



COUNCIL COMMITTEE MEETING

Cross Timbers Legacy Center | 830 S Graham | Stephenville, Texas 76401
Tuesday, February 18, 2025 at 5:30 PM

*Due to the location and in accordance with Sec. 551.128, Texas Government Code –
this meeting WILL NOT BE STREAMED.*

AGENDA

CALL TO ORDER

FINANCE COMMITTEE

David Baskett, chair; Gerald Cook, Dean Parr, Brandon Greenhaw

1. Authorize City Manager to Negotiate Energy Contract for Beginning Term Date January 1, 2026
2. Consider Approval to Commit to Purchase a New Fire Engine
3. Consider Approval of Tree Removal at Clark Regional Airport by Jim's Tree Service
4. Consider Approval of Fee Schedule for Cross Timbers Legacy Center

DEVELOPMENT SERVICES COMMITTEE

Gerald Cook, chair; LeAnn Durfey, Maddie Smith, Brandon Greenhaw

5. Discussion of the Residential Incentive Program Policy
6. Discussion of the 40% Lot Coverage Limitation for Residential Uses

PUBLIC WORKS COMMITTEE

Alan Nix, chair; Gerald Cook, Dean Parr, David Baskett

7. Review FY25-26 TXCDBG Professional Services Selection
8. Review FY25-26 TXCDBG Downtown Revitalization / Main Street Grant Program
9. Review Proposal for the Riverside Drainage Improvements Project

ADJOURN

Note: The Stephenville City Council may convene into Executive Session on any matter related to any of the above agenda items for a purpose, such closed session allowed under Chapter 551, Texas Government Code.

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact City Hall at 254-918-1287 within 48 hours prior to the meeting to request such assistance.



STAFF REPORT

SUBJECT: Consider approval to commit to purchase a new fire engine

DEPARTMENT: Fire

STAFF CONTACT: Robert Isbell

RECOMMENDATION:

Consider approval of a commitment to purchase a new replacement fire engine.

BACKGROUND:

Fire engine #1 is nine (9) years old and needs to be moved into reserve status to maximize operational longevity. The general service life for a fire engine is ten (10) years frontline and five (5) years in reserve status. Our only reserve engine is thirteen (13) years old now, and the maintenance cost are becoming significant. The delivery timeline on a new engine is running between thirty-six (36) and forty-eight (48) months. To avoid significant maintenance costs and preserve our reserve health, a new engine will be needed within this delivery timeframe.

FISCAL IMPACT SUMMARY:

\$1,65,263.00

In consultation with finance, a plan to appropriate annual amounts to this purchase over the next three (3) to four (4) years would need to be made.

ALTERNATIVES

- Delay purchase of new engine

Fire Department Fleet

Apparatus	UNIT	Year	Type	Type2	status	Replacement cost	Year to replace
Truck 2	336	2019	Pierce Impel	Quint	Frontline	\$1,937,927	2030
Engine 1	331	2016	Pierce	Engine	Frontline	\$1,077,388	2027
Brush 1	321	2000	Chevrolet C-70	Brush	Frontline	\$300,000	2015
Medic 2	328	2021	Horton	Medic	Frontline	\$443,370	2029
UTV	323	2004	Polaris	UTV	Frontline	\$75,000	2024
Squad 1	340	2008	Dodge Truck	Squad	Frontline	\$75,000	2019
EMS 1	324	2017	Ford SUV	EMS-1	Frontline	\$400,000	2028
Brush 2	366	2014	Ford -F-550	Brush	Frontline	\$300,000	2025
Spec-Ops Trailer		2024	Enclosed Trailer	Trailer	Frontline	\$20,000	2039
Chief 1	322	2017	Chevrolet SUV	Command	Frontline	\$75,000	2028
Medic 1	329	2010	Frazier	Medic	Reserve	\$400,000	2021
Engine 2	334	2012	Pierce Tradition	Engine	Reserve	\$1,077,388	2027
FM 1	319	2023	Dodge Truck	FM	Frontline	\$75,000	2034
FM 2	320	2023	Dodge Truck	FM	Frontline	\$75,000	2034
Admin 1	326	2018	Chevrolet Pickup	Admin	Frontline	\$50,000	2029
Maintenance	319x	2012	Chevrolet SUV	Admin	Frontline	\$50,000	2022

combine

*cost based on 2019 actuals with .03% increase per year.

Siddons Martin Emergency Group, LLC
3500 Shelby Lane
Denton, TX 76207
GDN P115891
TXDOT MVD No. A115890



January 3, 2025

Chris Elston, Div. Chief
STEPHENVILLE FIRE DEPARTMENT
1301 PECAN HILL DR
STEPHENVILLE, TX 76401

Proposal For: Stephenville Fire Department

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to STEPHENVILLE FIRE DEPARTMENT. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB STEPHENVILLE FIRE DEPARTMENT and training on operation and use of the apparatus.

Description	Amount
Qty. 1 - bid# 1250 - Pierce-Impel PUC Pumper (Unit Price - \$1,165,263.00) Delivery within 32-35 months of order date QUOTE # - SMEG-0006064-1	
	Vehicle Price \$1,165,263.00
	1250 - UNIT TOTAL 1,165,263.00
(Chassis prepay discount - based on \$565,822.96 due net 30 of order)	Prepay Discount (\$16,974.69)
	SUB TOTAL \$1,148,288.31
	BuyBoard 746-24 (FIRE) \$1,500.00
	TOTAL \$1,149,788.31

Price guaranteed for 60 days

Additional: Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;**
- (B) 20% of the Purchase Price after completion of the approval drawings;**
- (C) 30% of the Purchase Price upon any material requisition.**

{ CANCELATION FEE IS WAIVED FOR CITY OF STEPHENVILLE, TX Per Pat Siddons }

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Texas. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,

Russell Mabra

I, _____, the authorized representative of STEPHENVILLE FIRE DEPARTMENT, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

Signature & Date



STAFF REPORT

SUBJECT: Tree removal at Stephenville Clark Regional Airport

DEPARTMENT: Administrative Services / Airport

STAFF CONTACT: Darrell Brown and or Sean Clemmons

RECOMMENDATION:

Staff recommends that the City should have Jim's Tree Service remove the trees at the end of Runway 32 at Stephenville Clark Regional Airport.

BACKGROUND:

The row of trees off the end of runway 32 are a height hazard for arriving and departing aircraft. They also inhibit approaches to the runway at night in inclement weather. The Federal Aviation Administration (FAA) has also identified 2 additional trees in the field that are also a hazard.

These trees will have to be cleared for the runway extension project as well.

FISCAL IMPACT SUMMARY:

The cost for this tree removal is \$55,300. 90% of these funds will be reimbursed through TxDOT Aviation's Routine Airport Maintenance Program (RAMP) grant funds.

ALTERNATIVES

Further delay of the Airport Runway Extension Project





Cross Timbers Legacy Center Pricing

- **Hourly Rental: Mon-Thurs**
\$75 per hour (4-hour minimum)
- **Hourly Rental: Fri-Sun**
\$100 per hour (4-hour minimum)
- **Sat-Sun Full Day**
\$1,000 (\$400 additional cleaning fees)
- **Weekend Package (Friday 5pm - Sunday 12pm):**
\$1,500 (\$600 additional cleaning fee)
- **Refundable Deposit:**
25% of the rental fee
- **Linens:**
Available upon request for an additional charge (\$12.00 per table)

**CITY OF STEPHENVILLE
HOME IMPROVEMENT INCENTIVE PROGRAM**

The following policy applies to the Home Improvement Incentive Program of the Development Services Department.

The purpose of the Home Improvement Incentive Program is to encourage homeowners to make improvements to single-family residential properties. Goals include preventing blight, improving property values, inspiring surrounding homeowners to reinvest, and increasing the quality of life for the citizens of Stephenville neighborhoods.

The minimum improvement value to qualify under the Home Improvement Incentive Program is \$20,000.

Qualifying projects will be incentivized as follows:

1. 5% rebate on qualifying home improvement costs incurred under approved projects. The maximum rebate is \$5,000 per project.
2. A waiver of residential remodel building permit fees.
3. After completion of the project and a city inspection, the city will repair or replace sidewalks in public right-of-ways for participating properties based on the assessed condition of the existing sidewalk.

