



January 2, 2024

Notice is hereby given of a Regular Meeting of Nacogdoches City Council to be held on the above date in the City Council Chambers of City Hall, 202 E. Pilar Street, Nacogdoches, Texas, beginning at 5:30 p.m. for the purpose of considering the following agenda items.

Some City Council Members may attend via videoconference but a quorum of the City Council and the Presiding Officer will be present at the above-stated physical location. The meeting will be streamed live at: <https://www.nactx.us/21>. There will be an opportunity for the public to comment on agenda items either by teleconference or in person in Council Chambers.

Members of the public who wish to submit comments on a listed agenda item by telephone must contact the City Secretary's office by email at lewisr@nactx.us or by calling 936-559-2506 and providing their name, telephone number and relevant agenda item upon which they wish to speak. All requests to make comments must be received by 12:00 p.m. on Tuesday, January 2, 2024. For all timely requests received, staff will call the submitted phone numbers directly during the meeting when the corresponding item comes up for comment. NOTE: The incoming phone call from City staff will be an unfamiliar number.

**PLEASE LIMIT PRESENTATIONS TO THREE MINUTES
(UNLESS PRIOR APPROVAL IS OBTAINED)**

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. OPEN FORUM. Open Forum is an opportunity for citizens to address the City Council about items listed on the agenda, as well as on matters that are not specifically listed on the agenda. Alternatively, a citizen may address the City Council about an agenda item when the item comes up for consideration during the meeting. In order to address the City Council, please complete the Public Comment Form and submit it to the City Secretary prior to the start of the meeting. In accordance with the Texas Open Meetings Act, the City Council will not discuss, deliberate, or make any decisions on items not listed on the agenda. Comments are limited to 3 minutes per person.
4. ITEMS TO BE REMOVED FROM CONSENT AGENDA.
5. CONSENT AGENDA: Items included under Consent Agenda require little or no deliberation by Council. Approval of Consent Agenda authorizes the City Manager or his designee to proceed with conclusion of each in accordance with staff recommendations as reflected in the minutes of this meeting.
 - A. Consider approval of minutes for the December 5, 2024 Regular City Council Meeting (Deputy City Secretary).
6. REGULAR AGENDA: City Council will receive staff recommendations and public input on the following items, and may deliberate and take formal action on the item.
 - A. Hold a discussion and give staff direction concerning the City Hall Roof and HVAC

Replacement (Director of Public Works).

- B. Consider approval of expenditures through a BuyBoard purchasing contract with Weisinger Incorporated for emergency repairs to Well 12 in the amount of \$248,625.00 (Director of Public Works).
7. EXECUTIVE SESSION: Executive Sessions are for City Council to receive information and deliberate on matters specified in Subchapter D of the Texas Open Meetings Act. Council may reconvene in open session to vote on the matter.
- A. Personnel Matters – Pursuant to Texas Government Code Section 551.074, deliberations regarding the appointment or employment of a public officer or employee. The subject of this executive session is to discuss the City Planner position (City Manager).
 - B. Personnel Matters – Pursuant to Texas Government Code Section 551.074, deliberations regarding the appointment or employment of a public officer or employee. The subject of this executive session is to discuss the Convention and Visitors Bureau Director position (City Manager).
8. Open for action, if any, on Executive Session item(s).
9. ADJOURN.



Rhonda Lewis
Deputy City Secretary



This agenda is posted as required under G. C. Section 551.041. For more information or a copy of the Open Meetings Act, please contact Attorney General of Texas at 1-800-252-8011; City Secretary at (936) 559-2506 or visit City of Nacogdoches web site at www.nactx.us.

CERTIFICATION

I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on December 29, 2023 at 5:00 p.m. and remained posted until the meeting convened.

Rhonda Lewis, Deputy City Secretary



City Council Meeting

Date: January 2, 2024

Agenda Item: 5.A.

PRESENTER:

ITEM/SUBJECT: Consider approval of minutes for the December 5, 2024 Regular City Council Meeting (Deputy City Secretary).

