



# AGENDA

## PANTEGO ECONOMIC DEVELOPMENT CORPORATION

February 11, 2015

TOWN COUNCIL CHAMBER  
1614 S. BOWEN ROAD  
REGULAR SESSION 6:30 P.M.

REGULAR SESSION 6:30 P.M.  
CALL TO ORDER AND GENERAL COMMENTS  
INVOCATION: Stephanie Springer  
PLEDGE OF ALLEGIANCE

PRESIDENT'S WELCOMING COMMENTS  
PEDC MEMBER REPORTS/COMMENTS OF COMMUNITY INTEREST

### REGULAR BUSINESS

1. Executive Director Report
2. Approval of PEDC Minutes
  - January 14, 2015
  - January 28, 2015
3. Summary of Revenues and Expenditures
  - February 11, 2015

### CITIZENS OPEN FORUM

This is a time for the public to address the PEDC on any subject not on this agenda. However, in accordance with the Open Meetings Act Section 551.042, the PEDC cannot discuss issues raised or make any decisions on that subject at this time. The PEDC or an appropriate Town official may make a statement of factual information or policy on the subject in response to an inquiry by a member of the public. Issues raised may be referred to Town Staff for research and possible future action.

### DISCUSSION, REVIEW AND CONSIDER ANY ACTION AND/OR DIRECT STAFF ON THE FOLLOWING ITEMS OF BUSINESS:

4. Discuss, direct, and consider action on an update on the Bicentennial Park Improvements.
5. Discuss, direct, and consider action on recommendations and priorities for the Texas Parks & Wildlife Grant.

### PEDC MEMBER INQUIRY

If a member of the PEDC makes a spontaneous inquiry about a subject not on this agenda, then the PEDC or an appropriate Town official may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, the PEDC cannot discuss issues raised or make any decisions on that subject at this time. Issues raised may be referred to Town Staff for research and possible future action.

### ADJOURNMENT

### CERTIFICATION

Prepared and posted in accordance with Chapter 551 of the Texas Government Code. I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside window of a display cabinet at the Town Hall of the Town of Pantego, Texas, a place of convenience and readily accessible to the general public at all times, and said Notice was posted by the following date and time: Sunday, February 8, 2015 at 5:00 p.m., and remained so posted at least 72 hours before said meeting occurred.

  
Julie Arrington, City Secretary

Auxiliary aids and services are available to a person who, if necessary, to afford an equal opportunity to participate in Town functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight (48) hours prior to the scheduled starting time by calling the City Secretary's Office at (817) 548-5852

Complete PEDC Agenda and background information are available for review at the City Secretary's Office and on the Town's website: [www.townofpantego.com](http://www.townofpantego.com)



**NOTICE  
of  
POTENTIAL QUORUM**

**NOTICE IS HEREBY GIVEN THAT A POTENTIAL QUORUM OF THE TOWN COUNCIL OF THE TOWN OF PANTEGO MAY BE PRESENT DURING THE REGULAR MEETING OF THE PANTEGO ECONOMIC DEVELOPMENT CORPORATION.**

**February 11, 2015**

**TOWN COUNCIL CHAMBER  
1614 SOUTH BOWEN ROAD  
PANTEGO, TEXAS**

**BEGINNING AT 6:30 P.M.**

Prepared and posted in accordance with Chapter 551 of the Texas Government Code. I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside window of a display cabinet at the Town Hall of the Town of Pantego, Texas, a place of convenience and readily accessible to the general public at all times, and said Notice was posted by the following date and time: Sunday, February 8, 2015 and remained so posted at least 72 hours before said meeting convened.

  
Julie Arrington, City Secretary





# Executive Director's Report

**To:** PEDC Board of Directors  
**From:** Matt Fielder, Executive Director  
**Date:** February 11, 2015

## **Park Row Project**

Council has directed staff to divide the Park Row Project into two separate projects, and to proceed with the water line replacement and paving improvements. The intention is to follow that with the sidewalk improvements, treating it as a separate project.



## **PANTEGO ECONOMIC DEVELOPMENT CORPORATION**

To: President Bill Brown and PEDC Board Members  
From: Julie Arrington, City Secretary  
Date: 2/09/15  
Re: PEDC Minutes

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**Attachments: 011415 PEDC Minutes**  
**012815 PEDC Minutes**

**Pantego Economic Development Corporation  
January 14, 2015**

**STATE OF TEXAS                    §**

**COUNTY OF TARRANT           §**

**TOWN OF PANTEGO               §**

The Pantego Economic Development Corporation of the Town of Pantego, Texas, met in regular session at 6:30 p.m. in the Council Chamber, 1614 South Bowen Road, Pantego, on the 14<sup>th</sup> day of January 2015 with the following members present:

<b>Bill Brown</b>	<b>President</b>
<b>Danny Lakey</b>	<b>Vice-President</b>
<b>Fred Adair</b>	<b>Secretary</b>
<b>Arsalan Gittiban</b>	<b>Treasurer</b>
<b>Stephanie Springer</b>	<b>Director</b>
<b>Don Surratt</b>	<b>Director</b>
<b>Gloria Van Zandt</b>	<b>Director</b>

**Absent:**

**None.**

**Constituting a quorum. Staff present was:**

<b>Matt Fielder</b>	<b>City Manager</b>
<b>Julie Arrington</b>	<b>City Secretary</b>
<b>Ariel Carmona</b>	<b>Finance Director</b>
<b>Chad Joyce</b>	<b>Community Development Director</b>
<b>Scott Williams</b>	<b>Public Works Director</b>

**Also in attendance:**

<b>Pam Mundo</b>	<b>Consultant</b>
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**REGULAR SESSION 7:00 P.M.**  
**CALL TO ORDER AND GENERAL COMMENTS**

President Brown called the meeting to order at 6:32 p.m.