GENERAL QUALIFYING REQUIREMENTS

1. The property must not exceed a total value of \$200,000.
2. The existing structure must be a minimum of 20 years old.
3. The minimum investment to be considered for this program is \$20,000. At least \$10,000 of the project cost must be related to exterior remodeling improvements of single-family detached homes.
4. The project must be completed within 12 months of approval as determined by the final inspection of the project. The owner is responsible for requesting the final inspection.
5. All applications must be received and approved prior to any work being started. Any improvements started before the application has been received and approved will be declared ineligible to receive any benefit from this program.
6. Applicant must be willing to allow for an initial inspection of property by a city inspector at the conclusion of the project and provide an itemized list and related costs for all repairs to be completed through the project. The city reserves the right to deny the inclusion of any repair

when related costs are deemed unreasonable or the repair is not completed in a workmanlike manner. The city reserves the right to deny program participation/or the issuance of a rebate if life-safety violations exist that were not be brought into compliance as part of the project.

7. Permits must be obtained from the City of Stephenville Building Inspection Department. Permit fees will be waived for approved projects. All construction must comply with all current city requirements and all permits must be obtained in order to receive the rebate.
8. If approved, the rebate will only be paid to the applicant responsible for the improvements as stated under Applicant Information upon FULL completion of the agreed upon project. The rebate shall be paid in a lump sum to the applicant only. Rebates will not be split between parties.
9. At the time of application, the applicant's property must be free of nuisance code violations (such as, but not limited to, high grass, trash, improper storage, etc.). Such requirement does not apply to minimum housing deficiencies (such as, but not limited to, rotting wood, cracking or peeling paint, broken windows, etc.) that will be corrected as a result of the project. Participation in this program does not afford applicants additional time to comply with existing nuisance code violations.
10. The applicant must be in good standing with mortgage holders and current on ad valorem property taxes, utility payments, and judgements. The property must be free and clear of any liens.
11. All applicants are encouraged to select contractors whose businesses are located in Stephenville and registered with the city. Receipts will be required in order to receive the rebate. It is the homeowner's responsibility to do their own due diligence in determining the right contractor for their project.
12. All incentives will be awarded on a first-come, first-served basis and subject to fund availability.
13. City staff will not consider applications that are incomplete and do not comply with program policies. Applications must be submitted to the Development Services Department.

DOCUMENTATION REQUIREMENTS

1. A printed copy of the most recent Erath County Appraisal District's appraised value of the property to be improved.
2. A title search indicating ownership.
3. Proof that the owner is current on property taxes and there are no liens on the property other than the first mortgage.
4. Proof that the homeowner is current on the homeowner's insurance for the property as evidenced by a receipt or documentation showing the policy has been paid or is current on scheduled payments.
5. Line-item bid estimate(s) provided by a licensed contractor who will perform the improvements.

6. Applicant must be the owner of the property and a U.S. citizen or permanent resident with a social security card and a State-issued identification card or driver's license.

ADDITIONAL TERMS AND CONDITIONS

1. Receipt of the application does not commit the city to approve the application for the program or to pay any cost incurred in the preparation of the application. The award of any rebate is at the sole discretion of the City of Stephenville. The program may be suspended or terminated at any time regardless of availability of funds or pending applications on file.
2. No application shall be accepted or rebate awarded that would constitute a conflict of interest. Members of the Stephenville City Council, city employees, or are ineligible for the receipt of benefits from this rebate program.
3. Applicants will be limited to three incentive agreements per calendar year, although multiple elements may be included in a single agreement. Only one application will be accepted per household.
4. All applications and information contained therein are subject to disclosure pursuant to the Texas Public Information Act.

QUALIFYING IMPROVEMENTS

1. Replace existing windows with energy efficient windows
 - a. Must replace minimum of 50% of total windows in home to qualify
 - b. If not replacing all windows, those windows visible from the street must be replaced to qualify.
2. Replace exterior doors, including garage door
3. Replace soffit and/or fascia
 - a. Must replace with fiber-cement material such as Hardiplank
 - b. Must replace a minimum of 50% to qualify
4. Replace entire driveway with concrete to city specifications, if driveway is located at the front of the house.
5. Replace or repair fence to city specifications. Must replace or repair a minimum of 50% of the total linear feet of fencing to qualify.
6. Replace siding using fiber-cement material such as Hardiplank. Must replace a minimum of 50% of the total siding area to qualify.
7. Add or repair garage, conforming to all City specifications
8. Repaint house
 - a. Color must be consistent with neighborhood

- b. Entire house surface (main living structure) must be painted to qualify
9. Install or replace front gutters with color matching or complimentary to the paint color of the house.
 10. Add or repair front porch, conforming to city specifications
 11. Foundation repair
 - a. Foundation repair cannot be the only approved improvement to the property.
 - b. Owner must secure a foundation assessment and repair report, at the owner's expense, from a structural engineer certified in the State of Texas that is dated no longer than 90 days from the date of the application for this program.
 - c. To be considered for eligibility, the foundation repair component of the application must conform entirely to the assessment and repair document prepared by a structural engineer.
 12. Removal of accessory buildings
 - a. Removal of accessory buildings (detached garage, storage shed, etc.) cannot be the only approved improvement to the property.
 - b. Only removal will be considered for eligibility under this program. Repair or renovation is not eligible.
 - c. Removal must include both demolition and hauling of demolished materials to a landfill, following the rules and policies of the destination landfill.
 13. Re-shingle roof with 30-year shingles. Must replace a minimum of 50% of the total roof area to comply.
 14. Other improvements that result in aesthetic improvements and/or the repair/correction of housing deficiencies may also be approved by city staff.



STAFF REPORT

SUBJECT: Discussion of the 40% Lot Coverage Limitation for Residential Uses

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director

At the request of a local developer, the Committee will consider the revocation of the land use regulation that limits lot coverage of the primary structure to 40% of the total area of the required minimum lot dimensions for residential districts. Current procedures would require a Board of Adjustment variance to allow the footprint of the primary structure to exceed the 40% limitation.

Research reveals that the 40% limitation in relation to the setback requirements does indeed reduce the allowable footprint of the primary structure in some instances:

Zoning District	Minimum Lot Area SF	Setback Area SF	40% Limitation SF
RE	37,500	18,000	15,000
R-HA	19,800	10,800	7,920
R-1	7,500	3,050	3,000
R-1.5	5,000	2,000	2,000
R-2 / SF	5,000	2,000	2,000
R-2 / 2-4	7,500	3,150	3,000
R-2.5 SF	3,000	1,200	1,200
R-2.5 / 2-4	7,500	4,410	3,000
R-2.5 Townhome	3,000	1,400	1,200
R-3 SF	5,000	2,000	2,000
R-3 / 2-4	7,500	3,150	3,000
R-3 MF	7,500	2,750	3,000
B-3 SF	6,000	2,500	2,400
B-3 / 2-4	7,500	3,150	3,000
B-3 Townhome	3,000	1,200	1,200
B-3 MF	Not Specified	Not Specified	Not Specified
DT SF	6,000	2,500	2,400
DT / 2-4	7,500	3,150	3,000
DT Townhome	3,000	1,200	1,200

The Developer has provided an example of a R-2.5 SF residential lot with dimensions of 50x100. Required setbacks in this example would allow a buildable area of 2,800 SF. The 40% limitation would be 2,000 SF.

Note: Corner lots were not considered as they require a 25' setback from intersecting streets.

ALTERNATIVES

1. Assign to the Planning and Zoning Commission for a public hearing and recommendation to City Council.
2. Take no action.

Public Works

STAFF REPORT



SUBJECT: Professional Services Selection for FY25-26 TxCDBG Application
MEETING: Public Works Committee Meeting – 18 FEB 2025
DEPARTMENT: Public Works
STAFF CONTACT: Nick Williams

RECOMMENDATION:

Staff recommends the selection of Jacob and Martin, Inc. to assist the City of Stephenville with the application and, if awarded and accepted, the professional services agreement for the 2025-2026 Texas Community Development Block Grant (TXCDBG) Program operated by the Texas Department of Agriculture (TDA).

BACKGROUND:

The City of Stephenville issued a Request For Qualifications (RFQ) for professional services for the design and construction management of its CDBG projects. The RFQ was advertised in December of 2024, and responses were received in January of 2025. The following five firms submitted qualifications for consideration:

- Jacob & Martin, Inc.
- Enprotec / Hibbs & Todd
- KSA Engineering
- WTC, Inc.
- META Engineering, Inc.

