gutter (TY II)	LF	211	\$92.00	\$19,412.00
4	530 6004	Driveways (Conc)	SY	203	\$117.00	\$23,751.00
5	531 6001	4" Reinforced Concrete Sidewalk	SY	311	\$90.00	\$27,990.00
6	531 6004	Curb Ramps (TY I)	EA	3	\$2,750.00	\$8,250.00
7	531 6005	Curb Ramps (TY 2)	EA	1	\$3,600.00	\$3,600.00
8	531 6016	Curb Ramps (TY 21)	EA	2	\$4,500.00	\$9,000.00
9	628 6001	Relocate Power Pole	EA	9	\$500.00	\$4,500.00
10	644 6068	Relocate Stop Sign	EA	2	\$400.00	\$800.00
11	666 6048	Reflective Pavement Marking TY I (W) 24" (SLD)(100ML) Crosswalk Line	LF	48	\$31.00	\$1,488.00
12	666 6048	Reflective Pavement Marking TY I (W) 24" (SLD)(100ML) Stop Line	LF	15	\$31.00	\$465.00
13	162 6002	Block Sod with vegetative watering	SY	332	\$15.00	\$4,980.00
					<b>Total Cost</b>	<b>\$118,336.00</b>
<b>SECTION F - PHASE 3: North Rusk Street</b>						
1	104 6036	Removing Concrete	LF	200	\$18.00	\$3,600.00
2	104 6036	Conc Curb & Gutter (TY II)	LF	20	\$120.00	\$2,400.00
3	502 6001	Barricades, Signs and Traffic Handling	MO	0.5	\$1,000.00	\$500.00
4	530 6004	Driveways (Conc)	SY	76	\$91.00	\$6,916.00
5	531 6001	4" Reinforced Concrete Sidewalk	SY	12	\$142.00	\$1,704.00
6	531 6010	Curb Ramps (TY 7)	EA	2	\$3,815.00	\$7,630.00
7	531 6016	Curb Ramps (TY 21)	EA	1	\$4,800.00	\$4,800.00
8	162 6002	Block Sod with vegetative watering	SY	12	\$45.00	\$540.00
					<b>Total Cost</b>	<b>\$28,090.00</b>
<b>SECTION G - PHASE 3, ALT 1: North Houston Street</b>						
1	104 6036	Removing Concrete	LF	88	\$30.00	\$2,640.00
2	502 6001	Barricades, Signs and Traffic Handling	MO	0.5	\$1,000.00	\$500.00
3	529 6008	Conc Curb & Gutter (TY II)	LF	60	\$125.00	\$7,500.00
4	530 6004	Driveways (Conc)	SY	28	\$125.00	\$3,500.00
5	531 6001	4" Reinforced Concrete Sidewalk	SY	40	\$128.00	\$5,120.00
6	531 6010	Curb Ramps (TY 7)	EA	1	\$3,815.00	\$3,815.00
7	628 6001	Relocate Power Pole	EA	1	\$500.00	\$500.00
8	162 6002	Block Sod with vegetative watering	SY	23	\$37.00	\$851.00
					<b>Total Cost</b>	<b>\$24,426.00</b>
<b>SECTION H - PHASE 4, ALT 2 - Caney Street-North 3</b>						
1	100 6002	Preparing ROW. Includes excavation, fill and grading for sidewalk nad drainage.	LF	173	\$10.00	\$1,730.00
2	104 6036	Removing Concrete	LF	110	\$122.00	\$13,420.00
4	502 6001	Barricades, Signs and Traffic Handling	MO	1	\$1,000.00	\$1,000.00
5	530 6004	Driveways (Conc)	SY	144	\$109.00	\$15,696.00
6	531 6001	4" Reinforced Concrete Sidewalk	SY	115	\$109.00	\$12,535.00
7	531 6010	Curb Ramps (TY 7)	EA	2	\$3,815.00	\$7,630.00
8	628 6001	Relocate Power Pole	EA	2	\$500.00	\$1,000.00
9	162 6002	Block Sod with vegetative watering	SY	136	\$15.00	\$2,040.00
					<b>Total Cost</b>	<b>\$55,051.00</b>

**City of Wharton, TX**  
**Downtown Revitalization and Main Street (DRP-MS) Program**  
**TXCDBG# CDM21-0262**  
**BID TABULATION**  
**KSA Engineers**  
**BID DATE: 7/18/2023**