**INVOCATION**

Vice President Lakey led the invocation which was followed by the Pledge of Allegiance.

**PRESIDENT'S COMMENTS**

None.

**PEDC MEMBER REPORTS/COMMENTS OF COMMUNITY INTEREST**

Director Surratt welcomed the several businesses that were in attendance.

**REGULAR BUSINESS**

**1. Executive Director Report**

Mr. Fielder informed the Board that Mr. Joyce met with Dairy Queen who are under contract with

**Pantego Economic Development Corporation**  
**January 14, 2015**

the owner of the old Del Taco building and are moving forward. There is a contract for a 10,000 square foot dollar store in Westbury Square. The Chop House Burgers will move into the former Chop House Steaks location and is expected to open February 1<sup>st</sup>.

Mr. Fielder informed the Board he attended a Chamber Foundation Board meeting and the topic was the Christkindl Market. The Chamber stated it did turn a profit this year. Director Surratt discussed the uniqueness of the Market and things he encountered when he attended the Market.

Mr. Fielder updated the Board on the Park Row Project letting them know Council still has questions and is still working on this item.

**2. Approval of PEDC Minutes**

- **December 10, 2014**

No comments.

Director Surratt made a motion to approve the PEDC minutes dated December 10, 2014 as presented. Vice President Lakey seconded the motion.

The vote was as follows:

Ayes: Surratt, Adair, Lakey, Brown, Springer, Van Zandt, and Gittiban.

Nays: None

Abstention: None

President Brown declared the motion passed unanimously.

**3. Summary of Revenues and Expenditures**

- **January 14, 2015**

No comments.

Secretary Adair made a motion to approve the expenditures as presented. Director Springer seconded the motion.

The vote was as follows:

Ayes: Surratt, Adair, Lakey, Brown, Springer, Van Zandt, and Gittiban.

Nays: None

Abstention: None

President Brown declared the motion passed unanimously.

**CITIZEN'S OPEN FORUM**

None.

**DISCUSS, REVIEW AND CONSIDER ANY ACTION AND/OR DIRECT STAFF ON THE FOLLOWING ITEMS OF BUSINESS**

**4. Presentation of the Business Christmas Light Contest Winners**

- **1<sup>st</sup> Place**      **Pantego Bakery and Bistro, 2304-21 W. Park Row**
- **2<sup>nd</sup> Place**      **Camp Thurman, 3001 Sarah**
- **3<sup>rd</sup> Place**      **All Paw's Grooming & Pet Sitting, 2224 W. Park Row #F**

President Brown presented the winners of the Business Christmas Light Contest in each category listed above with their certificates and awards.

**5. Discuss, direct, and consider action on an update regarding a Focus Group conducted by the Arlington Chamber of Commerce for the Pantego Business Council.**

Mr. Fielder gave a brief update on the focus group informing the Board that 20 businesses were invited but only five attended. There was discussion on how to engage Pantego Businesses and acquire Arlington shoppers while keeping the identity of Pantego. Mr. Lewczyk with the Arlington Chamber of Commerce will prepare a written summary of the meeting. The focus group discussed opportunities to work together to market their businesses; such as joint marketing advertisement with shared costs. There was discussion on inviting the property owners as well as the business owners and how the businesses were chosen to receive invitations. Mr. Fielder informed the Board there was no representation from the businesses located on Pioneer Parkway and the businesses that were chosen had participated in some form of government; such as attended meetings or made comments regardless of positive or negative. There was discussion on marketing to Arlington due to the number of customers from Arlington and the businesses needing to lead the effort of the focus group. Pantego Bakery & Bistro owner and Margie with All Paws would like to be a part of this focus group.

**6. Discuss, direct, and consider action on an update regarding the Pantego Town Survey.**

Mr. Fielder presented and discussed the results of the University of Texas at Arlington Survey power point that was presented to Council in November. He explained the survey was conducted through Survey Monkey online and they had a booth at PantegoFest 2014. He focused more on the business results and informed the board there were 20 businesses that answered the survey.

**7. Discuss, direct, and consider action on an update regarding PEDC Loan repayments.**

Mr. Fielder informed the Board he met with the owner of Boutique U. The owner stated there was a landlord issues but she is committed to repaying her obligation to PEDC. The Board discussed sending a polite late notice after 60 days due and an attorney letter after 90 days due to the various businesses that become late in their repayments. Mrs. Carmona informed the Board she normally sends a quarterly letter and the notices went out recently to these businesses.

**PEDC MEMBER INQUIRY**

None.

**ADJOURNMENT**

President Brown adjourned the regular session at 7:38 p.m.

**APPROVED:**

\_\_\_\_\_  
**Bill Brown, President**

**ATTEST:**

\_\_\_\_\_  
**Fred Adair, Secretary**

Pantego Economic Development Corporation  
January 28, 2015

STATE OF TEXAS §

COUNTY OF TARRANT §

TOWN OF PANTEGO §

The Pantego Economic Development Corporation of the Town of Pantego, Texas, met in regular session at 6:30 p.m. in the Council Chamber, 1614 South Bowen Road, Pantego, on the 28<sup>th</sup> day of January 2015 with the following members present:

Bill Brown	President
Danny Lakey	Vice-President
Fred Adair	Secretary
Stephanie Springer	Director
Don Surratt	Director

**Absent:**

Arsalan Gittiban	Treasurer
Gloria Van Zandt	Director

**Constituting a quorum. Staff present was:**

Matt Fielder	City Manager
Julie Arrington	City Secretary
Ariel Carmona	Finance Director
Chad Joyce	Community Development Director
Scott Williams	Public Works Director

**Also in attendance:**

Pam Mundo	Consultant
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**REGULAR SESSION 7:00 P.M.**  
**CALL TO ORDER AND GENERAL COMMENTS**

President Brown called the meeting to order at 6:31 p.m.