A review committee was formed to evaluate the firm's qualifications based on the criteria outlined in the RFQ. Selection criteria included: Work Experience, Work Performance, and Capacity to Perform related to CDBG projects.

The review committee scored each submission. A summary of the scores, signed by the selection committee, is attached.

Based on the evaluation process, the review committee recommends the selection of Jacob & Martin, Inc. as the design consultant for the CDBG projects. Jacob & Martin, Inc. demonstrated extensive experience with similar projects with over 70 TXCDBG project designs and implementations over the last ten years.

If supported by committee and approved by council, staff will present an agreement with Jacob & Martin, Inc. to provide for the design, construction management, survey, and materials testing of public improvements such as sidewalk, curb and gutter, retaining walls, and lighting improvements along West Tarleton Street from McIlhane to Clinton. A draft agreement is attached to this staff report for review.

FISCAL IMPACT SUMMARY:

This year, the maximum available award amount from the TDA for the Community Development Fund is \$750,000.00.

Resolution 2024-R-12 was passed on November 5, 2024, authorizing the grant application and the obligation of \$112,500 in grant-matching funds if the grant is awarded and accepted based upon a maximum award amount of \$750,000.

If the city is not awarded or does not accept a grant, no design will be performed, and there will be no fees to pay Jacob and Martin, Inc.

If the city is awarded and accepts the grant, Jacob & Martin, Inc.'s not-to-exceed fee of \$97,500 would be paid from the awarded grant amount. If a lesser grant amount is awarded, Jacob & Martin's fee would be adjusted accordingly.

Based on a similar RFQ process, on November 5, 2024, the city also entered into a not-to-exceed agreement with Public Management, Inc. for \$60,000 for the administrative services necessary to meet the state requirements throughout the project. The fee for Public Management, Inc.'s services is also paid from the awarded grant amount.

ATTACHMENTS:

[Rating Sheet Summary](#)

[Draft Agreement with Jacob & Martin, Inc.](#)

A copy of the signed evaluation criteria score sheet is attached to this memo.

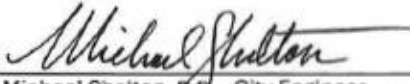
A copy of the proposed draft professional services agreement with Jacob and Martin, Inc. is attached to this memo.

**PROFESSIONAL SERVICES
FOR
2024-2025 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT
Request for Qualifications Rating Sheet Summary**

Date of Rating: 01/31/2025

RANKED BY AVERAGE - 2024-2025 TxCDBG Projects - Professional Services RFQ Rankings						
Firm	Office Location	Past Experience (60%)	Work Performance (25%)	Capacity to Perform (15%)	Ranking Total	No. Rank
Jacob & Martin, Inc.	Abilene, TX	58.7	25.0	14.7	98.3	1
Enprotech / Hibbs & Todd	Granbury, TX	56.5	25.0	13.3	94.8	2
KSA Engineering, Inc.	Fort Worth, TX	56.3	25.0	12.8	94.0	3
WTC, Inc.	Andrews, TX	44.3	25.0	12.5	81.8	4
META Engineering, LLC	San Antonio, TX	41.0	25.0	6.3	72.3	5

Evaluator's Name, Title, and Signature:


 Michael Shelton, P.E. - City Engineer


 Barbara Horton, P.E. - Assistant Director of Public Works


 Nick Williams, P.E. - Director of Public Works


 Alan Nix, Public Works Committee Chair - Council Place 8

ENGINEERING/ARCHITECTURAL/SURVEYOR SERVICES

PART I
AGREEMENT

THIS AGREEMENT, entered into this ___ day of ___, 20___, by and between the CITY OF STEPHENVILLE hereinafter called the City, acting herein by NICK WILLIAMS, P.E., CFM hereunto duly authorized, and JACOB & MARTIN, LLC, hereinafter called "Firm," acting herein by TRISTAN KING, P.E.

WITNESSETH THAT:

WHEREAS, the City of STEPHENVILLE desires to construct the following: sidewalk and lighting or other improvements under the general direction of the Texas Community Development Block Grant (hereinafter called "TxCDBG") Program administered by the Texas Department of Agriculture (TDA); and Whereas the City desires to engage Jacob & Martin, LLC to render certain engineering/surveyor/architectural services in connection with the TxCDBG Project, Contract Number _____.

NOW THEREFORE, the parties do mutually agree as follows:

- 1. Scope of Services
The Firm will perform the services set out in Part II, Scope of Services.
2. Time of Performance - The services of the Firm shall commence on _____. In any event, all of the services required and performed hereunder shall be completed no later than _____.
3. Local Program Liaison - For purposes of this Agreement, the Director of Public Works or equivalent authorized person will serve as the Local Program Liaison and primary point of contact for the Firm. All required progress reports and communication regarding the project shall be directed to this liaison and other local personnel as appropriate.
4. Access to Records - The U.S. Department of Housing and Urban Development (HUD), Inspectors General, the Comptroller General of the United States, the Texas Department of Agriculture (TDA), and the City, or any of their authorized representatives, shall have access to any documents, papers, or other records of the Firm which are pertinent to the TxCDBG award, in order to make audits, examinations, excerpts, and transcripts, and to closeout the City's TxCDBG contract with TDA.
5. Retention of Records - The Firm shall retain all required records for three years after the City makes its final payment and all pending matters are closed.

6. Compensation and Method of Payment - The maximum amount of compensation and reimbursement to be paid hereunder for application preparation shall not exceed \$0.00. The maximum amount of compensation and reimbursement to be paid hereunder shall not exceed \$ 97,500 without written authorization. Payment to the Firm shall be based on satisfactory completion of identified milestones in Part III - Payment Schedule of this Agreement.
7. Indemnification – The Firm shall comply with the requirements of all applicable laws, rules and regulations, and shall exonerate, indemnify, and hold harmless the City and its agency members from and against any and all claims, costs, suits, and damages, including attorney’s fees, arising out of the Firm’s performance or nonperformance of the activities, services or subject matter called for in this Agreement, and shall assume full responsibility for payments of Federal, State and local taxes on contributions imposed or required under the Social Security, worker's compensation and income tax laws.
8. Miscellaneous Provisions
 - a. This Agreement shall be construed under and accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Erath County, Texas.
 - b. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Agreement.
 - c. In any case one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
 - d. If any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, costs, and necessary disbursements in addition to any other relief to which such party may be entitled.
 - e. This Agreement may be amended by mutual agreement of the parties hereto and a writing to be attached to an incorporated into this Agreement.
9. Extent of Agreement

This Agreement, which includes Parts I-V, including the following exhibits/attachments: Exhibits A and B – Schedule of Rates, represents the entire and integrated agreement between the City and the Firm and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by authorized representatives of both City and the Firm.

IN WITNESSETH WHEREOF, the parties have executed this Agreement by causing the same to be signed on the day and year first above written.

BY: _____
(Local City Official)

Nick Williams, P.E., CFM
(Printed Name)

Director of Public Works
(Title)

BY: _____
(Firm's Authorized Representative)

Kirt Harle, P.E.
(Printed Name)

Senior Principal
(Title)

PART II
SCOPE OF SERVICES

The Firm shall render the following professional services necessary for the development of the project:

SCOPE OF SERVICES

1. Attend preliminary conferences with the City regarding the requirements of the project.
2. Determine necessity for acquisition of any additional real property/easements/right-of-ways (ROWs) for the TxCDBG project and, if applicable, furnish to the City:
 - a. Name and address of property owners;
 - b. Legal description of parcels to be acquired; and
 - c. Map showing entire tract with designation of part to be acquired.
3. Make any necessary surveys of existing rights-of-way, topography, utilities, or other field data required for proper design of the project. Provide consultation and advice as to the necessity of the City providing or obtaining other services such as auger borings, core borings, soil tests, or other subsurface explorations; laboratory testing and inspecting of samples or materials; other special consultations. The Firm will review any tests required and act as the City's representative in connection with any such services.
4. Prepare railroad/highway permits.
5. Prepare a preliminary engineering/architectural plans on the project in sufficient detail to indicate clearly the problems involved and the alternate solutions available to the City, to include preliminary layouts, sketches, and cost estimates for the project, and to set forth clearly the Firm's recommendations; to be completed within _____ days of execution of this Agreement.
6. Furnish the City copies of the preliminary plans, if applicable (additional copies will be furnished to the City at direct cost of reproduction).
7. Make periodic visits, no less than every 30 days during the construction period, to the construction site to observe the progress and quality of the work, to ensure that the work conforms with the approved plans and specifications, and to determine if the work is proceeding in accordance with the Agreement.
8. Submit detailed drawings and plans/specifications to appropriate regulatory agency(ies) and obtain clearance.
9. Prepare bid packet/contract documents/advertisement for bids. At the time the bid packet is completed, the Firm shall also furnish to the City an updated written Estimate of Probable Costs for the Project.
10. Make 10-day call to confirm prevailing wage decision.
11. Incorporate any and all wage rate modifications or supersedes via bid addendum (if applicable).
12. Conduct bid opening and prepare minutes.
13. Tabulate, analyze, and review bids for completeness and accuracy.