SUMMARY/BACKGROUND:

FINANCIAL:

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

CITY CONTACT: Rhonda Lewis, Deputy City Secretary
lewisr@nactx.us
(936) 559-2506

ATTACHMENTS: 1. City Council Meeting Minutes - 12.05.23



Regular Session
Nacogdoches City Council
December 5, 2023 – 5:30 p.m.
City Council Chambers – City Hall
202 East Pilar Street

DRAFT

City Council present in person: Mayor Randy Johnson, Council Members, Chad Huckaby (via videoconference), Kathleen Belanger and Mayor Pro Tem Roy Boldon

City Council not in attendance: Councilman Brad Maule

1. Called to order at 5:30 p.m.
2. Pledge of Allegiance.
3. Open Forum:

Matt Moore commented on the renewed process of the Open Forum and the ability of citizens to comment on agenda items.

Mayor Randy Johnson presented Councilman Roy Boldon with a gift and Resolution for his 80th birthday. Councilman Boldon has shown us in various ways his dedication and caring for the welfare of others in this community.

4. ITEMS TO BE REMOVED FROM CONSENT AGENDA.

Councilwoman Belanger removed Item 5.C. from the Consent Agenda and moved to approve the other items on the Consent Agenda. Councilman Boldon duly seconded the motion and the motion was approved 4-0.

5. CONSENT AGENDA:

- C. Consider approval of the appointment of City Engineer.

City Manager, Rick Beverlin, asked Council to approve the appointment of Case Opperman to the position of City Engineer.

Councilman Boldon commented that Mr. Opperman has received support and is spoken highly of by members of the community.

Councilwoman Belanger moved to approve the appointment of Case Opperman to the Nacogdoches City Engineer position. Councilman Boldon duly seconded the motion and the motion passed 4-0.

6. REGULAR AGENDA:

- A. Consider approval of a Specific Use Permit to operate a Tattoo Salon/Piercing Studio in a B-2, General Business District, on Lot 16-H, City Block 50, located at 2311 North Street. This request has been made by Krysta Robertson. Case Number SUP2023-06.

Juan Pollette, Interim City Planner, presented this item to Council stating that the applicant found the new location and expects and opportunity for growth. Mr. Pollette stated that Planning staff mailed 14 notices to property owners in the 200 ft. notification area. He stated that a neighborhood meeting where 4 attended in approval of the proposed site, and one in opposition. Mr. Pollette stated that the request meets all of the Conditions for Approval.

Brandi Cartwright, said that it is good to see that the building will be put to use after being vacant for such a long period of time.

Sammy Smith addressed Council and expressed his opposition of the proposed site. He stated that the area has deteriorated over time and that another tattoo parlor will not improve Nacogdoches. He also stated the SFA Fine Arts Building is within 150 yards of the proposed tattoo parlor.

Michael Pain spoke in favor of the applicant and stated that the tattoo parlor would not bring a negative impact to the city and would be profitable.

Minutes unofficial until approved by City Council

The applicant, Krysta Robinson, stated that she is dedicated to improving the area by utilizing the space. Anne Keehnen commented that it is important to look at how a business looks and how it will contribute to the city.

Mayor Johnson closed the Open Forum.

Councilman Huckaby moved to approve the Specific Use Permit as presented by the Planning Department, which includes the proposed conditions. Mayor Johnson duly seconded the motion, and the motion carried 4-0.

- B. Consider approval of a Zone Change from R-4, Multi-Family to R-1, Single-Family for approximately 0.5 acres, being Lot 12, City Block 40 located at 803 North Mound Street. This request has been submitted by Brad Maule. Case File ZON2023-08.