**INVOCATION**

President Brown led the invocation which was followed by the Pledge of Allegiance.

**PRESIDENT'S COMMENTS**

None.

**PEDC MEMBER REPORTS/COMMENTS OF COMMUNITY INTEREST**

None.

**REGULAR BUSINESS**

**1. Executive Director Report**

Mr. Fielder informed the Board the strategic planning session with Council has been postponed until after the upcoming election.

Mr. Fielder has attempted to meet with a contractor from Buy LED's for the arch lighting. The contractor is securing the equipment for the demo from the manufacturer and will contact Mr. Fielder when they can meet.

Mr. Fielder discussed the new businesses opening in Pantego. He stated Chop House Burgers will move in February 1<sup>st</sup> to the Chop House Steak Location. There is a shoe store moving in at 303 & Bowen. The Board inquired about Dairy Queen and was informed they have spoke to Mr. Joyce regarding the Town requirements to implement into their construction plans. The Board asked about the Family Dollar plans. Mr. Joyce stated the re-plat of the property will be on the March Planning & Zoning agenda.

**2. Summary of Revenues and Expenditures**

- **January 28, 2015**

There are no financials to approve at this meeting.

**CITIZEN'S OPEN FORUM**

None.

**DISCUSS, REVIEW AND CONSIDER ANY ACTION AND/OR DIRECT STAFF ON THE FOLLOWING ITEMS OF BUSINESS**

**3. Discuss, direct, and consider action on Business Recruitment on Pioneer Parkway.**

Mr. Fielder discussed the challenges for the Pioneer Parkway area; such as the property owners lack if interested in renting the available spaces. He would like the Board to discuss some marketing or public relations that can be done to encourage the property owners to attract businesses and be available for potential businesses. There was discussion on the type of businesses in the various different shopping centers and the involvement differences between the different property owners. The Board inquired on code enforcement regulations towards the property owners in forcing care and due diligence to the buildings. There was discussion on the different square foot costs of the shopping centers and which owners are in line with the average cost for this area. Mrs. Mundo informed the Board the Pecan Park Shopping Center is overpriced for this area, difficult to get a hold of, and does not give incentives to potential clients to attract their business. The Board discussed sending a letter to the owner of the property signed by President Brown informing them the Town has incentives to help them rent out spaces. There was discussion on the various available open spaces throughout all shopping centers located on Pioneer Parkway.

**4. Discuss, direct, and consider action on an update on the Pantego Business Council.**

Mr. Fielder reminded Council they discussed the focus group at the last meeting and several of the attendees were going to attend the Chamber Orientation. Director Springer informed the board there were a few businesses from Pantego that attended. She felt the Chamber catered to Pantego businesses and it was a good experience. Anything Goes is creating some flyer stands and will deliver them to various businesses in Pantego. There was discussion on getting businesses to attend the orientation to see what the Chamber has to offer.

**5. Discuss, direct, and consider action on an update on Bicentennial Park Improvements.**

Mr. Fielder reminded the Board there has been past discussions on park improvements. Due to some Public Work projects Mr. Fielder is going to take this project over. He has some contact information for companies that install the foam on the playgrounds. He expects to have cost estimates for these improvements next month. He informed the Board that Council received a

**Pantego Economic Development Corporation**  
**January 28, 2015**

request from a resident at the last council meeting to install a volleyball court at the park. There was discussion on the type of court they would like; grass or sand. There was discussion on a splash pad. Mr. Fielder stated he has rough estimates for a splash pad at \$250,000 and suggested the Board begin to set aside money over the next couple of years to cover the cost. The board agreed the volleyball court would be a functional addition to the park and requested staff to obtain cost estimates for a sand volleyball court. There was discussion on how much of the installation could be done in house.

**6. Discuss, direct, and consider action on a Texas Parks & Wildlife Grant regarding the improvements to the Park to be prepared by Mundo & Associates.**

Mrs. Mundo explained the purpose for the grant and the expectations of the Texas Parks & Wildlife for the awarded grants. The application is due by close of business on March 31, 2015; the municipality is notified around August; and is a 50% match of the grant, up to \$75,000; with the Town having three years to match the funds. The Town is allowed to acquire, develop, renovate or redevelop the land or facilities. She discussed the various regulations of the grant required of the Town; such as the use of Texas native plants, and explained the key components should be based on the public need, expected use, harmonious with nature, an State approved Park Master Plan, and donations of various types; in kind, cash, etc. The Board inquired on the typical number of entries. Ms. Mundo is expecting 25-75 applications with 10 awarded grants. She informed the Board this is actually a five year project with the first year on the awarding of the grant, the second year is for the contracts and environmental impact studies, and the third year the construction begins. She explained the Texas Parks & Wildlife gives this grant annually and if not awarded this year she suggested perfecting the application for next year.

**PEDC MEMBER INQUIRY**

None.

**ADJOURNMENT**

President Brown adjourned the regular session at 8:06 p.m.