14. Accomplish construction contractor's eligibility verification through www.SAM.gov.
15. Conduct pre-construction conference and prepare copy of report/minutes.
16. Issue Notice to Proceed to construction contractor.
17. Provide in all proposed construction contracts deductive alternatives where feasible, so that should the lowest responsive base bid for construction exceed the funds available, deductive alternatives can be taken to reduce the bid price.
18. Design for access by persons with disabilities for those facilities to be used by the public in accordance with Public Law 504.
19. Use TDA-approved forms for instructions to bidders, general conditions, contract, bid bond, performance bond, and payment bond.
20. Consult with and advise the City during construction; issue to contractors all instructions requested by the City; and prepare routine change orders if required, at no charge for engineering services to the City when the change order is required to correct errors or omissions by the Firm; provide price analysis for change orders; process change orders approved by City and the Firm and submit to TDA for approval prior to execution with the construction contractor.
21. Review shop and working drawings furnished by contractors for compliance with design concept and with information given in contract documents (contractors will be responsible for dimensions to be confirmed and correlated at job site).
22. Resolve all payment requests within 14 days of receipt of signed pay request from the construction contractor.
23. Based on the Firm's on-site observations and review of the contractor's applications for payment, determine the amount owed to the contractor in such amounts; such approvals of payment to constitute a representation to the City, based on such observations and review, that the work has progressed to the point indicated and that the quality of work is in accordance with the plans, specifications and contract documents.
24. Recommend that a 5% retainage is withheld from all payments on construction contracts until final acceptance by the City and approval by TDA, unless State or local law provides otherwise.
25. Prepare Certificate of Construction Completion and Clean Lien Certificate. A Clean Lien Certificate may be prepared for each of the Prime Contractor(s) and each of the subcontractor(s).
26. Conduct interim/final inspections.
27. Revise contract drawings to show the work as actually constructed, and furnish the City with a set of "record drawings" plans.
29. The Firm will provide a copy of the final project record drawing(s) engineering schematic(s), as constructed using funds under this contract. These maps shall be provided in digital format containing the source map data (original vector data) and the graphic data in files on machine readable media, such as compact disc (CD), which are compatible with computer systems owned or readily available to the owner. The digital copy provided shall not include a digital representation of the engineer's seal but the accompanying documentation from the Firm shall include a signed statement of when the map was authorized, that the digital map is a true representation of the original sealed

document, and that a printed version with the seal has been provided to the City. In addition, complete documentation as to the content and layout of the data files and the name of the software package(s) used to generate the data and maps shall be provided to the owner in written form.

SUBCONTRACTS

1. No work under this Agreement shall be subcontracted by the Firm without prior approval, in writing, from the City.
2. The Firm shall, prior to proceeding with the work, notify the City in writing of the name of any subcontractors proposed for the work, including the extent and character of the work to be done by each.
3. If any time during progress of the work, the City determines that any subcontractor is incompetent or undesirable, the City will notify the Firm who shall take reasonable and immediate steps to satisfactorily cure the problem, substitute performance, or cancel such subcontract. Subletting by subcontractors shall be subject to the same regulations. Nothing contained in this Agreement shall create any contractual relation between any subcontractor and the City.
4. The Firm will include in all contracts and subcontracts in excess of \$150,000 a provision which requires compliance with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C 7401-7671q) and the Federal Water Pollution Control Act, as amended (33 U.S.C. 1251-1387). The provisions shall require reporting of violations to TDA and to the Regional Office of the Environmental Protection Agency (EPA).
5. The Firm will include in all contracts and subcontracts in excess of \$150,000 provisions or conditions which will allow for administrative, contractual or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as may be appropriate.
6. The Firm will include in all contracts and subcontracts in excess of \$10,000 provisions addressing termination for cause and for convenience by the City including the manner by which it will be affected and the basis for settlement.
7. The Firm will include in all contracts and subcontracts provisions requiring compliance with the following, if applicable:
 - a. Prime construction contracts in excess of \$2,000, compliance with the Davis-Bacon Act, as amended (40 U.S.C.3141-3144, 3146-3148) as supplemented by Department of Labor regulations (29 CFR part 5)
 - b. Prime construction contracts in excess of \$2,000, compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR part 3)
 - c. Contracts greater than \$10,000, the inclusion of the Equal Opportunity clause provided under 41 CFR 60-1.4(b) (Executive Order 11246);
 - d. Section 3 of the Housing and Urban Development Act of 1968;
 - e. Contracts exceeding \$100,000, compliance with the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352);

- f. For contracts in excess of \$100,000 that involve the employment of mechanics or laborers, compliance with the Contract Work Hours and Safety Standards Act (40 U.S.C. 3701–3708), including work week requirements and safety conditions for workers, as supplemented by Department of Labor regulations (29 CFR Part 5); and
 - g. For all contracts and subcontracts, compliance with domestic preference and Build America, Buy America provisions (Executive Order 14005).
8. The Firm will include in all negotiated contracts and subcontracts a provision which indicates that funds will not be awarded under this contract to any party which is debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs under Executive Order 12549 and 2 CFR Part 2424. A certification shall be provided and received from each proposed subcontractor under this contract and its principals.
 9. The Firm will include in all negotiated contracts and subcontracts a provision to the effect that the City, TDA, the Texas Comptroller of Public Accounts, the Comptroller General of the United States, the U.S. Department of Housing and Urban Development (HUD), or any of their duly authorized representatives, shall have access to any books, documents, papers and records of the contractor which are directly pertinent to that specific contract, for the purpose of making audit, examination, excerpts, and transcriptions.
 10. The Firm will include in all contracts and subcontracts a requirement that the contractor maintain all relevant project records for three (3) years after the City has made final payment to the contractor and all other pending matters are closed.

STANDARD OF PERFORMANCE AND DEFICIENCIES

1. All services of the Firm and its independent professional associates, consultants and subcontractors will be performed in a professional, reasonable and prudent manner in accordance with generally accepted professional practice. The Firm represents that it has the required skills and capacity to perform work and services to be provided under this Agreement.
2. The Firm represents that services provided under this Agreement shall be performed within the limits prescribed by the City in a manner consistent with that level of care and skill ordinarily exercised by other professional consultants under similar circumstances.
3. Any deficiency in Firm's work and services performed under this contract shall be subject to the provisions of applicable state and federal law. Any deficiency discovered shall be corrected upon notice from City and at the Firm's expense if the deficiency is due to Firm's negligence. The City shall notify the Firm in writing of any such deficiency and provide an opportunity for mutual investigation and resolution of the problem prior to pursuit of any judicial remedy. In any case, this provision shall in no way limit the judicial remedies available to the City under applicable state or federal law.
4. The Firm agrees to and shall hold harmless the City, its officers, employees, and agents from all claims and liability of whatsoever kind or character due to or arising solely out of the negligent acts or omissions of the Firm, its officers, agents, employees, subcontractors, and others acting for or under the direction of the Firm doing the work herein contracted for or by or in consequence of any negligence in the performance of this Agreement, or by or on account of any omission in the performance of this Agreement.

**PART III -
PAYMENT SCHEDULE**

City shall reimburse the Firm for professional services provided upon completion of the following project milestones per the following percentages of the lump sum contract amount of sixty thousand and No/100 Dollars (\$ 60,000):

Milestone	% of Contract Fee
• Application preparation	0%
• Approval of Preliminary Engineering Plans and Specifications by City.	20%
• Approval of Plans and Specifications by Regulatory Agency(ies).	30%
• Completion of bid advertisement and contract award.	20%
• Completion of construction administration.	10%
• Completion of final inspection and acceptance by the City.	10%
• Completion of Final Closeout Assessment and submittal of "As Builts" to City.	10%
Total	100%

SPECIAL SERVICES

Special Services shall be reimbursed under the following hourly rate schedule: (List all applicable services to include overhead charge).

