



1111 Bayou
La Marque, Texas 77568
409.938.9202

Mayor Bobby Hocking
Mayor Pro- Tem Keith Bell- District A

Councilmember Chris Lane- District B
Councilmember Robert Michetich- District C
Councilmember Clent Brown- District D

OFFICIALLY POSTED ON THE WEB: DATE: 3.3.16 TIME: 4:00 p.m.
--

SPECIAL CALLED CITY COUNCIL WORKSHOP AGENDA

Notice is hereby given that the City Council of the City of La Marque, Texas will conduct a Special Called Workshop on **Monday, March 7, 2016 at 3:00 p.m.** at 1109-B Bayou Road for the purpose of considering the following agenda:

(1) CALL MEETING TO ORDER

(2) ROLL CALL

(3) INVOCATION AND PLEDGE OF ALLEGIANCE

(4) NEW BUSINESS

- a. Siemens Projects (Energy Performance Contract) – Deval Allums
- b. Funding for Siemens Projects – Finance Director S. Kou / Financial Advisor / Bond Counsel
- c. Provide direction to City Manager

(5) REQUESTS AND ANNOUNCEMENTS

Requests by Mayor and Council Members for items to be placed on future City Council agendas and announcements on city events/community interests TEX. GOV'T CODE §551.415. (b), "items of community interest" includes:

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
- (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- (4) a reminder about an upcoming event organized or sponsored by the governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality or county; and
- (6) announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

(6) ADJOURNMENT



1111 Bayou
La Marque, Texas 77568
409.938.9202

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road,
La Marque, Texas on or before March 3, 2016 before 5:00 p.m.

Robin Eldridge, TRMC
City Clerk

• • • • •
• This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or
• interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's office at (409) 938-
• 9259, or Fax (409) 935-0401, or e-mail cityclerk@cityoflamarque.org for further information.
• • • • •



CITY COUNCIL AGENDA FORM

Meeting Date: March 7, 2016

Prepared by: Carol Buttler

Department: Administration /
Public Services

Agenda item: 4a

Reviewed by: Carol Buttler

AGENDA ITEM DESCRIPTION: Workshop Session

- a. Siemens Projects (Energy Performance Contract) – Deval Allums
- b. Funding for Siemens Projects – Finance Director S. Kou / Financial Advisor / Bond Counsel
- c. Provide direction to City Manager

X

Attachments for Reference:

1. PowerPoint presentations to be revealed at meeting
2. Letter of Intent approved by City Council

STAFF BRIEFING:

- The workshop session will provide Council the opportunity to review and reach a consensus on the top projects as selected by City staff, hear options for funding the projects, and provide direction to the City Manager for an action item at the next City Council meeting.
- Selected projects meet Goal 1.A and B, of Priority 1: Infrastructure Improvement Plan within the Strategic Economic and Community Development Plan, adopted by City Council, which involves investing not less than \$1 million per year beginning FY 2017.
- City staff have been meeting with Siemens Industry representatives on a regular basis to provide essential data, review various brands and types of water meters / software, and prioritize projects based on most critical need / impact to the City and overall community.
- Mr. Olson and Mr. Pertile (Olson & Olson) reviewed the Performance Contracting Agreement and required revisions to protect the City's interests.
- The City is in the process of selecting a 3rd party engineer to independently review all projects and related construction documents.
- Ms. Kou has researched funding options with the City's Financial Advisors (Mr. Gilley) and Bond Counsel (Mr. Frels).
- Once City Council reaches a consensus on the top projects selected by staff, and the method of funding, staff of all parties will prepare an action item for the next City Council meeting.

HISTORY:

TARGET IMPLEMENTATION:

SIGNIFICANT ACTION DATES:

September 14, 2015 – City Council authorized City Manager to enter into a Letter of Intent with Siemens Industry Inc. for the provision of Energy Performance Contracting services.



CITY COUNCIL AGENDA FORM

October 26, 2015 – City Council authorized City Manager to commit the City to \$55,000.00 within the Letter of Intent with Siemens Industry Inc. to recoup costs for program development, if the City of La Marque fails to execute the Performance Contracting Agreement.