**APPROVED:**

\_\_\_\_\_  
**Bill Brown, President**

**ATTEST:**

\_\_\_\_\_  
**Fred Adair, Secretary**



# **Memo**

To: President Bill Brown and PEDC Board Members

From: Ariel Carmona, Finance Director

Date: 02/11/2015

Re: PEDC Expenditure Approval

- 
- Summary of Expenditures and Purchase Requisitions over \$1,000 for board approval
  - Statement of Revenues and Expenditures for Fiscal Year 2014/2015

**Vendor Payment Listing 02/09/2015**

Invoices submitted for approval:

Mundo & Associates	January services	\$ 3,000.00
Alan Plummer Associates	Water Line Replacement along Park Row - Project	<u>7,235.00</u>
Total		<u>\$ 10,235.00</u>

**PURCHASE REQUISITIONS OVER \$1,000**

None for this meeting

Total \$ -

# MUNDO & ASSOCIATES

*Economic Development, Planning and Civil Engineering*  
www.mundoandassociates.com

MUNDO & ASSOCIATES, INC. 5542 CANADA COURT 214.773.0966  
RICKWALL, TX 75082 214.940.5352  
972.415.4596  
fax 972.771.6915

February 2, 2015

Bill Brown, President  
[Wm.brown@sbcglobal.net](mailto:Wm.brown@sbcglobal.net)

Arsalan Gittiban, Treasurer  
[dragittiban@yahoo.com](mailto:dragittiban@yahoo.com)

Cherie Charboneau  
[ccharboneau@townofpantego.com](mailto:ccharboneau@townofpantego.com)

Ariel Carmona  
[acarmona@townofpantego.com](mailto:acarmona@townofpantego.com)

Town of Pantego  
1614 S. Bowen Road  
Pantego, TX 76013

invoice for Services from Mundo and Associates, Inc. for the Pantego EDC.  
January Services (see description attached)

\$3,000.00

Total  
Description of Work Attached

\$ 3,000.00

Thank you for the opportunity to serve the Pantego EDC  
Pamela J. Mundo, President  
Mundo and Associates, Inc.



# MUNDO & ASSOCIATES

*Economic Development, Planning and Civil Engineering*  
[www.mundoundassociates.com](http://www.mundoundassociates.com)

MUNDO & ASSOCIATES, INC. 5542 CASABA COURT 214.773.0966  
 ROCKWALL, TX 75082 214.642.8354  
 972.415.4596  
 FAX 972.771.0915

## Description of Work

### Pantego EDC

#### Work description

#### January 2015

January 5 Worked on planning of strategic plan and annual report and agenda 2 hrs

January 7 Met with Matt and Bill on Agenda matters and started field checking

Businesses 4 hrs

January 8 Attended Focus Group and listened to businesses respond. Field surveyed  
 the new businesses in Pantego checking the listing and entered in data sheets 8 hrs

January 9 Worked on updating and classifying the new businesses for Pantego 6 hrs

January 14 Prepared for meeting and attended the PEDC meeting, worked on  
 Demographic analysis for annual report 7 hrs

January 15 Continued survey work for demographics including calling top employers 6 hrs

January 28 Prepared information for the PEDC meeting regarding the park grant &  
 Property availability of the shopping centers on Park Row, attended the meeting 6 hrs

January 29 Worked on the park grant set up and downloading park master plan 4 hrs

January 30 Uploaded park master plan to the TPWD website and started grant

Planning 5 hrs

Total Hours 48 hrs

Contract requirements is for 30 hours

TX HUB





1320 South University Drive, Suite 300  
Fort Worth, Texas 76107

January 21, 2015  
Project No: 1329-004-02  
Invoice No: 000000036778  
Project Manager: Brian Wright  
Total Contract: 7,235.00

Mr. Matt Fielder  
Town of Panleago  
Accounts Payable  
1614 South Bowen Road  
Panleago, TX 76013

Project 1329-004-02 SS Water Line Replacement along Park Row

**Professional Services through January 21, 2015**

Phase	A	Geotechnical Engineering Services		
<b>Professional Personnel</b>				
		<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Project Engineer/Scientist				
Aldridge, Andrew		51.25	135.20	6,929.00
Designer/Technician II				
Cave, Forrest		3.00	91.93	275.79
<b>Totals</b>		<b>54.25</b>		<b>7,204.79</b>
<b>Total Labor</b>				<b>7,204.79</b>
<b>Total this Phase</b>				<b>\$7,204.79</b>

Phase	RE	Reimbursable		
<b>Reimbursable Expenses</b>				
Mileage, Auto Expense				17.92
Reproduction & Print				55.96
<b>Total Reimbursables</b>				<b>73.88</b>
<b>Total this Phase</b>				<b>\$73.88</b>

Billing Limits	Current	Prior	To-Date	
Total Billings	7,278.67	0.00	7,278.67	
APAI Billing Limit Adjustment			7,235.00	-43.67
<b>Total this Invoice</b>				<b>\$7,235.00</b>

Billings to Date	Current	Prior	Total	Payments	A/R Balance
	7,235.00	0.00	7,235.00	0.00	7,235.00

Authorized By: Brian Wright Date: 1/22/15  
Brian Wright

**Pantego Economic Development Corporation**  
**Construction/ Operating Fund Budget for Fiscal Year 2014/2015**  
**As of February 11, 2015**