See attached Fees for Professional Services (Exhibit A & B)

The fee for all other Special Services shall not exceed a total of thirty-seven thousand five hundred and No/100 Dollars (\$ 37,500). The payment for these Special Services shall be paid as a time and expense, per the following schedule:

1. The Firm shall be paid upon completion of surveying, necessary field data, and acquisition data, if applicable, the sum of twenty-seven thousand five hundred and No/100 Dollars (\$ 27,500).
2. The Firm shall be reimbursed the actual costs of necessary testing based on itemized billing statements from the testing laboratory, if applicable, the sum of ten thousand and No/100 Dollars (\$ 10,000).
3. The payment requests shall be prepared by the Firm and be accompanied by such supporting data to substantiate the amounts requested.
4. Any work performed by the Firm prior to the execution of this Agreement is at the Firm's sole risk and expense.

The above payment amounts and schedule are based on a maximum project cost of \$862,500 (including grant administration, engineering and construction). Should the project cost increase above the amount listed, the Firm may re-negotiate with the City the above fees and services.

PART IV

TERMS AND CONDITIONS

1. Termination of Agreement for Cause. If the Firm fails to fulfill in a timely and proper manner its obligations under this Agreement, or if the Firm violates any of the covenants, conditions, agreements, or stipulations of this Agreement, the City shall have the right to terminate this Agreement by giving written notice to the Firm of such termination and specifying the effective date thereof, which shall be at least five days before the effective date of such termination. In the event of termination for cause, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the Firm pursuant to this Agreement shall, at the option of the City, be turned over to the City and become the property of the City. In the event of termination for cause, the Firm shall be entitled to receive reasonable compensation for any necessary services actually and satisfactorily performed prior to the date of termination.

Notwithstanding the above, the Firm shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of the Agreement by the Firm, and the City may set-off the damages it incurred as a result of the Firm's breach of the contract from any amounts it might otherwise owe the Firm.

2. Termination for Convenience of the City.

City may at any time and for any reason terminate Contractor's services and work at City's convenience upon providing written notice to the Contractor specifying the extent of termination and the effective date. Upon receipt of such notice, Contractor shall, unless the notice directs otherwise, immediately discontinue the work and placing of orders for materials, facilities and supplies in connection with the performance of this Agreement.

Upon such termination, Contractor shall be entitled to payment only as follows: (1) the actual cost of the work completed in conformity with this Agreement; plus, (2) such other costs actually incurred by Contractor as are permitted by the prime contract and approved by City; ~~(3) plus ten percent (10%) of the cost of the work referred to in subparagraph (1) above for overhead and profit.~~ There shall be deducted from such sums as provided in this subparagraph the amount of any payments made to Contractor prior to the date of the termination of this Agreement. Contractor shall not be entitled to any claim or claim of lien against City for any additional compensation or damages in the event of such termination and payment.

3. Changes. The City may, from time to time, request changes in the services the Firm will perform under this Agreement. Such changes, including any increase or decrease in the amount of the Firm's compensation, must be agreed to by all parties and finalized through a signed, written amendment to this Agreement.
4. Resolution of Program Non-Compliance and Disallowed Costs. In the event of any dispute, claim, question, or disagreement arising from or relating to this Agreement, or the breach thereof, including determination of responsibility for any costs disallowed as a result of non-compliance with federal, state or TxCDBG program requirements, the parties hereto shall use their best efforts to settle the dispute, claim, question or disagreement. To this effect, the parties shall consult and negotiate with each other in good faith within 30 days of receipt of a written notice of the dispute or invitation to negotiate, and attempt

to reach a just and equitable solution satisfactory to both parties. If the matter is not resolved by negotiation within 30 days of receipt of written notice or invitation to negotiate, the parties agree first to try in good faith to settle the matter by mediation administered by the American Arbitration Association under its Commercial Mediation Procedures before resorting to arbitration, litigation, or some other dispute resolution procedure. The parties may enter into a written amendment to this Amendment and choose a mediator that is not affiliated with the American Arbitration Association. The parties shall bear the costs of such mediation equally. If the matter is not resolved through such mediation within 60 days of the initiation of that procedure, either party may proceed to file suit.

5. Personnel.

- a. The Firm represents that he/she/it has, or will secure at its own expense, all personnel required in performing the services under this Agreement. Such personnel shall not be employees of or have any contractual relationship with the City.
- b. All of the services required hereunder will be performed by the Firm or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and Local law to perform such services.
- c. None of the work or services covered by this Agreement shall be subcontracted without the prior written approval of the City. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this Agreement.

6. Assignability. The Firm shall not assign any interest on this Agreement, and shall not transfer any interest in the same (whether by assignment or novation), without the prior written consent of the City thereto; Provided, however, that claims for money by the Firm from the City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the City.

7. Reports and Information. The Firm, at such times and in such forms as the City may require, shall furnish the City such periodic reports as it may request pertaining to the work or services undertaken pursuant to this Agreement, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this Agreement.

8. Records and Audits. The Firm shall insure that the City maintains fiscal records and supporting documentation for all expenditures of funds made under this contract in a manner that conforms to 2 CFR 200.300-.309, 24 CFR 570.490, and this Agreement. Such records must include data on the racial, ethnic, and gender characteristics of persons who are applicants for, participants in, or beneficiaries of the funds provided under this Agreement. The Firm and the City shall retain such records, and any supporting documentation, for the greater of three years from closeout of the Agreement or the period required by other applicable laws and regulations.

9. Findings Confidential. All of the reports, information, data, etc., prepared or assembled by the Firm under this contract are confidential and the Firm agrees that they shall not be made available to any individual or organization without the prior written approval of the City.

10. Copyright. No report, maps, or other documents produced in whole or in part under this Agreement shall be the subject of an application for copyright by or on behalf of the Firm.
11. Compliance with Local Laws. The Firm shall comply with all applicable laws, ordinances and codes of the State and local governments, and the Firm shall save the City harmless with respect to any damages arising from any tort done in performing any of the work embraced by this Agreement.
12. Conflicts of interest.
- a. Governing Body. No member of the governing body of the City and no other officer, employee, or agent of the City, who exercises any functions or responsibilities in connection with administration, construction, engineering, or implementation of TxCDBG award between TDA and the City, shall have any personal financial interest, direct or indirect, in the Firm or this Agreement; and the Firm shall take appropriate steps to assure compliance.
- b. Other Local Public Officials. No other public official, who exercises any functions or responsibilities in connection with the planning and carrying out of administration, construction, engineering, or implementation of the TxCDBG award between TDA and the City, shall have any personal financial interest, direct or indirect, in the Firm or this Agreement; and the Firm shall take appropriate steps to assure compliance.
- c. The Firm and Employees. The Firm warrants and represents that it has no conflict of interest associated with the TxCDBG award between TDA and the City or this Agreement. The Firm further warrants and represents that it shall not acquire an interest, direct or indirect, in any geographic area that may benefit from the TxCDBG award between TDA and the City or in any business, entity, organization or person that may benefit from the award. The Firm further agrees that it will not employ an individual with a conflict of interest as described herein
- d. Conflicts Disclosure Statement. (Sec. 176.003 in Chapter 176 of the Local Government Code)
- a. A local government officer shall file a conflicts disclosure statement with respect to a vendor if:
- 1) the vendor enters into a contract with the local governmental entity or the local governmental entity is considering entering into a contract with the vendor; and
 - 2) the vendor:
 - (A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that: (i) a contract between the local governmental entity and vendor has been executed; or (ii) the local governmental entity is considering entering into a contract with the vendor;
 - (B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that: (i) a contract

between the local governmental entity and vendor has been executed; or (ii) the local governmental entity is considering entering into a contract with the vendor; or has a family relationship with the local government officer.

(a-1). A local government officer is not required to file a conflicts disclosure statement in relation to a gift accepted by the officer or a family member of the officer if the gift is: (1) a political contribution as defined by Title 15, Election Code; or (2) food accepted as a guest.

(a-2). A local government officer is not required to file a conflicts disclosure statement under Subsection (a) if the local governmental entity or vendor described by that subsection is an administrative agency created under Section 791.013, Government Code.

b. A local government officer shall file the conflicts disclosure statement with the records administrator of the local governmental entity not later than 5 p.m. on the seventh business day after the date on which the officer becomes aware of the facts that require the filing of the statement under Subsection (a).