Juan Pollette, Interim City Planner, presented this item to Council stating that the owner of the property would like to down-zone the property for single-family occupancy. He stated that staff sent 18 notices to property owners in the 200 ft. notification area and received 1 response in favor of the zone change. On November 13, the Planning and Zoning Commission voted unanimously (5-0) to approve the zone change from R-4, Multi-Family to R-2, Single-Family. Mr. Pollette stated that further research proved that a suggested amendment to the original request of R-1 to R-2, would be better suited for the area and is a less intense zone change.

Mayor Johnson opened the floor for comments from the public.

Brandi Cartwright stated that she is not for or against the request; however, suggested that the City of Nacogdoches consider a larger conversation on the subject of zoning.

Sammy Smith mentioned that he attended the P&Z meeting and supported this request. He is in favor of down-zoning and owner-occupied residences.

Matt Moore stated that he hoped that Council would take a closer look at spot-zoning in the city.

Sammy Smith approached and stated that he is neither for or against the proposed zone change and thinks the city in general should have a larger discussion on zoning.

Mayor Johnson closed the public comment portion of the meeting, and asked Council for any comments.

Councilman Boldon stated that the city needs multi-family housing as well as single-family, as the University expects to grow with thousands of additional students.

Councilwoman Belanger agreed that the city is in need of larger discussions on zoning, land use, etc.

Council woman Belanger made a motion to approve the P&Z recommendation from R-4 to R-2, Councilman Boldon duly seconded the motion and the motion carried 4-0.

7. **ADJOURNED:** 6:27 p.m.

ATTEST:

Mayor Randy Johnson
City Council
City of Nacogdoches

Rhonda Lewis, Deputy City Secretary

PRESENTER: Case Opperman, Director of Public Works

ITEM/SUBJECT: Hold a discussion and give staff direction concerning the City Hall Roof and HVAC Replacement (Director of Public Works).

SUMMARY/BACKGROUND: In November 2022, the Engineering Department Staff, working with Curtis Architecture, obtained initial pricing for the replacement of the City Hall roof. A local area contractor, who is part of an approved government purchasing cooperative, provided cost estimates and assisted the architect with the evaluation of specific options for the roof replacement. During this process, Staff identified that it may be prudent to look at replacing some or all of the aging HVAC units, some of which would need to be removed during the roof work.

Working with the local contractor and Curtis Architecture, a mechanical contractor and engineer was brought in to identify the condition of all the building's HVAC units and help evaluate recommendations and cost estimates for possible replacements. The investigation found that most of the existing units were at, or past, the end of their service-life and would need immediate or near-term replacement. Using the information provided by the contractors, Staff prepared a budget of \$900,000 to include the roof replacement, mechanical unit replacements, and professional fees, including a small contingency. The \$900,000 cost was included in the CIP as part of the FY23-24 budget.

In October 2023, Staff moved forward with Curtis Architecture to finalize the plans and specifications and prepare for a final proposal and construction contract. The final price for the work came back significantly higher than the budget figures from April with revised costs over \$1.1 million. The increased costs were attributed to significant inflation in the mechanical units, price increases in roofing materials, and the addition of a standalone roof area over the water office drive through.

Working with Army Curtis and the contractors, Staff has revised the scope of work to reduce the number of HVAC replacements to only critical units, bringing the cost down to \$895,425, within the CIP budget.

Roofing	\$305,000
HVAC	\$447,925
Water Proofing	\$ 57,500
Contingency	\$ 40,000
Construction Total	\$850,425

Architect Fees	\$ 45,000
Project Total	\$ 895,425

Staff will include an additional HVAC project in the FY24-25 CIP for the remaining HVAC

units with pricing updated at that time.

FINANCIAL:

Item is budgeted:

Account No.: 01.86 680.00

Account Name: *Buildings & Structures*

Amount: \$900,000

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

Infrastructure

CITY CONTACT: Case Opperman, Director of Public Works
oppermanc@nactx.us
(936) 559-2515

ATTACHMENTS: 1. Recommendation Letter
2. PowerPoint

November 27, 2023

Steve Bartlett, PE
City of Nacogdoches Engineer
202 E. Pilar St.
Nacogdoches, TX 75961

Re: City Hall Re-Roof and HVAC Replacement

Dear Mr. Bartlett,

On November 22, 2023, the City accepted final negotiated bid proposals for the City Hall Re-roof and HVAC Replacement project. The results of these bids are attached for your reference.

