



City of Azle Regular Meeting Agenda City Council

505 W. Main Street
Azle, Texas 76020

November 4, 2025

6:00 PM

Council Chambers

Pursuant to Section 551.071 of the Texas Government Code, the Council may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item and may receive advice from its attorney as permitted by law.

CALL TO ORDER

INVOCATION

The City of Azle is accepting volunteers from all Religions and Denominations to provide the invocation at the beginning of the City Council meeting. If you are interested in giving the invocation at a future meeting, please call the city secretary's office at 817-444-7101 or email: yhoffman@cityofazle.org

Sally Daniels, LPC-S-Executive Director – Future, Hope, & Healing Center.

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

This is an opportunity for the public to address the City Council on posted agenda items or non-agenda items. In order to address the Council, please complete a Speaker's Request Form and submit to the City Secretary prior to the start of the council meeting. All comments must be directed to the Presiding Officer, rather than an individual council member or city staff. All speakers must refrain from personal attacks toward any individual. Comments are limited to three (3) minutes and must pertain to the subject matter listed on the Speaker's Request Form. Speakers requiring the assistance of a translator shall be provided four (4) minutes. Council may not comment publicly on non-agenda items, but may direct the City Manager to resolve the matter or request the matter be placed on a future agenda. Public comments regarding non-agenda items shall not include any "deliberation" as defined by Chapter 551 of the Government Code, as now or hereafter amended. If you have a subject that may require City Council action, you may obtain a form from the City Secretary and request the item be placed on a future agenda.

PROCLAMATIONS

1. Proclamations:
Municipal Courts Week: November 3 - 7, 2025
National Animal Shelter Appreciation Week: November 2 - 8, 2025
Randa Goode, Mayor

PRESENTATIONS

2. Presentation of the North America Hazardous Materials Management Association's Public and Private Partnership Award
Robert Medigovich - Community Waste Disposal
3. Department Presentation - Water/Wastewater/Utility/Garage
Rick White, Public Services Director

ACTION ITEMS

4. Consider any action on the October 21, 2025 regular council meeting minutes.
Yael Hoffman, City Secretary
5. Consider any action on Resolution No. 2025-22 supporting the closure of Main Street, providing Police and Fire assistance for "Azle Christmas on Main Street" and waiving all applicable fees
Tom Muir, City Manager
6. Consider any action on Resolution No. 2025-23 supporting permission for the Azle Police Dept to apply for Grant No. 5639301-Rifle-Rated Bullet-Resistant Upgrades to Patrol Vehicles.

Mike Winterrowd, Administrative Corporal

7. Consider any action on awarding the Central Park Walking Path Phase 2 Project (Bid No. 2025-008) to Cam-Crete Contracting, LLC for \$111,962.50.

Kyle Culwell, Parks Superintendent

8. Consider any action on the selection of employee health and dental benefits plans for calendar year 2026 and authorize the City Manager to execute agreements for each

Cat Schlueter, Human Resources Director

PUBLIC HEARING

9. Conduct a public hearing and adopt Resolution No. 2025-21 approving the Richard Lane Water Line Replacement - CDBG Project, 52nd Year

Rick White, Public Services Director

DISCUSSION ITEMS

10. Property Maintenance Code Discussion

David Hawkins, Director of Planning and Development

11. Golf Course Master Plan

Matthew Sommerfield, Golf Course General Manager

12. Discuss the Azle Animal Shelter and Maintenance Facility plans.

Randa Goode, Mayor

ITEMS TO BE PLACED ON FUTURE MEETING AGENDAS

MAYOR/COUNCIL COMMENTS OF COMMUNITY INTEREST

EXECUTIVE SESSION

• **551.074 PERSONNEL MATTERS**

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager.

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on 10-29-2025, at the City's official bulletin board and is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.



Yael Hoffman, TRMC, MMC
City Secretary

This facility is wheelchair accessible and handicapped parking spaces are available. Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in city functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight hours prior to the scheduled starting time by calling the City Secretary's Office at 817-444-7101. Complete City Council agenda packet is available for review at the City Secretary's Office and on our website www.cityofazle.org.



Presenter: Randa Goode, Mayor

Agenda Item: Proclamations:
Municipal Courts Week: November 3 - 7, 2025
National Animal Shelter Appreciation Week: November 2 - 8, 2025

Background and Explanation:

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

None



Presenter: Robert Medigovich - Community Waste Disposal

Agenda Item: Presentation of the North America Hazardous Materials Management Association's Public and Private Partnership Award

Background and Explanation:

Community Waste Disposal (CWD), the City of Azle, and Servolution Network were honored with the Public and Private Partnership Prestige Award by the North American Hazardous Materials Management Association for their innovative and sustainable Re-Mix Paint Program.