13. Debarment and Suspension (Executive Orders 12549 and 12689)

The Firm certifies, by entering into this Agreement, that neither it nor its principals are presently debarred, suspended, or otherwise excluded from or ineligible for participation in federally-assisted programs under Executive Orders 12549 (1986) and 12689 (1989). The term "principal" for purposes of this Agreement is defined as an officer, director, owner, partner, key employee, or other person with primary management or supervisory responsibilities, or a person who has a critical influence on or substantive control over the operations of the Firm. The Firm understands that it must not make any award or permit any award (or contract) at any tier to any party which is debarred or suspended or is otherwise excluded from or ineligible for participation in Federal assistance programs under Executive Order 12549, "Debarment and Suspension."

Federal Civil Rights Compliance.

14. Equal Opportunity Clause (applicable to federally assisted construction contracts and subcontracts over \$10,000).

During the performance of this contract, the Firm agrees as follows:

a. The Firm will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Firm will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Firm agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

b. The Firm will, in all solicitations or advertisements for employees placed by or on behalf of the Firm, state that all qualified applicants will receive considerations for employment

without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

- c. The Firm will not discourage or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.
- d. The Firm will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Firm's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- e. The Firm will comply with all provisions of Executive Order 11246 of September 24, 1965, "Equal Employment Opportunity," and of the rules, regulations, and relevant orders of the Secretary of Labor.
- f. The Firm will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- g. In the event of the Firm's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Firm may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- h. The Firm will include the portion of the sentence immediately preceding paragraph (a) and the provisions of paragraphs (a) through (h) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Firm will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event a Firm becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction

by the administering agency the Firm may request the United States to enter into such litigation to protect the interests of the United States.

15. Civil Rights Act of 1964. Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color, religion, sex, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.
16. Section 109 of the Housing and Community Development Act of 1974. The Firm shall comply with the provisions of Section 109 of the Housing and Community Development Act of 1974. No person in the United States shall on the ground of race, color, national origin, religion, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.
17. Section 504 of the Rehabilitation Act of 1973, as amended. The Firm agrees that no otherwise qualified individual with disabilities shall, solely by reason of his/her disability, be denied the benefits of, or be subjected to discrimination, including discrimination in employment, under any program or activity receiving federal financial assistance.
18. Age Discrimination Act of 1975. The Firm shall comply with the Age Discrimination Act of 1975 which provides that no person in the United States shall on the basis of age be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.
19. Byrd Anti-Lobbying Amendment (31 U.S.C. 1352) (if contract greater than or equal to \$100,000)
The Firm certifies that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining this contract. The Firm shall disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award.
20. Economic Opportunities for Section 3 Residents and Section 3 Business Concerns.
 - a. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
 - b. The parties to this Agreement agree to comply with HUD's regulations in 24 CFR part 75, which implement section 3. As evidenced by their execution of this contract, the parties to this Agreement certify that they are under no contractual or other impediment that would prevent them from complying with the part 75 regulations.

- c. The Firm agrees to send to each labor organization or representative of workers with which the Firm has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the Firm's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
 - d. The Firm agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 75. The Firm will not subcontract with any subcontractor where the Firm has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 75.
 - e. The Firm will certify that any vacant employment positions, including training positions, that are filled (1) after the Firm is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 75 require employment opportunities to be directed, were not filled to circumvent the Firm's obligations under 24 CFR part 75
 - f. Noncompliance with HUD's regulations in 24 CFR part 75 may result in sanctions, termination of this Agreement for default, and debarment or suspension from future HUD assisted contracts.
 - g. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this Agreement. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).
21. Energy Efficiency - The Firm shall comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94A 163, 89 Stat. 871). (24 CFR 85.36 (i) (13)).
22. ** Verification No Boycott Israel. As required by Chapter 2271, Government Code, the Firm hereby verifies that it does not boycott Israel and will not boycott Israel through the term of this Agreement. For purposes of this verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations

specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

23. **** Foreign Terrorist Organizations.** Pursuant to Chapter 2252, Texas Government Code, the Firm represents and certifies that, at the time of execution of this Agreement neither the Firm, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same (i) engages in business with Iran, Sudan, or any foreign terrorist organization as described in Chapters 806 or 807 of the Texas Government Code, or Subchapter F of Chapter 2252 of the Texas Government Code, or (ii) is a company listed by the Texas Comptroller of Public Accounts under Sections 806.051, 807.051, or 2252.153 of the Texas Government Code. The term "foreign terrorist organization" in this paragraph has the meaning assigned to such term in Section 2252.151 of the Texas Government Code.
24. **Patent Rights and Inventions** -The Firm shall comply with the requirements and regulations pertaining to patent rights with respect to any discovery or invention which arises or is developed in the course of or under such contract. (2 CFR 200 Appendix II (f) and Rights to Inventions in 37 CFR Part 401).
 a. **Rights to Inventions Made Under a Contract or Agreement** - If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the Subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the Subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency. (2 CFR 200 Appendix II (f), Rights to Inventions).
25. **[FOR CONTRACTS \$100,000 AND OVER] Firearm Entities and Trade Association Discrimination**
 CONTRACTOR verifies that: (1) it does not, and will not for the duration of the contract, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or (2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

PART V
PROJECT TIME SCHEDULE
ENGINEERING/ARCHITECTURAL/SURVEYOR
PROFESSIONAL SERVICES

Firm shall meet the project milestones as described on the Project Implementation Schedule in the CLIENT'S TxCDBG Project, Contract Number _____.



INTEGRITY
EXCELLENCE
TRUST

EXHIBIT A
TO AGREEMENT FOR PROFESSIONAL SERVICES
HOURLY RATES FOR PROFESSIONAL SERVICES

ENGINEERING SERVICES

Senior Principal Engineer	\$ 235.00
Principal Engineer	215.00
Registered Professional Engineer - 1	200.00
Registered Professional Engineer - 2	165.00
Engineer-in-Training (E.I.T.)	135.00
Engineering Technician - 1	140.00
Engineering Technician - 2	110.00
CAD Draftsman - 1	105.00
CAD Draftsman - 2	90.00
Engineering Intern	75.00

ARCHITECTURAL SERVICES

Principal Architect	\$ 215.00
Licensed Architect - 1	200.00
Licensed Architect - 2	165.00
Licensed Interior Designer	125.00
Architectural Associate	110.00
Architectural Intern	75.00

ANCILLARY SERVICES

Environmental Scientist	\$ 135.00
Environmental Technician	90.00
GIS Technician - 1	135.00
GIS Technician - 2	90.00
Senior Land Man	120.00
Clerical - 1	100.00
Clerical - 2	75.00

Effective 1/1/2025



3465 Curry Lane
Abilene, TX 79606
325.695.1070

908 S. Main Street, Suite 100
Boerne, TX 78006
325.695.1070

4920 S. Loop 289, Suite 106
Lubbock, TX 79414
806.368.6375

1925 Fort Worth Highway
Weatherford, TX 76086
817.594.9880



INTEGRITY
EXCELLENCE
TRUST

SURVEYING SERVICES

Principal Surveyor	\$ 175.00
Registered Professional Land Surveyor	165.00
Surveyor-in-Training (S.I.T.)	110.00
Survey Technician	100.00
1-Man Survey Team	180.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)	205.00
2-Man Survey Team	205.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)	230.00
3-Man Survey Team	230.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)	255.00
Vehicle Charge (per day) plus IRS rate per mile	50.00

FIELD SERVICES

Resident Project Representative - 1	\$ 115.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)	140.00
Resident Project Representative - 2	80.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)	105.00
Licensed Water/Wastewater Operator (A/B)	105.00
Licensed Water/Wastewater Operator (C/D)	85.00
Vehicle Charge (per day) plus IRS rate per mile	50.00

A FACTOR OF 1.1 SHALL BE APPLIED TO THE FOLLOWING

1. Actual cost of subsistence and lodging
2. Actual cost of postage and shipping fees
3. Actual cost of materials required for the project used in surveying, drafting and associated activities
4. Actual cost of special tests and services of special consultants, if required