	Budget FY 2014/2015	Actual FY 2014/2015
<b>ESTIMATED BEGINNING FUND BALANCE</b>	\$ 94,006	\$ 276,182
<b>REVENUES</b>		
Sales Tax Revenue	318,104	-
Interest Revenue	500	275
Gas Royalty Revenue	750	331
Other Revenue	-	-
<b>TOTAL REVENUE</b>	<b>\$ 319,354</b>	<b>\$ 606</b>
<b>EXPENDITURES</b>		
<b>Professional Fees</b>		
Contract Services (Engineering & Legal)	\$ 2,500	\$ -
Professional Services (EDC Consultant)	36,000	12,000
<b>TOTAL PROFESSIONAL FEES</b>	<b>38,500</b>	<b>12,000</b>
<b>Marketing and Advertising</b>		
Arlington Chamber of Commerce	10,000	-
Miscellaneous Marketing and Advertising	15,000	1,767
<b>TOTAL MARKETING &amp; ADVERTISING</b>	<b>25,000</b>	<b>1,767</b>
<b>Activities</b>		
Seasonal Decorations(Tree Lighting)	8,500	2,406
<b>TOTAL ACTIVITIES</b>	<b>8,500</b>	<b>2,406</b>
<b>Maintenance</b>		
Landscaping and Improvements	20,000	1,579
Sprinkler System Maintenance	500	5
General Maintenance and Repair (Bldg & Park)	12,000	1,326
Statue Maintenance Agreement	4,050	-
<b>TOTAL MAINTENANCE</b>	<b>36,550</b>	<b>2,909</b>
<b>Training/Travel</b>		
Miscellaneous	3,500	1,632
<b>TOTAL OTHER</b>	<b>1,000</b>	<b>115</b>
<b>TOTAL OTHER</b>	<b>4,500</b>	<b>1,746</b>
<b>Projects</b>		
Unidentified Grants 2014	130,000	-
Pantego Arch Lighting	20,000	-
Park Row Redevelopment Project	-	1,030
Engineering - Park Row	-	9,003
<b>TOTAL PROJECTS / INCENTIVES</b>	<b>150,000</b>	<b>10,033</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 263,050</b>	<b>\$ 30,862</b>
Transfer to General Fund (Adm. Fees)	\$ (49,637)	\$ (49,637)
Transfer to General Fund (Park Maint)	(48,252)	(48,252)
Transfer to General Fund (CRB & PantegoFest)	(17,500)	(17,500)
<b>Net Change in Fund Balance</b>	<b>\$ (59,085)</b>	<b>\$ (145,646)</b>
<b>Estimated Ending Fund Balance</b>	<b>\$ 34,921</b>	<b>\$ 130,536</b>



## PANTEGO ECONOMIC DEVELOPMENT CORPORATION

To: President Bill Brown and PEDC Board Members  
From: Matt Fielder, Executive Director  
Date: 02/11/15  
Re: Discuss, direct, and consider action on an update on the Bicentennial Park Improvements.

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This item is placed on the agenda at the request of the Board at the 01/28/15 meeting. The proposals staff obtained for painting of the infrastructure is included for the Board's review. In addition, staff will provide updates on a potential splash pad, replacement of the matting around the playgrounds, and a potential volleyball court.

**Attachments:**

Painting Proposals



John Neeley

817-914-2617

[John@stephenspainting.com](mailto:John@stephenspainting.com)

Revision #2

August 22, 2014

**Proposal Presented to:**

Town of Pantego

Ron Johnston

817-823-9366

[rjohnston@townofpantego.com](mailto:rjohnston@townofpantego.com)

[redwards@townofpantego.com](mailto:redwards@townofpantego.com)

**Property:**

Bicentennial Park

Smith Barry Rd.

Pantego, TX

This proposal is for prep & painting of various structures within the park per the following scope of work & options:

**General Specification for Metal Surfaces (bridge structures)**

- ✓ Pre-wash the metal with PPG's Prep 88 which will remove the heavy oxidation
- ✓ Clean the metal surfaces with a combination of power washing and hand cleaning
- ✓ Scrape & sand loose paint & rusted areas
- ✓ Grind & sand with power wire wheel hand tools in order to remove existing rust & flaking down to bare metal
- ✓ Apply PPG's DTR Rust epoxy primer on bare metal areas
- ✓ Apply (1) coat of PPG's Pitthane - Urethane Industrial Enamel to all metal surfaces above and below the deck

**General Specification for Wood Surfaces**

- ✓ Clean the wood surfaces by power washing
- ✓ Scrape & sand any peeling paint
- ✓ Prime bare wood with Glidden exterior latex primer/sealer
- ✓ Caulk seams & cracks with 40 year silicone latex caulk
- ✓ Apply (1) coat of Glidden 100% acrylic latex paint satin sheen matching the existing color

**General Specification for interior CMU Wall Surfaces**

- ✓ Clean the CMU surfaces by power washing
- ✓ Scrape & sand any peeling paint
- ✓ Prime bare wood with Glidden latex primer/sealer
- ✓ Caulk seams & cracks with 40 year silicone latex caulk
- ✓ Apply (1) coat of Glidden semi-gloss enamel paint close to the existing color (color TBD)

**General Specification for the raised seam roof metal surfaces on North Pavilion**

- ✓ Clean the roof surfaces by power washing
- ✓ Scrape & sand any peeling paint
- ✓ Apply (1) coat Sherwin Williams Pro-Cryl Primer
- ✓ Apply (2) coats Sherwin Williams Sher-Cryl acrylic coating
- ✓ Apply (1) coat of Sherwin Williams Sher-Clear acrylic – clear top coating

**General Specification for the natural wood ceilings & soffits**

- ✓ Clean the roof surfaces by power washing
- ✓ Apply (1) coat of clear exterior polyurethane

**Items to be painted**

**1. Bridges**

a. North Bridge	Labor \$3,300	Material \$ 980
b. South Bridge	Labor \$4,800	Material \$1,320
c. Central Bridge	Labor \$4,800	Material \$1,320

**2. Pavilions**

a. South	Labor \$ 975	Material \$ 350
b. North	Labor \$1,950	Material \$ 900

**3. Gazebo**

Labor \$4,500	Material \$1,350
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**4. Playground Post**

a. Central East	Labor \$1,950	Material \$ 190
b. Central West	Labor \$1,950	Material \$ 190
c. North	Labor \$1,950	Material \$ 190

**5. Swing set poles & red frame**

Labor \$ 495	Material \$ 195
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**6. Umbrella Poles at Central**

Labor \$ 875	Material \$ 195
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**7. Central Patio Poles**

Labor \$ 495	Material \$ 90
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**8. South Exercise area poles**

Labor \$ 825	Material \$ 190
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**9. Restrooms**

a. South	Labor \$ 975	Material \$ 300
b. North	Labor \$ 975	Material \$ 300
c. Central	Labor \$2,925	Material \$ 950

**10. Central Restroom ceiling**

Labor \$ 975	Material \$ 225
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Bid Notes:

1. All labor & material included.
2. Stephens Painting carries \$2million General Liability Insurance Policy and Texas Workers Comp.
3. Color draw-down cards will be provided for pre-approval.
4. Price includes all covering and protection of items and surfaces not being painted.
5. Price does not include any provision for metal welding repairs.
6. Mid-stream color changes will be charged separately to cover re-work & materials.
7. This agreement shall be the entire, full, and complete agreement between the owner/agent and the contractor. There are no oral agreements that are not included in this contract. This agreement may not be changed or modified unless in writing and signed by both the owner/agent and the contractor.

