

CITY OF ROSENBERG SPECIAL COUNCIL MEETING MINUTES

On this the 24th day of March, 2014, the City Council of the City of Rosenberg, Fort Bend County, Texas, met in a Special Session, in the Rosenberg City Hall Council Chamber, located at 2110 4th Street, Rosenberg, Texas.

PRESENT

Vincent M. Morales, Jr.	Mayor
William Benton	Councilor at Large, Position 1
Cynthia McConathy	Councilor at Large, Position 2
Jimmie J. Pena	Councilor, District 1
Susan Euton	Councilor, District 2
Dwayne Grigar	Councilor, District 3
Amanda Bolf	Councilor, District 4

STAFF PRESENT

Robert Gracia	City Manager
Linda Cernosek	City Secretary
John Maresh	Assistant City Manager for Public Services
Tommy Havelka	Police Department
Steven Clarke	Police Department

Call to Order.

Mayor Morales called the meeting to order at 6:00 p.m.

AGENDA

1. HEAR AND DISCUSS PROPOSALS FROM THE FOLLOWING FIRMS FOR THE OPERATION AND MAINTENANCE OF THE WASTEWATER TREATMENT PLANTS, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

- A. Si Environmental, LLC,
- B. Severn Trent Services, Inc., and
- C. USW Utility Group.

Executive Summary: Representatives from the three (3) qualifying firms will present their proposals for the operation and maintenance of the City's Wastewater Treatment Plants. City Council will have an opportunity to question the firms on the services offered following each presentation.

Key discussion points:

- Representatives from Si Environmental, LLC, distributed handouts and began their presentation regarding the firm's qualifications, experience, and proposals.
- **Questions presented by Council:**
- *Did the City have an energy study? Answer: Not on the equipment, but that could be done if requested.*
- *How close is the City in getting into compliance? Answer: Wastewater Plant 1 (north of the tracks) is chlorine and that will be changed out in the future.*
- *How open are you to using local subcontractors when possible? Answer: There is one local contractor that does control, but the contractors are not residential electricians.*
- *We appreciate you being local and based in Rosenberg. When did you start doing work with the City? Answer: March 1, 2013 prior to that Southwest Water had the contract and the City terminated that contract.*
- *When reviewing the three proposals—is your insurance included in your cost? Answer: Yes, we have our insurance through Wessendorff Insurance Company.*
- *How dangerous is having e-coli in the system? Answer: The e-coli is in the wastewater. John Maresh answered that part of the reason for the e-coli was there were repairs that were needed and the money was not budgeted to make those repairs immediately. Si Environmental assured Council that they talk and communicate daily with John Maresh and Karl Zwahr and have internal controls so a problem does not escalate beyond the staff level. John Maresh assured Council that the City was not out of compliance. There are certain frequencies that have to occur before there are*

violations. We didn't necessarily violate those on a daily basis and we took the corrective measures to abate the situation. Mayor Morales stated that what happens is those letters are sent to the Mayor's attention and John Maresh was right on it. I know there is a level of communication going on and there were issues that were not in the budget, but this was not at the point where it was detrimental to the health of the public.