Item	Spec Ref	Description	Unit	Quantity	Staff Concrete Construction	
					Unit Cost	Total Amount
<b>SECTION I - PHASE 4, ALT 3 - Caney Street</b>						
1	100 6002	Preparing ROW. Includes excavation, fill and grading for sidewalk and drainage.	LF	278	\$10.00	\$2,780.00
2	502 6001	Barricades, Signs and Traffic Handling	MO	1	\$1,000.00	\$1,000.00
3	530 6004	Driveway (Conc)	SY	28	\$115.00	\$3,220.00
4	531 6001	4" Reinforced Concrete Sidewalk	SY	197	\$100.00	\$19,700.00
5	531 6004	Curb Ramps (TY I)	EA	2	\$3,000.00	\$6,000.00
6	628 6001	Relocate Power Pole	EA	3	\$500.00	\$1,500.00
7	644 6001	Install Stop Sign	EA	1	\$400.00	\$400.00
8	162 6002	Block Sod with vegetative watering	SY	301	\$15.00	\$4,515.00
					<b>Total Cost</b>	<b>\$39,115.00</b>

**SECTION J - General Items**

1	500	Mobilization, Bonds & Insurance	LS	1	\$30,000.00	\$30,000.00
					<b>Total Cost</b>	<b>\$30,000.00</b>

<b>SUMMARY - BASE BID</b>						
SECTION B - PHASE 1: South Houston Street					\$28,011.00	
SECTION C - PHASE 1: South Rusk Street					\$81,925.00	
SECTION D - PHASE 2: South Fulton Street					\$49,037.00	
SECTION E - PHASE 2: South Resident Street					\$118,336.00	
SECTION F - PHASE 3: North Rusk Street					\$28,090.00	
SECTION J - General Items					\$30,000.00	
<b>TOTAL BASE BID (SECTIONS B-F, PLUS J)</b>					<b>\$335,399.00</b>	
<b>SUMMARY - ALTERNATE BIDS</b>						
SECTION G - PHASE 3, ALT 1: North Houston Street					\$24,426.00	
SECTION H - PHASE 4, ALT 2 - Caney Street-North 3					\$55,051.00	
SECTION I - PHASE 4, ALT 3 - Caney Street					\$39,115.00	
<b>TOTAL ALTERNATE BID (1-3)</b>					<b>\$118,592.00</b>	
<b>TOTAL (BASE + ALTERNATE BIDS)</b>					<b>\$453,991.00</b>	

\* Red text indicates items that differ from the original bid pricing.

**CITY OF WHARTON  
RESOLUTION NO. 2023-XX**

**A RESOLUTION OF THE WHARTON CITY COUNCIL AWARDING A CONTRACT FOR THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT – DOWNTOWN REVITALIZATION PROGRAM/MAIN STREET (TXCDBG-DRP/MS) SIDEWALK PROJECT AND AUTHORIZING THE MAYOR OF THE CITY OF WHARTON TO EXECUTE ALL DOCUMENTS RELATED TO SAID CONTRACT.**

**WHEREAS,** Proposals were received for the Texas Community Development Block Grant – Downtown Revitalization Program/Main Street (TXCDBG-DRP/MS) Sidewalk Project on July 18, 2023; and,

**WHEREAS,** Staff Concrete Construction was deemed the best lowest qualified bidder for the base bid amount of \$335,399.00; and,

**WHEREAS,** The Wharton City Council wishes to award a contract to Staff Concrete Construction for the base bid amount of \$335,399.00; and,

**WHEREAS,** The City of Wharton and Staff Concrete Construction wish to be bound by the conditions as set forth in the agreement; and,

**WHEREAS,** The Wharton City Council wishes to authorize the Mayor of the City of Wharton to execute the contract.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WHARTON, TEXAS** as follows:

**Section I.** The Wharton City Council hereby authorizes the Mayor to execute the Texas Community Development Block Grant – Downtown Revitalization Program/Main Street (TXCDBG-DRP/MS) Sidewalk Project contract.

**Section II.** The City of Wharton and Staff Concrete Construction are hereby bound by the conditions as set forth in the contract.