Effective 1/1/2025



3465 Curry Lane
Abilene, TX 79606
325.695.1070

908 S. Main Street, Suite 100
Boerne, TX 78006
325.695.1070

4920 S. Loop 289, Suite 106
Lubbock, TX 79414
806.368.6375

1925 Fort Worth Highway
Weatherford, TX 76086
817.594.9880



JACOB MARTIN CLIENT PROJECT Project Scope

OPINION OF PROBABLE COST FEBRUARY 7, 2025

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
CONSTRUCTION COSTS					
1	Mobilization, Bonds and Insurance	1	LS	\$ 705,000.00	\$705,000.00
2		-		\$ -	\$0.00
3		-		\$ -	\$0.00
4		-		\$ -	\$0.00
5		-		\$ -	\$0.00
6		-		\$ -	\$0.00
7		-		\$ -	\$0.00
8		-		\$ -	\$0.00
9		-		\$ -	\$0.00
10		-		\$ -	\$0.00
11		-		\$ -	\$0.00
12		-		\$ -	\$0.00
13		-		\$ -	\$0.00
	Construction Subtotal				\$705,000.00
TOTAL CONSTRUCTION COSTS:					\$705,000

NONCONSTRUCTION COSTS	
Basic Engineering	\$60,000
Surveying	\$27,500
Testing	\$10,000
Grant Admin	\$60,000
TOTAL NONCONSTRUCTION COSTS:	\$157,500

PROJECT TOTAL \$862,500

NOTES:
 Cost estimates prepared by the engineer represent their best judgment as a design professional familiar with the construction industry. It is recognized, however, that the engineer has no control over the cost of labor, materials, or equipment; over the contractor's methods of determining bid prices; or over competitive bidding or market conditions. Accordingly, the engineer cannot and does not guarantee that bids will not vary from any cost estimate prepared by them.

CERTIFICATE OF INTERESTED PARTIES

FORM 12

Item 7.

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
CERTIFICATION OF FILING**

Certificate Number:
2025-1266306

Date Filed:
02/07/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Jacob & Martin, LLC
Abilene, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of Stephenville

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
24512
Engineering Services for the City of Stephenville / Sidewalk & Lighting or Other Improvements / TDA CDBG Project

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is William L. Dugger, and my date of birth is 08/18/71.

My address is 3465 Curry Lane, Abilene, TX, 79606, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Taylor County, State of Texas, on the 7th day of February, 2025.
(month) (year)



Signature of authorized agent of contracting business entity (Declarant)

Public Works
STAFF REPORT



SUBJECT: TxCDBG Downtown Revitalization Program Application
MEETING: Public Works Committee Meeting – 18 FEB 2025
DEPARTMENT: Public Works
STAFF CONTACT: Nick Williams

RECOMMENDATION:

This item is an informational, non-action item.

Staff recommends support for the selection of a qualified consultant to assist with the no-cost application for the 2025-2026 Texas Community Development Block Grant (TxCDBG) Downtown Revitalization Program (DRP) operated by the Texas Department of Agriculture (TDA).

BACKGROUND:

Staff proactively issued a Request for Qualifications (RFQ) to assist in the administration and implementation of a TxCDBG Downtown Revitalization project. Eligible activities include sidewalk rehabilitation, street reconstruction, street drainage improvements, and water/sewer improvements in support of the Downtown District.

The RFQ was advertised on February 13, 2025, and responses are due by February 27, 2025. The deadline for adoption of a resolution of support and submittal of the application is April 3, 2025.

A review committee will be formed to evaluate qualifications based on the criteria outlined in the RFQ. Selection criteria includes: Work Experience, Work Performance, and Capacity to Perform related to TxCDBG Downtown Revitalization Program projects, as well as Cost-Effectiveness.

The review committee will score each submission and, based on the evaluation process, provide a recommendation for the selection of a consultant.

If supported by committee and approved by council, staff would then negotiate a contract with the selected consultant for preparation of the grant application. Any formal contract would be presented to council for final consideration.

FISCAL IMPACT SUMMARY:

This year, the maximum available award amount from the TDA for Downtown Revitalization is \$1,000,000.00.

If the city is not awarded or does not accept a grant, there are no fees to pay the grant administrator.

If the city is awarded and accepts the grant, the grant administrator's fee is paid from the awarded grant amount, up to \$60,000 or 10% of the total grant funds requested, whichever is less.

The grant has a minimum 2% matching requirement; however, the maximum scoring criteria points are awarded with a 5% match of \$50,000 for a full \$1,000,000 award amount.

ALTERNATIVES:

The city could decline to participate in the grant program or decline to accept the grant if awarded.



Tim Peterie
Phone: 214-317-0950
Email: tpeterie@azuria.com
1103 Postwood Dr.
Corinth, TX 76210

February 12, 2025

SF#: SO-00202545

Mr. Nick Williams PE
City of Stephenville
298 W Washington St
Stephenville, TX 76401

Buyboard Proposal

Project Name: **City of Stephenville, TX – Riverside Drainage Improvements
36” HP SD-1 Storm Sewer Pipe by Excavation**

INSITUFORM TECHNOLOGIES, LLC herein proposes to furnish all labor, materials, equipment, and services necessary to reconstruct the referenced project (as detailed by the drawings and other information provided by City of Stephenville and Provenance Engineering) utilizing the Local Government Purchasing Cooperative Contract #730-24 administered through the BuyBoard.

ASSUMPTIONS AND QUALIFICATIONS

Where project specifications don't exist, the Buyboard Specifications and/or the City of Stephenville Standard Construction Details (or approved equals) will be utilized.

INSITUFORM TECHNOLOGIES, LLC will supply the City of Stephenville a 1-year Maintenance Bond, Performance and Statutory Bonds, and Certificate of Insurance following acceptance of this proposal per the City of Stephenville requirements provided with the project information.

City of Stephenville will supply the following:

- Permitting.
- Property owner coordination including any impact fees/charges.
- Test lab services.
- Tax-exempt certificate prior to mobilization.

Insituform will supply the following:

- All excavation for pipe replacement to OSHA standards.
- New manholes and stub-out along Riverside from station 2+96.40.
- Complete all restoration necessary.
- Traffic control.
- SWPPP plan and devices as needed.
- Trench safety.

Water shall be provided at no cost to Insituform Technologies, LLC for all construction phases of this project. Insituform Technologies, Inc. will follow all required deposit, backflow prevention, and metering procedures.

Special Notes:

The pricing in this proposal takes into account current material prices and are only good for 30 days. Insituform estimates approximately 90 days to complete the project.

PROPOSAL PRICING

Line Number	Description	Pay Quantity	Unit of Measure	Unit Price (current)	Total Price (current)
1	Mobilization	1.00	LS	\$35,000.00	\$35,000.00
2	SWPPP	1.00	LS	\$3,750.00	\$3,750.00
3	Traffic control	1.00	LS	\$7,500.00	\$7,500.00
4	Dewatering - pumping and cleaning	1.00	LS	\$17,000.00	\$17,000.00
5	F&I 72" manholes	2.00	EA	\$31,500.00	\$63,000.00
6	Install 36" HP storm pipe (material provided by owner)	303.00	LF	\$433.00	\$131,199.00
7	Outfall structure w/ SET, rip rap, geotextile fabric	1.00	LS	\$137,000.00	\$137,000.00
8	Restore landscape and cleanup	1.00	LS	\$6,500.00	\$6,500.00
9	Bond and insurance	1.00	LS	\$5,400.00	\$5,400.00
					\$406,349.00

PROPOSAL INCLUSIONS

The prices stated in this proposal include:

1. Mobilizations and demobilization.
2. Installation of pipe to be provided by the City of Stephenville.
3. Traffic control.
4. Pit safety with shoring and temporary construction fencings as needed.
5. Backfill.
6. Surface restoration and pavement repairs are subsidiary to the pipe installation.
7. SWPPP with devices.
8. New manhole installation.
9. Outfall structure w/ SET, rip rap, geotextile fabric.
10. One-year standard construction warranty, Maintenance, Performance, and Statutory Bonds.
11. Certificate of insurance with a standard coverage.

PROPOSAL EXCLUSIONS

Not included in the prices stated in this estimate are costs associated with the items listed below. These items, if needed or found to be applicable, would be provided by **INSITUFORM TECHNOLOGIES, LLC** at your additional cost; or would be furnished by others, at your direction, at no cost to **INSITUFORM TECHNOLOGIES, LLC**:

- a) Water from fire hydrants at designated locations for construction water as needed.
- b) *If any hazardous or toxic materials are encountered during the project, the Owner will be responsible for the removal and disposal of the materials.*
- c) Staking of easements.
- d) Project permits and/or local licenses with be provided by the Owner or Engineer.
- e) State and local sales and/or use taxes on the value of the project. If you are exempt, please submit the appropriate documentation.
- f) Additional premiums for special insurance coverage(s) demanded by you or other parties particular to this project.