*Payment is to be made as follows: Draw Schedule TBD. Balance due upon completion.*

**The undersigned agree to the terms set forth and the stated scope of work.**

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**Official**

**Date**

**Stephens Painting**

**Date**

# Moffett Commercial Paint Contracting

P. O. Box 339, Arlington, Texas 76004-0339

(817) 261-2554 ♦ FAX (817) 261-3252

August 20, 2014

Town of Pantego

1614 South Bowen Road

Pantego, Texas 76013

Addendum to Quote dated May 19, 2014

Quotation for the proposed preparation, brush blast and blast, prime and finish coat applied to north bridge metal structure, frame work and railing located at Bicentennial Park, Smith Barry Road, Pantego, Texas.

## Procedures and Materials

1. Mask off wood with duct tape.
2. Brush blast all painted metal surfaces to remove chipped, curled and flaking paint and commercial blast all rusted areas with vapor blaster using water and glass beads which leaves very little residue. It is understood that onsite water supply and electrical will be utilized for project.
3. Apply a full coat of PPG Pitt-Guard All Weather Direct-to-Rust Epoxy primer to bottom steel structure, frame work and railing.
4. Apply a final coat of PPG Durethane DTM in the prescribed color of dark green.
5. All debris associated with preparation and coating removed on a daily bases.
6. Time to complete project- six days.
7. Moffett Commercial Paint Contracting carries both workmen's compensation and public liability. A certificate will be forwarded on request. General liability- each occurrence \$1,000,000, personal \$1,000,000, general \$2,000,000. Automobile- \$1,000,000. Excess umbrella liability- \$3,000,000. Workers comp \$500,000.
8. Quote valid for sixty days.

	<b>Total Labor and Material</b>	
	<b><u>\$8,495.00</u></b>	
	<b>One year labor and material warrantee-----</b>	

# Moffett Commercial Paint Contracting

P. O. Box 339, Arlington, Texas 76004-0339

(817) 261-2554 ♦ FAX (817) 261-3252

August 20, 2014

Town of Pantego  
1614 South Bowen Road  
Pantego, Texas 76013

Addendum to Quote dated May 19, 2014

Quotation for the proposed preparation, brush blast and blast, prime and finish coat applied to south bridge metal structure, frame work and railing located at Bicentennial Park, Smith Barry Road, Pantego, Texas.

## Procedures and Materials

1. Mask off wood with duct tape.
2. Brush blast all painted metal surfaces to remove flash rust, oxidation with emphasis on commercial blast all rusted areas with vapor blaster using water and glass beads which leaves very little residue. It is understood that onsite water supply and electrical will be utilized for project.
3. Apply a full coat of PPG Pitt-Guard All Weather Direct-to-Rust Epoxy Primer to bottom steel structure, frame work and railing.
4. Apply a final coat of PPG Durethane DTM in the prescribed color of dark green.
5. All debris associated with preparation and coating removed on a daily bases.
6. Time to complete project- 8 days.
7. Moffett Commercial Paint Contracting carries both workmen's compensation and public liability. A certificate will be forwarded on request. General liability- each occurrence \$1,000,000, personal \$1,000,000, general \$2,000,000. Automobile- \$1,000,000. Excess umbrella liability- \$3,000,000. Workers comp \$500,000.
8. Quote valid for sixty days.

	<b>Total Labor and Material</b>	
	<b><u>\$9,890.00</u></b>	
	<b>One year labor and material warrantee-----</b>	

# Moffett Commercial Paint Contracting

P. O. Box 339, Arlington, Texas 76004-0339

(817) 261-2554 ♦ FAX (817) 261-3252

August 20, 2014

Town of Pantego  
1614 South Bowen Road  
Pantego, Texas 76013

Addendum to Quote dated May 19, 2014

Quotation for the proposed preparation, brush blast and blast, prime and finish coat applied to central bridge metal structure, frame work and railing located at Bicentennial Park, Smith Barry Road, Pantego, Texas.

## Procedures and Materials

1. Mask off wood with duct tape.
2. Brush blast all painted metal surfaces to remove flash rust, oxidation with emphasis on commercial blast all rusted areas with vapor blaster using water and glass beads which leaves very little residue. It is understood that onsite water supply and electrical will be utilized for project.
3. Apply a full coat of PPG Pitt-Guard All Weather Direct-to-Rust Epoxy Primer to bottom steel structure, frame work and railing.
4. Apply a final coat of PPG Durethane DTM in the prescribed color of dark green.
5. All debris associated with preparation and coating removed on a daily bases.
6. Time to complete project- 8 days.
7. Moffett Commercial Paint Contracting carries both workmen's compensation and public liability. A certificate will be forwarded on request. General liability- each occurrence \$1,000,000, personal \$1,000,000, general \$2,000,000. Automobile- \$1,000,000. Excess umbrella liability- \$3,000,000. Workers comp \$500,000.
8. Quote valid for sixty days.