Based on my review of the bids and with discussion with City and proposed construction staff, the project is recommended to proceed as follows:

- Due to rapidly increasing material costs, the HVAC portion of the project has been scaled back to only include the replacement of the three 10 ton multi-zone systems that supply to the south sections of the first, second, and third floors. As all of the HVAC scope was scrutinized, these areas were deemed the highest priority for replacement.
- Note that the project also includes the re-roofing of the entirety of City Hall, including the water department drop off area which was not originally scoped. It also has an allowance to repair the worst of the areas of waterproofing along the parapet roof edge.
- Total project cost include the following items:

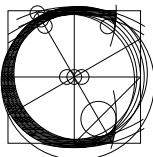
-	Re-Roofing	\$305,000.00
-	HVAC Replacement	\$447,925.00
-	Waterproofing Allowance	\$57,500.00
-	Construction Contingency	\$40,000.00
-	A/E Design Fees:	\$ 45,000.00
Total Project Cost:		\$895,425.00

It is our recommendation to award the project to Reneau Roofing and Sheet Metal as outlined above. If you have any questions regarding this memo, please feel free to contact me.

Sincerely,



Army Curtis, AIA
Curtis Architecture



CURTIS ARCHITECTURE
acurtis@curtisarchitecture.net

412 North St.
Nacogdoches, TX 75961

936-559-9233
936-569-9465 F

RENEAU ROOFING & SHEET METAL, INC.

P.O. Box 100

Garrison, Texas 75946

Phone: 936-347-2369 Fax: 936-347-2075

To: Army Curtis

Project: Nacogdoches City Hall TIPS #: 21060302

Roofing: \$305,000

HVAC: \$447,925

Water Proofing: \$ 57,500

Contingency: \$ 40,000

Total: \$850,425

Allen Pack, Estimator

11-22-23

Date

TDR CONTRACTORS, INC.

**P. O. Box 1003
Gilmer, Texas 75644**

**Physical Address:
1523 W. Tyler St.
Gilmer, Texas 75644**

**Phone 903-843-5543
Fax 903-843-5544**

**Nacogdoches City Hall HVAC Renovation
Proposal for Mechanical Services
11-7-2023: Proposal Valid for 30 days**

Mechanical scope of work:

GROUND FLOOR

- One 2-1/2 Ton split system existing to remain
- Two 5 Ton split system existing to remain

FIRST FLOOR

- One 2-1/2 Ton split system existing to remain
- One 7-1/2 Ton split system existing to remain
- One 10 Ton multizone air handling unit and duct heaters replaced with heat pump VRF system
 - Equipment past life expectancy, recommend replacement
 - Proposed unit cutsheets attached for reference
 - ODU-1: 10 Ton
 - IDU 1-1: 3 Ton
 - IDU 1-2: 2-1/2 Ton
 - IDU 1-3: 1-1/2 Ton
 - IDU 1-4: 2-1/2 Ton
 - IDU 1-5: 1 Ton
 - New electrical distribution required
 - Condensing unit relocated to roof, route through new penetration over mechanical rooms
 - New outside air ductwork from riser to individual units, provide insulation on existing duct riser
 - New refrigerant piping
 - New condensate piping
 - VRF system eliminates need for duct heater

SECOND FLOOR

- Three 5 Ton split systems existing to remain
- One 10 Ton multizone air handling unit and duct heaters replaced with heat pump VRF system
 - Equipment near or past life expectancy, recommend replacement
 - Proposed unit cutsheets attached for reference
 - IDU 2-1: 3 Ton
 - IDU 2-2: 3 Ton
 - IDU 2-3: 1 Ton
 - IDU 2-4: 1-1/2 Ton
 - IDU 2-5: 1-1/2 Ton
 - ODU-2: 10 Ton
 - New electrical distribution required