PROPOSAL TERMS AND CONDITIONS

- a) Limits of Liability. In consideration of **INSITUFORM TECHNOLOGIES, LLC**'s agreement to maintain no less than \$5,000,000 of comprehensive general liability insurance in the form required by the Contract, **INSITUFORM TECHNOLOGIES, LLC**'s liability to the Owner for any matter covered by such insurance will be limited to the extent of such insurance and the Owner will indemnify and hold **INSITUFORM TECHNOLOGIES, LLC** harmless from any third party claims covered by such insurance to the extent such claims exceed the limits of such insurance. Neither party shall be liable to the other for consequential damages relating to the contract. In case of conflict between this provision and any other provision in the Contract as ultimately executed, this provision shall govern and prevail.
- b) LIMITED WARRANTY. IN LIEU OF ALL OTHER EXPRESSED, IMPLIED AND/OR STATUTORY WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, CONTRACTOR AGREES TO CORRECT ANY DEFECTS IN THE MATERIALS OR SERVICES PROVIDED BY CONTRACTOR WHICH ARE BROUGHT TO THE ATTENTION OF CONTRACTOR WITHIN TWO YEARS FOLLOWING COMPLETION OF CONTRACTOR'S WORK, PROVIDED OWNER AFFORDS CONTRACTOR SUITABLE ACCESS AND WORKING CONDITIONS TO ACCOMPLISH SUCH CORRECTION.
- c) MUTUAL RELEASE OF CONSEQUENTIAL DAMAGES. Neither party shall be liable to the other for consequential damages relating to or arising out of the Contract.
- d) PROPOSAL SUBJECT TO NEGOTIATION OF OTHER STANDARD TERMS OF AGREEMENT. This proposal is subject to agreement of the parties on other terms and conditions as are customary in contracts of this nature.
- e) Quantities are estimated. Unit prices apply for actual invoice and payment.
- f) Payments are due at net within thirty days of invoice. Final payment is due within thirty days of completion of project.
- g) Monthly progress partial payments may be requested for the value of work in progress or completed, including materials secured and on site.
- h) Prices stated are in effect for thirty days from the date of this proposal. The acceptance period may be extended at the sole option of **INSITUFORM TECHNOLOGIES, LLC**.
- i) Conflicts. In case of conflict between the provision of the aforesaid paragraphs and any other provision in the Contract as ultimately executed the provisions as set forth above shall govern and prevail.

OFFERED BY:

ACCEPTED BY:

INSITUFORM TECHNOLOGIES, LLC

Timothy R. Peterie

SIGNATURE

DATE

**TIMOTHY R. PETERIE
COMMERCIAL MANAGER – SW REGION**

NAME

**REVIEWED BY:
ANDY OZMENT
AREA VP**

TITLE

ORGANIZATION

Public Works
STAFF REPORT



SUBJECT: Riverside Drainage Improvements Project Proposal
MEETING: Public Works Committee Meeting – 18 FEB 2025
DEPARTMENT: Public Works
STAFF CONTACT: Nick Williams

RECOMMENDATION:

Staff recommends approval of the agreement with Insituform Technologies, LLC to construct stormwater drainage improvements between Riverside Drive and S. Graham Avenue.

BACKGROUND:

In order to secure a utility easement for the Eastside Sewer project, the city agreed to improve the stormwater drainage in the area near the confluence of Riverside Drive, Clifton Street, and Glen Rose Road. The Riverside Drainage Improvements Project serves to improve the existing natural drainage and alleviate area flooding.

PROJECT:

The BuyBoard proposal received from Insituform Technologies, LLC agrees to install stormwater piping and construct drainage improvements. Bonding, insurance, and a one-year warranty are also included. Insituform anticipates 90-calendar days to complete the project.

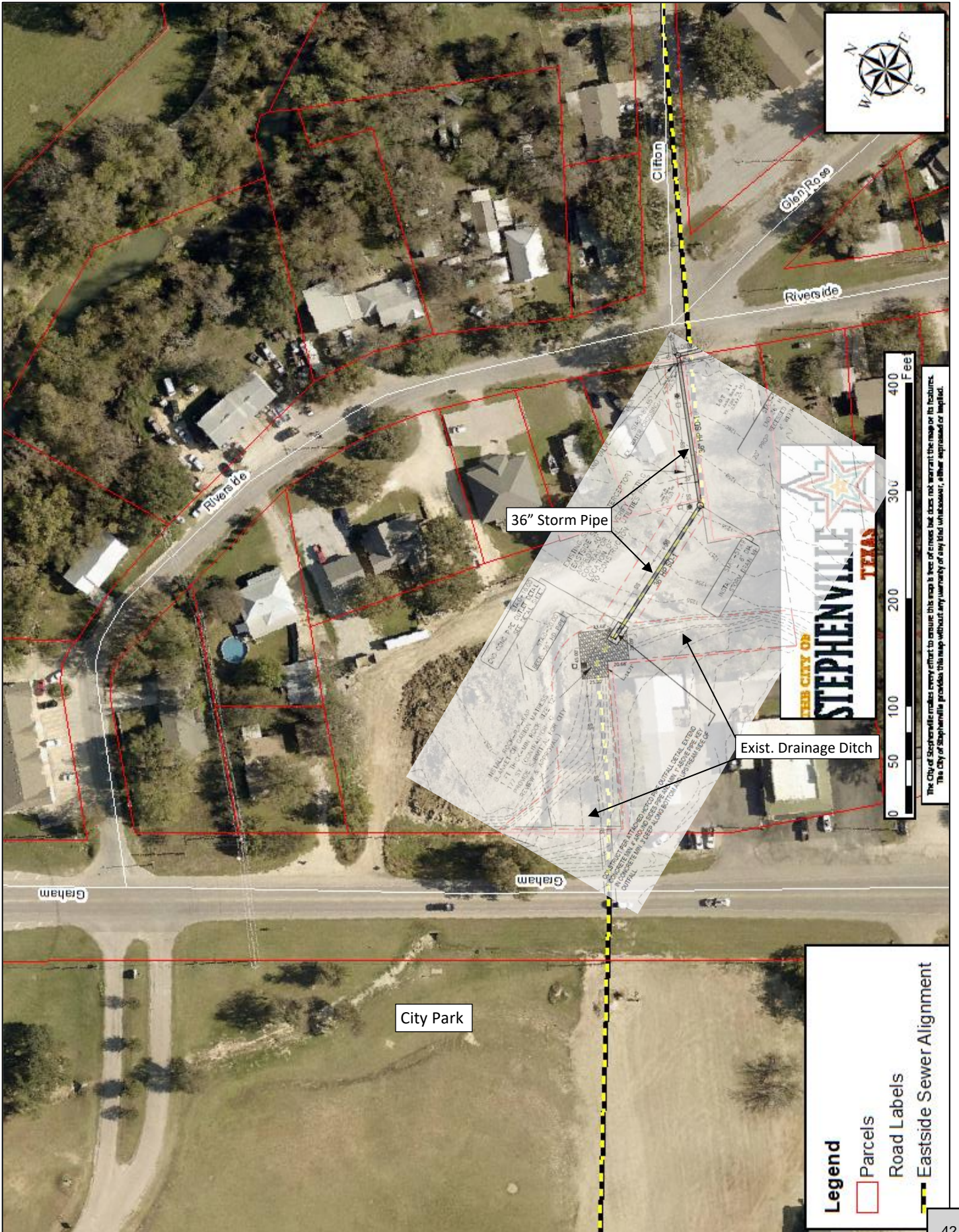
FISCAL IMPACT SUMMARY:

The approved FY24-25 budget allocated \$425,000.00 specifically for construction of this project. The agreement provides a construction cost of \$406,349.00.

ATTACHMENTS:

- [Location Exhibit](#)
- [Insituform Technologies, LLC Proposal – Riverside – \\$406,349.00](#)

Location Exhibit



The City of Stephenville makes every effort to ensure this map is free of error, but does not warrant the map or its features. The City of Stephenville provides this map without any warranty of any kind whatsoever, either expressed or implied.



36" Storm Pipe

Exist. Drainage Ditch

City Park

Legend

- Parcels
- Road Labels
- Eastside Sewer Alignment