**Section III.** That this resolution shall become effective immediately upon its passage.

**Passed, Approved, and Adopted** this 14<sup>th</sup> day of August 2023.

**CITY OF WHARTON, TEXAS**

By: \_\_\_\_\_  
**TIM BARKER**  
Mayor

**ATTEST:**

\_\_\_\_\_  
**PAULA FAVORS**  
City Secretary

City of Wharton  
120 E. Caney Street  
Wharton, TX 77488

## FINANCE COMMITTEE

Meeting Date:	8/14/2023	Agenda Item:	Resolution: A resolution of the Wharton City Council awarding a contract for the Valhalla Water Well Rehabilitation Project and authorizing the Mayor of the City of Wharton to execute all documents related to said contract.
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On Friday, August 4, 2023, Quiddity Engineering solicited bids for the Valhalla Water Well Rehabilitation project. Bids are due on Monday, August 14, 2023, at 10:00 a.m. Quiddity Engineering will review the bids for completeness and prepare a recommendation for the City Council.

Finance Director, Joan Andel, will be present to answer any questions.

City Manager: Joseph R. Pace	Date: Thursday, August 10, 2023
Approval: 	
Mayor: Tim Barker	



# City of Wharton

120 E. Caney Street ° Wharton, TX  
77488

Phone (979) 532-2491° Fax (979) 532-  
0181

## MEMORANDUM

To: Mr. Joseph R. Pace  
City Manager

From: Joan Andel

Date: August 9, 2023

Re: Vahalla Water Well Rehabilitation

On Friday, August 4, 2023, Quiddity Engineering solicited bids for the Valhalla Water Well Rehabilitation project. Bids are due on Monday, August 14, 2023 at 10:00 a.m. Quiddity Engineering will review the bids for completeness and prepare a recommendation for the City Council. Please place this on the Finance Committee agenda for Monday, August 14, 2023 and also on the City Council agenda for the same day.

Should you have any questions, please contact me.

Thank you.

**CITY OF WHARTON  
RESOLUTION NO. 2023-XX**

**A RESOLUTION OF THE WHARTON CITY COUNCIL AWARDING A CONTRACT FOR THE VALHALLA WATER WELL REHABILITATION PROJECT AND AUTHORIZING THE MAYOR OF THE CITY OF WHARTON TO EXECUTE ALL DOCUMENTS RELATED TO SAID CONTRACT.**

**WHEREAS,** Bids were received for the Valhalla Water Well Rehabilitation project on August 14, 2023; and,

**WHEREAS,** \_\_\_\_\_ was deemed the best lowest qualified bidder for the base bid amount of \$ \_\_\_\_\_; and,

**WHEREAS,** The Wharton City Council wishes to award a contract to \_\_\_\_\_ with the base bid amount of \$ \_\_\_\_\_; and,

**WHEREAS,** The City of Wharton and \_\_\_\_\_ wish to be bound by the conditions as set forth in the agreement; and,

**WHEREAS,** The Wharton City Council wishes to authorize the Mayor of the City of Wharton to execute the contract.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WHARTON, TEXAS** as follows:

**Section I.** The Wharton City Council hereby authorizes the Mayor to execute the Valhalla Water Well Rehabilitation project contract.

**Section II.** The City of Wharton and \_\_\_\_\_ are hereby bound by the conditions as set forth in the contract.

**Section III.** That this resolution shall become effective immediately upon its passage.

**Passed, Approved, and Adopted** this 14th day of August 2023.

**CITY OF WHARTON, TEXAS**

**By:** \_\_\_\_\_  
**TIM BARKER**  
Mayor

**ATTEST:**

\_\_\_\_\_  
**PAULA FAVORS**  
City Secretary

City of Wharton  
120 E. Caney Street  
Wharton, TX 77488

## FINANCE COMMITTEE

Meeting Date:	8/14/2023	Agenda Item:	Discussion on the City of Wharton Fiscal Year 2023-2024 Budget.
<p>The City Staff will address the committee regarding the City of Wharton Fiscal Year 2023-2024 Budget.</p>			
City Manager: Joseph R. Pace		Date: Thursday, August 10, 2023	
Approval: 			
Mayor: Tim Barker			



# City of Wharton

120 E. Caney Street ° Wharton, TX  
77488

Phone (979) 532-2491° Fax (979) 532-  
0181

## MEMORANDUM

To: Mr. Joseph R. Pace  
City Manager

From: Joan Andel

Date: August 9, 2023

Re: FY 2023-2024 Budget

I am requesting that the Finance Committee meet on Monday, August 14, 2023, to further discuss the upcoming budget. Please place this item on the agenda.

Should you have any questions, please contact me.

Thank you.