- I know you bought all your trucks from our local dealership and you are living here and I have seen all of you out in the community with some organization. The one thing I like is that you are in our City and employing people that live and buy locally from our city. You are there when we need you and if there is something critical, you can react quickly—that has been the case.
- Representatives from Severn Trent Services, Inc., distributed handouts and began their presentation regarding the firm's qualifications, experience, and proposals.
- **Questions presented by Council:**
- If we have problems do you have a crew that would do the maintenance on a particular problem on the plant or do you outsource? Answer: We have a major staff that are electricians and have staff that can do most anything—we have the team in place and can draw additional staff from our regional staff. We also do not mind outsourcing, but we have the sources available.
- Who is your staff that works with TCEQ? Answer: We have two people—Jim Wolf and Vanessa Chapa on the water side; both have a very close relationship with the state and make sure everything is reported on time and have a good relationship. They are local and have a good rapport with the state agencies.
- In an emergency situation, if the facilities are overflowing would you have the proper equipment to help us in an emergency management situation? Answer: Yes. We work closely with Fort Bend County to be a part of their emergency management plan and we have all been through hurricanes and freezes. During Hurricane Ike we were on top of it, we had generators up and running the next morning.
- We haven't had a major situation in our area and we want to make sure the people working on the facilities can abate and recognize the situation in a timely manner. Answer: That is part of our job.
- It seems you have many qualified in-house staff—is using local subcontractors something you would consider? Answer: Some are local, but they must follow our insurance requirements or have insurance that we can be comfortable with and the expertise.
- Is your pricing good for one year or 180 days after the contract is signed? Answer: It is good for one year.
- I have seen Severn Trent trucks in my neighborhood. You must employ a lot of people. Answer: We put a lot of people in business over the years—we have a great group of guys.
- You did a very thorough job in explaining what is required by TCEQ. If needed, would you customize if there is a problem that requires escalation of how quickly you would respond? Answer: We would be acting on those results as fast as we could and our people know water and wastewater. We have a plant where we have breaches, a concern, not a non-compliance and we have triggers in place to alert you.
- Your inspectors are TCEQ inspectors, do they meet on-site and do you have your inspectors meet on-site as well? Answer: Yes. They meet with the inspector and they have a punch list.
- What is your community partnership policy? Answer: We try to be involved with the Fort Bend Chamber, the EOC, and we recently were a part of the judge's State of the County. We were a part of the City of Fulshear's state of the city. In projects we are involved in, we try to get involved. About 6-7 years ago, we sponsored the City of Rosenberg's 4th of July event.
- Do you sponsor anything with the local school district, such as LEAF? Answer: We sponsor a football group. We try to benefit the city or the county or the overall community—we want to be part of the community.
- Representatives from USW Utility Group distributed handouts and began their presentation regarding the firm's qualifications, experience, and proposals.
- **Questions presented by Council:**
- If you should receive this contract, would you establish an office here locally or where would your nearest office be? Answer: We would probably approve an area manager and be in Austin. We look for a person and grow out from there and grow in the area.
- What person do you have that deals with the TCEQ locally? Answer: We do a lot with the TCEQ permits and requirements. Jeff Garrett, Service Delivery Manager, Texas, had his whole career in Texas.
- We haven't had any major catastrophic disaster in many years—this city would be devastated we probably wouldn't know how to react to that. Answer: The Florida Keys have made us very well

versed in hurricane preparedness.

- At your last presentation you stated your commitment to the local community, give some examples. Answer: We do that in all the communities we have worked in.
- From time to time you will have to hire subcontractors, but are you willing to use our local contractors? Answer: Absolutely, we will get with the local city leaders and use local vendors with their recommendations.
- In the presentation you submitted through your RFP, your company made some observations to our Plant No. 1 and 3 – what date was that observation made? Answer: It was after we did our qualification presentation a couple of months ago.
- Obviously you are using technology for detecting issues and you also made a good point to train our staff; however, in the cases where there are some problems, how fast would this communication happen? Answer: Within two hours of knowing about an issue your contact person will know right away. We don't want you to have any surprises. It would be worse if a customer is affected, and you call city hall, and they don't know about the issue. There will be a lot of communication.
- Where would an emergency need be dispatched from? Answer: Probably from Austin.
- Action to be taken in the next item (Item 2.)

2. **CONSIDERATION OF AND ACTION ON SELECTION OF A FIRM, AND DIRECTION TO STAFF TO NEGOTIATE A WASTEWATER TREATMENT PLANT OPERATIONS AND MAINTENANCE CONTRACT WITH SELECTED FIRM.**

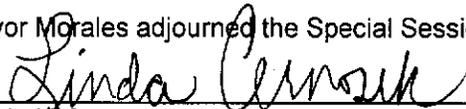
Executive Summary: This Agenda item provides an opportunity for City Council to select one of the three firms to provide operations and maintenance for the City's Wastewater Treatment Plants. Staff will negotiate a Contract with the selected firm, which will be placed on a future City Council Agenda for final consideration.

- After additional discussion, Council's general consensus was to contract with the current local firm, Si Environmental, LLC, because they are doing a good job for the City and their cost was beneficial to the City.

Action: Councilor Benton made a motion, seconded by Councilor Bolf to select and direct staff to negotiate a Wastewater Treatment Plant Operations and Maintenance Contract with Si Environmental, LLC. The motion carried by a unanimous vote.

3. **ADJOURNMENT.**

There being no further business, Mayor Morales adjourned the Special Session at 8:30 p.m.



Linda Cernosek, TRMC, City Secretary