	<b>Total Labor and Material</b>	
	<b><u>\$9,855.00</u></b>	
	<b>One year labor and material warrantee-----</b>	

# Moffett Commercial Paint Contracting

P. O. Box 339, Arlington, Texas 76004-0339

(817) 261-2554 ♦ FAX (817) 261-3252

August 21, 2014

Town of Pantego  
1614 South Bowen Road  
Pantego, Texas 76013

Quotation for the proposed preparation, brush blast and blast, prime and finish coat applied to north, central and south bridge metal structures, frame works and railings located at Bicentennial Park, Smith Barry Road, Pantego, Texas.

## Procedures and Materials

1. Mask off wood with duct tape.
2. Brush blast all painted metal surfaces to remove chipped, curled and flacking paint and commercial blast all rusted areas with vapor blaster using water and glass beads which leaves very little residue. It is understood that onsite water supply and electrical will be utilized for project.
3. Apply a full coat of PPG Pitt-Guard All Weather Direct-to-Rust Epoxy primer to bottom steel structure, frame work and railing.
4. Apply a final/full coat of PPG Durethane DTM in the prescribed color of dark green.
5. All debris associated with preparation and coating removed on a daily bases.
6. Time to complete project- approximately 3.5 weeks.
7. Moffett Commercial Paint Contracting carries both workmen's compensation and public liability. A certificate will be forwarded on request. General liability- each occurrence \$1,000,000, personal \$1,000,000, general \$2,000,000. Automobile- \$1,000,000. Excess umbrella liability- \$3,000,000. Workers comp \$500,000.
8. Quote valid for sixty days.

	<b>Total Labor and Material</b>	
	<b><u>\$25,000.00</u></b>	
	<b>One year labor and material warrantee-----</b>	

INDUSTRIAL • RESTORATION • MARINE • GRAFFITI & CLEANING

# EQ EcoQuip®

VAPOR ABRASIVE® BLAST EQUIPMENT



877.326.7847  
WWW.ECOQUIP.COM  
AN ISO 9001:2008 CERTIFIED  
MANUFACTURING COMPANY.

EcoQuip® is a leader in providing vapor-abrasive blast equipment for the coating removal and surface preparation industry. We take pride in knowing that our equipment provides an eco-friendly method of abrasive blasting. With our ability to eliminate up to 97% of airborne particles, while achieving or exceeding removal rates comparable to traditional dry blasting, we can improve your efficiency by minimizing containment and thus reducing project costs. Superior in its technology, our products are designed to be used in a variety of difficult environmental conditions, for example: high-humidity, rain and even under water.



## INDUSTRIAL

- Removing industrial coatings and linings
- Preparing surfaces for recoating with the desired profile
- Removing roadway markings
- Building and site maintenance projects
- Abatement for lead and asbestos

### PROBLEM

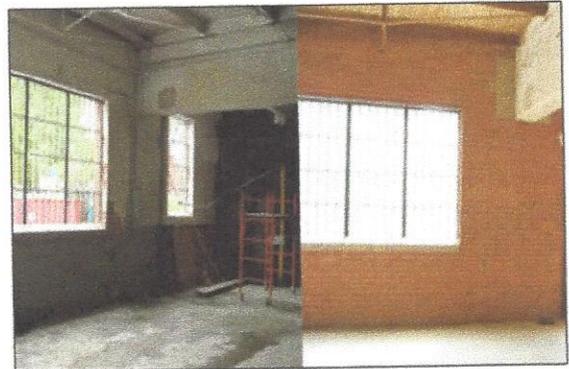
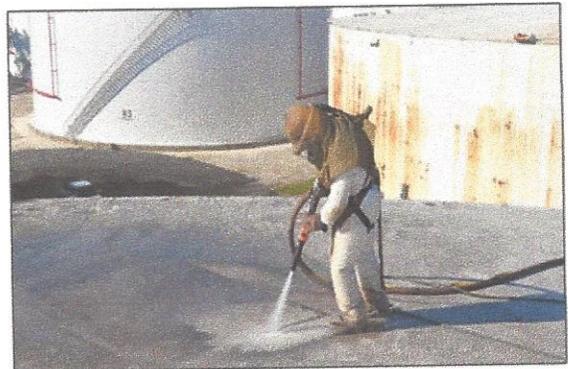
Conventional open air blast methods are extremely dusty and can cause warping, impingement, and pitting, as well as discoloration and damage on certain metal surfaces. Those methods can also be more time-consuming, and not as effective or efficient as EcoQuip's TRX technology.

### SOLUTION

EcoQuip excels in lowering the cost for both preventive maintenance and repair. Complex industrial infrastructure such as piping, valves, and intricate mechanical/hydraulic machinery can be cleaned quickly and inspected frequently without disassembly or masking.

EcoQuip can remove tough industrial coatings and linings without damaging hoses, couplings, and delicate surfaces. This one-step cleaning and surface preparation saves hours of labor in otherwise tedious and difficult maintenance chores.

With ultra-low dispersal characteristics, EQ's equipment eliminates up to 97% of airborne particles and can be used in enclosed spaces without affecting nearby equipment or workers. EQ blast systems will allow for thousands of hours of reliable, effective, problem-free, and dustless media blasting.