- Condensing unit relocated to roof, route through new penetration over mechanical rooms
- New outside air ductwork from riser to individual units, provide insulation on existing duct riser
- New refrigerant piping
- New condensate piping
- VRF system eliminates need for duct heater

THIRD FLOOR

- Two 3 Ton direct expansion air handling unit serving it room existing to remain
- Three 5 Ton gas/electric rooftop units existing to remain
- One 10 Ton multizone air handling unit and duct heaters replaced with heat pump VRF system
 - Equipment near or past life expectancy, recommend replacement
 - Proposed unit cutsheets attached for reference
 - IDU 3-1: 3 Ton
 - IDU 3-2: 1 Ton
 - IDU 3-3: 2-1/2 Ton
 - IDU 3-4: 1-1/2 Ton
 - IDU 3-5: 2-1/2 Ton
 - ODU-3: 10 Ton
 - New electrical distribution required
 - Condensing unit relocated to roof, route through new penetration over mechanical rooms
 - New outside air ductwork from riser to individual units, provide insulation on existing duct riser
 - New refrigerant piping
 - New condensate piping
 - VRF system eliminates need for duct heater

ROOF

- Four Exhaust fans existing to remain
- One Supply fan existing to remain

Excludes:

- Sales Tax
- Fire Alarm
- Roofing
- Structural Modifications

Mechanical Proposal: \$389,500.00

Thanks,

Matt Jackson, PE
 Estimator/Project Manager
 (903) 520-8590

CITY HALL ROOF AND HVAC REPLACEMENT



CITY HALL ROOF AND HVAC REPLACEMENT

Re-Roofing	\$ 305,000.00
- HVAC Mechanical Replacement	\$ 447,925.00
- Waterproofing Allowance	\$ 57,500.00
- Construction Contingency	\$ 40,000.00
- A/E Design Fees	\$ 45,000.00

Total Project Cost: **\$**
895,425.00

Budget of \$900,000 in FY 23-24 CIP





City Council Meeting

Date: January 2, 2024

Agenda Item: 6.B.

PRESENTER: Case Opperman, Director of Public Works

ITEM/SUBJECT: Consider approval of expenditure for emergency repair for Well 12 in the amount of \$248,625.00 (Director of Public Works).

SUMMARY/BACKGROUND: Well 12 is down and in need of repair including a new pump assembly and well column. It is a major producer (about 950 GPM) into our groundwater system which feeds the south side of town. This repair was declared an emergency need on December 28 due to the risk of a shortage in the supply of water to that area in the event of another Water Well failure while procurement and contracting were ongoing for the repair of Well 12. Weisinger Incorporated has evaluated the issues and sent a proposal for the necessary rehabilitation. Weisinger is a qualified and experienced water well contractor that has worked on several water well projects for the City in the past. They are under a BuyBoard cooperative purchasing contract which is exempt from the competitive bidding process under Texas Local Government Code Section 252.022(a)(12)(D). Section 252.022(a)(2) also allows for a general exemption to competitive bidding for a procurement necessary to preserve or protect the public health or safety of the municipality's residents. The total cost for this repair from Weisinger Incorporated is \$248,625.00. The CIP includes \$225,000 for water well rehab per year which will pay for the majority of this expenditure. The remaining cost will be funded by Utility Fund Reserves and included in a subsequent future budget amendment by the Finance Department.

FINANCIAL:

Item is budgeted:

Account No.: 30 179.00

Account Name: *Groundwater CIP*

Amount: \$225,000.00

Item is not budgeted (*Budget Amendment required – future*)

Account Name: *Utility Fund Reserves*

Amount: \$23,625.00

COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES

Infrastructure

CITY CONTACT: Case Opperman – Director of Public Works
oppermanc@nactx.us
(936) 559-2515

ATTACHMENTS: 1. Quote
2. PowerPoint Slide

December 4, 2023

City of Nacogdoches
P.O. Box 635030
Nacogdoches, Texas 75963

Attn: Lyles, Ronnie
lylesrw@nactx.us

Ref: City of Nacogdoches Well 12

Mr. Lyles:

As you requested, we have removed the pumping equipment and have completed a TV Survey of the well. Listed below are our findings and recommendations.

