

November 1, 2023	MINUTES OF THE SPECIAL CALLED MEETING OF THE CITY COUNCIL OF THE CITY OF OLNEY, TEXAS	12:00 P.M.
<p>The City Council of the City of Olney, Texas met Wednesday, November 1 2023 a 12:00 P.M. Those present were: Mayor Rue Rogers, Mayor Pro-Tem Tom Parker, Councilmembers; Tommy Kimbro, Brad Simmons, Harrison Wellman and Chuck Stennett. Staff Present: were City Administrator Arpegea Pagsuberon, City Secretary Tammy Hourigan and Public Works Director Michael Jacoba. All agenda items were subject to action.</p>		
<p>Mayor Rue Rogers called the meeting to order at 12:02 P.M.</p>		CALL TO ORDER
<p>Mayor Rue Rogers gave the invocation.</p>		INVOCATION
<p>Mayor Rogers opened with welcoming the Staff from Corlett, Probst & Boyd (CP&B) Devin Smith, Jessica Parks and Blane Boswell were in attendance. Mayor Rogers stated that he knew the sealed bid process had taken place on Tuesday of the preceding week. He turned the floor over to them for them to explain the vetting process along with their thoughts and recommendations. Jessica Parks stated that Horton Excavating, LLC had been the low bidder. They have over 20 years of experience in the industry. The vetting process involves the references on the paperwork being contacted along with verifying information included on their bio. During that process everything that had been submitted was favorable. She stated that the Superintendent overseeing the project, Bobby Herring, had over 40 years of experience in construction and had worked on numerous water treatment and waste water treatment plants. She stated that Horton Excavating, LLC was finishing up a job in the City of Westin, Texas. That project was one of similar size to the one for the City of Olney. She contacted the City of Westin and their feedback was favorable. She stated that CP&B had never worked with Horton Excavating, LLC but after following up on their references and contacting the different entities, CP&B would recommend that the City of Olney Water Treatment Plant Project be awarded to Horton Excavating, LLC. It was the recommendation of CP&B that the City of Olney go with the Base Bid and Alternate B, which would be a total of \$`4,592.650.00. Alternate A included raw water pumps. The recommendation was to bid that separately, since Horton's bid was \$1,300,000.00, re-bidding that separately could possibly allow for more bidders. Alternate C could come later since it involved the lining of the reservoir.</p> <p>Devin Smith stated that steel tanks could be used instead of concrete but that they require more maintenance. They have approximately the same lifespan. Councilmember Wellman inquired as to the TCEQ requirements and if a contractor would have to inspect or if it could be performed in house. Devin stated that contractors usually perform those inspections. Jessica stated that all are inspected annually and</p>		<p>DISCUSS AND CONSIDER CONTRACTOR BID SELECTION RECOMMENDED BY CORLETT, PROBST & BOYD</p>

the inspection would be similar to what is currently performed with the existing water towers. Mayor Pro-Tem Parker asked if going with steel would be cheaper than concrete? He stated that the impact of steel vs concrete should be investigated.

Councilmember Wellman asked if the contractor bids were gone through for each item and compared? Devin stated that they are all given the specifications. The amounts can be different depending on where the contractors are allowing for the most profit. The contractors are able to use a forum to ask CP&B different questions and those answers are sent to everyone to allow for every contractor to have the same information. Councilmember Wellman inquired as to how the contractors itemize the bids? How is the project packaged when it's sent out. Jessica stated that all plans are sent out with the package along with a performance package. This means that at the end of the bid and with the conclusion of their costs, the contractor must provide a fully functioning water treatment plant. Devin stated that the total bid is every line item combined. Jessica stated that once a bid is accepted and the project is awarded, the bidder provides the breakdown of what is used. If there is something used other than specified, that must be approved by CP&B.

Mayor Rogers inquired as to how long the bid was in effect. The bid will expire 30 days from October 24, 2023. The concern of the entire Council was the cost being so much more than the initial \$13.5 Million and knowing that there would likely be more unforeseen costs once construction begins. Jessica stated that the bids placed include the costs for the entire project.

Mayor Rogers inquired as to whether the existing clear wells can be used? Jessica stated that a new plant with a new footprint using existing would create piping issues. Using existing clear wells would require the beginning of a new process. Devin stated that if modified, the project begins again with all new dates.

Mayor Rogers inquired as to how long it would take CP&B to prepare information for a renovation project instead of the new construction? Devin stated that it would be at least a week. The cost of the project being more than initially planned and the \$13.5 Million Revenue Bond not covering all the costs is the major concern. Mayor Rogers stated that all options need to be explored to do what is best for the City of Olney, its residents and to spend the money in the most efficient manner while realizing that there is a limited amount of time until the current bid expires. The Council decided to contact some local individuals with experience in the construction field to form a sub-committee to meet and explore options. The sub-committee will include Councilmember Wellman, Mayor Pro-Tem Parker and Mayor Rogers, along with others that will be contacted. Corlett, Probst & Boyd Staff will also attend the sub-committee meeting. The sub-committee will meet on November 6, 2023 at 11:00 A.M. The contractor bid selection was tabled.

There being no further business to come before the Council, the Council adjourned by consent at 12:56 P.M.	ADJOURNMENT
ATTEST: _____ Tammy Hourigan, City Secretary	