November 11, 2015 – Detailed Audit Kick-Off meeting (Siemens & City staff)

January 12, 2016 – Detailed Audit Update meeting (Siemens & City staff)

February 29, 2016 – Conference call with Siemens, Olson & Olson, City staff to revise/finalize Performance Contracting Agreement

March 7, 2016 – City Council Workshop Session

ACTION:

- | | |
|--|---|
| ☐ Ordinance | ☐ Resolution |
| ☒ Special Presentations | ☐ Proclamation |
| ☐ Finance Report | ☐ Public Hearing |
| ☐ Other | |
| ☒ Mark if this item does not conflict with any Resolution, Ordinance or City Charter, policies, procedures | |

Cost Details:	
Budgeted	
Actual Bid	
Estimated Expenditure	
Acct. Name(s)	
Line Items #	
Other Funding	

STAFF'S RECOMMENDATION: Reach a consensus on the top projects as selected by City staff and provide direction to City Manager.

FISCAL IMPACT: Dependent on Council direction



CITY OF LA MARQUE, TX

✦ GATEWAY TO THE GULF ✦



October 1, 2015

Siemens Industry, Inc.
Building Technologies Division
Energy & Environmental Solutions
Attention: Deval Allums and Chad Nobles
8850 Fallbrook Road
Houston Texas 77064

Re: Letter of Intent and Approval to Proceed with Investment Grade Audit

Dear Ms. Allums and Mr. Nobles:

The City of La Marque ("La Marque") intends to contract with the Building Technologies Division of Siemens Industry, Inc. ("Siemens") for the implementation of a performance contracting program ("Program") designed to improve its infrastructure and operational efficiencies.

The Program will focus on water conservation and operational efficiencies assessed through an investment grade audit ("Audit"), which will evaluate the following measures:

1. Accuracy of existing water meters
2. Feasibility of an automatic meter reading system
3. Water/waste-water conservation opportunities
4. Indoor and outdoor Lighting upgrades
5. HVAC efficiencies

Siemens will provide the following services ("Services") during the course of the Audit:

1. Remove 75 existing water meters and install 75 new direct-read water meters
2. Transport and test the removed meters
3. Survey the large commercial meters (sizes vary from 3" and up)
4. Analyze meter-testing results and include a list of meter sizes and locations for those surveyed
5. Prepare an Audit report complete with Program costs and savings.

In order to accomplish the Audit, La Marque must provide Siemens with the following data:

- 3 years of utility data (electric, water and gas)
- Complete water meter database including the following, but not limited to, 2 years of history, address of meter, size of meter and serial number of meters
- List of all La Marque-owned facilities

While preparing the Audit, other improvement opportunities may be found, and these measures may be added, modified, delayed, or deleted from the Program, as agreed between the parties.
The objectives of the Program to be assessed in the Audit are as follows:



- Reduce water loss due to meter inaccuracies
- Identify potential energy efficiency improvements within the existing inventory of equipment
- Identify opportunities to reduce operating and utility costs
- Identify opportunities to improve facility infrastructure
- Obtain a guarantee for the Program from Siemens
- Compliance with applicable law: LG302
- Qualify energy savings and present fixed costs for proposed improvements
- Maximize utility company rebates, if available

La Marque and Siemens will cooperate to finalize the technical, legal and financial components of the Program, and La Marque will pursue financing for the Program, with assistance from Siemens. La Marque also will prioritize the measures to be implemented, and Siemens will use the results of the Audit as the basis for a draft Performance Contracting Agreement ("Agreement").

This Program does not negate the recent formal Water Audit already performed by a previous vendor. The intent of this Program will be to complement the Water Audit and prepare an action plan to implement resolutions to the issues identified.

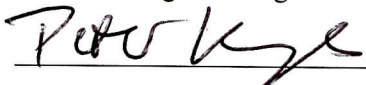
If Siemens is unable to produce an Agreement that meets the above objectives, then it shall receive no payment for its efforts to develop the Program. However, if Siemens provides an Agreement which meets the objectives defined above, and the parties execute the Agreement, then the costs associated with the Audit can be incorporated into the price of the Agreement. However, if La Marque fails to execute an Agreement with Siemens within thirty (30) days of receipt, then La Marque agrees to pay Siemens **\$55,000.00** (Fifty-Five Thousand Dollars and No cents) within thirty (30) days of invoice for the Audit Services described above.

On behalf of La Marque, this Letter of Intent is approved as of the date above.

Sincerely,


 Signed
Carol J. Butler
 Print
City Manager
 Title

Acknowledged and agreed for Siemens:


 Signed
 PETER KAMPS
 VICE PRESIDENT
 Finance & Business Administration
 Print
 Title

 Name: David R. Mangano
 TITLE: Sr. Vice President
 Field Operations
 DATE:

Approved By Legal


 Marc E. Bouchard