*"The EcoQuip EQ600 was the only solution found that could clean the efflorescence off the stone buildings at Virginia Tech quickly and efficiently without damaging the stone, the mortar and the concrete cast. The versatility of the EQ600 to blast at extremely low pressures and at the same time allow for a high volume rinse gave us unbelievable results. All other methods we tried failed in comparison to EcoQuip's system."*

*All of this was accomplished without causing any damage to the landscape or vegetation, as well as the surrounding surfaces.*

- D&D Solutions, Inc., Roanoke, VA

## RESTORATION

- Brick/block/stone or stucco buildings
- Wood siding/fences
- Wrought iron fencing
- Monuments
- Statues
- Grave or head stones
- Artifacts and historic pieces
- Limestone/sandstone structures

### PROBLEMS WITH TRADITIONAL METHODS

Traditional industrial methods require containment screening, dust collectors, truckloads of abrasive, and some sort of breathing apparatus. High Pressure and UHP (Ultra High Pressure) causes water run-off as well as multiple safety hazards for operators. HP and UHP methods leave no profile, which is needed for paint adhesion. Some methods can cause warping, impingement, and pitting, as well as discoloration and damage to metal surfaces. Usually, typical blast equipment cannot be used in open-air areas, around other workers, or in enclosed areas.

### SOLUTIONS

EcoQuip has the unique ability to clean old or new brick, block, and/or stone without penetrating or causing damage to the surface, which could cause efflorescence. EcoQuip causes zero discoloration or mottling.

EcoQuip has the ability to remove tough coatings and rust. In addition, we can clean statues, and grave and head stones without causing damage or affecting the integrity of the surface.

EcoQuip's units give the operator the ability to remove mold, grime, surface dirt, and corrosion gently without damage to the substrate, while restoring and protecting the character of historical artifacts.

All applications can be accomplished without causing any damage to the landscape or vegetation, as well as the surrounding surfaces.

## GRAFFITI

*"You see that job that he just did in 30 seconds? That would have taken us at least 3 hours."*

- City of Compton Worker

- |                 |               |
|-----------------|---------------|
| • Highway signs | • Automobiles |
| • Concrete      | • Plastic     |
| • Sandstone     | • Brick       |
| • Limestone     | • Marble      |
| • Asphalt       | • Wood        |
| • Statues       | • Stucco      |

### PROBLEM

Traditional graffiti removal methods such as chemicals and soda-blasting are not safe for the environment and can kill surrounding vegetation. Pressure washing, chemical stripping, soda blasting, and sandblasting can destroy brick and remove mortar from walls. These methods also have poor production rates. This coupled with the damage to the sub-surface, make these methods ineffective.

### SOLUTION

EcoQuip's equipment is built with adjustability for a wide range of pressures to be utilized on fragile surfaces such as brick. This allows paint to be stripped while protecting the sub-surface. EQ's equipment can also remove paint layer by layer, so you can remove graffiti effectively, even from painted surfaces such as metal or wood signs.



# CLEANING

## PROBLEM

Traditional high-pressure blasting methods damage delicate surfaces, create dust clouds that are unhealthy for operators and bystanders, and involve hours of containment and cleanup. Low-pressure methods don't have the power to remove many surface coatings and linings and have lower production rates.

## SOLUTION

EcoQuip's equipment utilizes advanced TRX technology to bring the blasting industry the first equipment that can be used at pressures as low as 30 psi for delicate surfaces, such as sandstone and limestone, or as high as 125 psi for stubborn surface coatings and linings. Using a mixture of airflow, water, and your choice of media, EQ's equipment meets industry standards, involves little to no containment or cleanup, and reduces up to 95% of airborne particles.

EQ's equipment is used to remove splatters of bitumen, asphalt, concrete, paint, and stucco from materials such as brick, roadways, and concrete. EQ's equipment can also clean the equipment used for applying these materials. While it is successful at cleaning these harsh materials, it is also well suited for eradicating mold, fungus, marine growth, leaching stains from the soil, and rust. It is the perfect tool for preparing surfaces prior to being painted or sealed. It can also be used just to clean or profile surfaces for the best coating adhesion. In addition, EcoQuip's equipment can be used to restore antiques and clean teak furniture!



**EQ** EcoQuip®  
VAPOR ABRASIVE® BLAST EQUIPMENT

OUR PRODUCTS ARE PROUDLY  
MADE IN THE U.S.A.



ISO  
9001:2008

NACE  
INTERNATIONAL

SSPC  
PAINTS  
INSTITUTE

525 BYRON ST. STE D  
CHESAPEAKE, VA, 23320  
877.ECOQUIP (326.7847)  
WWW.ECOQUIP.COM

Proposal

2/6/15

Submitted to: Town of Pantego  
Ron Johnston  
Bicentennial Park  
Smith Barry Rd  
Pantego, TX

Submitted by: Sun Painting Texas LLC      OFFICE 817-275-6690  
205 N Davis      FAX 817-277-8386  
St 6  
Arlington TX 76012

Scope:  
Painting the steel on various structures in the park

Follow the directions provided in the bid packet regarding prep, masking, and painting including using the specified products except  
Exclude wood, CMU walls, and wood ceilings and soffits (per Mr. Johnston)

	labor	material
1. bridges		
a.	735	120
b.	710	120
c.	810	160
2. pavilions		
a.	710	80
b.	1680	280
3. gazebo	1650	200
4. playground post		
a.	240	40
b.	630	80
c.	270	80
5. swing set posts and frame	360	40
6. umbrella poles at central	630	80
7. central patio poles	240	40
8. south exercise area poles	240	40
9 restrooms		
a.	410	40
b.	450	80
c.	2100	200
10 central rr ceiling	60	40

All work guaranteed for three years for labor and material by Sun Painting Texas LLC

Our terms are 50% at signing at scheduling and balance upon completion. We accept all credit cards no fee.

Respectfully submitted,

Mark Brozio  
General Manager  
Sun Painting Texas LLC



## **PANTEGO ECONOMIC DEVELOPMENT CORPORATION**

To: President Bill Brown and PEDC Board Members  
From: Matt Fielder, Executive Director  
Date: 02/11/15  
Re: Discuss, direct, and consider action on recommendations and priorities for the Texas Parks & Wildlife Grant.

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This item is placed on the agenda at the request of Pam Mundo to provide an update to the Board.

**Attachments:**

N/A