Inspections of the pumping equipment found that all of the bowl bearings and their respective pump shaft surfaces are worn above acceptable tolerances. The impeller skirts and their respective wear rings contain minimal wear. 210' of 8" column pipes and 41 of the 3" oil tubes contain heavy pitting and gauling in their sealing faces. All of the 1 15/16" line shafts are black and rusty and the line shaft bearings contain over tolerance wear.

A TV Survey was performed on 11/14/2023 to investigate the conditions of the well after removing the pumping equipment from the well. The static water level was 270' and the total depth viewed was 723'. Reviewing the survey video revealed mild scale at 70' onward. The screens appear to be open. There were no structural issues noted at this time. Based on the review of the TV survey, we are recommending no downhole rehabilitation efforts and proceed with setting the permanent pumping equipment back in the well. Please consider the following:

Recommended Pumping Equipment and Services

Pumping Equipment and Installation

- Rebuild the existing all bronze pump to include a new stainless steel pump shaft, all new bearings and wear rings. Trim the impeller skirts to a common dimension and balance
- 200 ft of New 8" x 20' T&C pump columns with fusion bond epoxy coating on the ID/OD
- New 8" top special column pipe with fusion bond epoxy coating on the ID/OD
- 200 ft of New 3" x 1 15/16" x 20' tube and shaft assemblies with fusion bond epoxy coating on the OD
- New 3" x 1 15/16" top special tube and shaft assembly with fusion bond epoxy coating on the OD
- 380 ft of New 1 15/16" x 20' T&C carbon steel line shafts
- 10 ft of New 1 15/16" x 10' T&C carbon steel line shaft
- 79 New 1 15/16" x 3" line shaft bearings
- 29 New 3" x 8" rubber tube stabilizers
- New Micarta package for the discharge head and vertical motor
- Rewind the existing motor, dip and bake the stator, replace all of the bearings and hardware. Hypot and surge test the stator windings, assemble and test run.



December 4, 2023
Attn: Ronnie Lyles
Ref: City of Nacogdoches Well 9
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- New 1 15/16" motor drive shaft complete with head shaft nut and gib key
- New 1 15/16" x 3" tension bearing with O-rings
- New 3 gallon epoxy coated oil reservoir complete with immersion heater and lubrication kit
- 610 ft of New 1/4" stainless steel airline complete with a water level detector kit
- Steam clean, prime and paint the existing discharge head and its appurtenances
- Miscellaneous items to make well operational
- Shop labor to assemble and prepare new equipment for shipment
- Haul pumping equipment to the well site
- Service rig and crew to install pumping equipment in the well
- Service Technician to start-up, test the well, and collect (3) bacteriological samples

Total of Services and Materials Outlined Above \$212,055.00

Cost to Date

- Provide rig and crew and equipment to pull the existing pumping equipment, haul the equipment to our shop, disassemble and inspect the equipment, perform a camera survey and provide a written report of our findings.

Total for Cost to Date outlined \$36,570.00

Grand Total for Scope of Services Above Including Cost to Date \$248,625.00

Thank you for the opportunity to offer you our services as we await your response.

Sincerely,

Charlie McCulloch
Weisinger Incorporated



BuyBoard Contract # 662-22 & 672-22

Well 12 Rehabilitation

- Recent failures require significant repairs
- New pump assembly and well column needed
- Weisinger, Inc. proposal - \$ 248,625.00
- \$ 225,000 in CIP, remainder funded by budget amendment
- BuyBoard cooperative contract
- Weisinger has completed several projects successfully for the City