Azle residents participate in household hazardous waste collection events twice a year. During these events, CWD collects used paint that is then processed into CWD's Re-Mix Paint. Servolution Network utilizes this recycled paint through its Good Neighbors projects to help restore homes in the community. To date, Servolution has restored approximately 375 homes using CWD's Re-Mix Paint.

Board/Commission/Committee Recommendation:

N/A

Staff Recommendation:

N/A

Attachments:

None



Presenter: Rick White, Public Services Director

Agenda Item: Department Presentation - Water/Wastewater/Utility/Garage

Background and Explanation:

Annual Water, Wastewater, Utility and Garage Department presentation.

Board/Commission/Committee Recommendation:

N/A

Staff Recommendation:

N/A

Attachments:

None



Presenter: Yael Hoffman, City Secretary
Agenda Item: Consider any action on the October 21, 2025 regular council meeting minutes.

Background and Explanation:

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

1. Minutes of 10-21-2025



MINUTES Regular Meeting Azle City Council

505 W. Main Street
Azle, Texas 76020

October 21, 2025

6:00 PM

Council Chambers

CALL TO ORDER

Mayor Goode called the meeting to order at 6:07 PM.

Members Present:

Mayor Randa Goode
Mayor Pro-tem Stacy Peek
Councilmember Derrick Nelson
Councilmember Amy Estes
Councilmember Josh Berry
Councilmember Rouel Rothenberger
Councilmember Brian Conner

Staff Present:

Amber Beard	Assistant City Manager
Yael Hoffman	City Secretary
Andrea Russell	City Attorney
Susie Hiles	Assistant to the City Manager
Will Scott	Fire Chief
Lee Godbold	Assistant Fire Chief
David Hawkins	Director of Planning and Development
Rick White	Director of Public Services
Stephen Barnes	Finance Director
Angelia Garrett	Assistant Finance Director
Curren McLane	Library Director
Cat Schlueter	Human Resources Director
Kevin Rogers	Police Lieutenant
Dora Grissom	Police Lieutenant
Matthew Sommerfield	Golf Course Manager

INVOCATION

Lynne Spencer, Chaplain Coordinator, Pastoral Care, Texas Health Azle, gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Goode led the Pledge of Allegiance.

PUBLIC PARTICIPATION

None.

PROCLAMATIONS

1. Domestic Violence Awareness Month.

Mayor Goode read and presented a proclamation recognizing Domestic Violence Awareness Month.

ACTION ITEMS

2. Consider any action on the September 16, 2025 council meeting and the October 6, 2025 special meeting minutes.

Councilmember Rothenberger moved to approve the September 16, 2025 council meeting and the October 6, 2025 special meeting minutes, as presented. Councilmember Berry seconded the motion.

Yes: (7) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner, Josh Berry

3. Consider any action appointing Aaron Towner to the Planning and Zoning Commission, Place 8 Alternate.

Councilmember Conner moved to appoint Aaron Towner to the Planning and Zoning Commission, Place 8 Alternate. Councilmember Estes seconded the motion.

Yes: (7) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner, Josh Berry

4. Consider any action on appointing Nancy Elizabeth Richardson to any of the city boards.

Councilmember Nelson moved to appoint Nancy Elizabeth Richardson to the Parks Board, Place 3, and the Zoning Board of Adjustment, Alternate Place 8. Councilmember Rothenberger seconded the motion.

Yes: (7) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner, Josh Berry

5. Consider any action approving the annual appointments to the Boards and Commissions.

Councilmember Rothenberger moved to approve the annual appointments to the Boards and Commissions, as presented. Councilmember Nelson seconded the motion.

Yes: (7) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner, Josh Berry

6. Consider any action on Resolution No. 2025-17 denying Oncor Electric Delivery Company LLC's application to change rates within the City.

Councilmember Rothenberger moved to approve Resolution No. 2025-17 denying Oncor Electric Delivery Company LLC's application to change rates within the City, as presented. Mayor Pro-tem Peek seconded the motion.

Yes: (7) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner, Josh Berry

7. Consider any action on Resolution 2025-18 for the Advanced Funding Agreement for the landscape enhancement project at SH199 and Boyd Rd. (TxDOT Green Ribbon Program)

Mayor Goode recognized Director of Public Services Rick White, who provided an overview of the Green Ribbon Program with TxDOT. He noted this program provides funding for landscape enhancement projects within TxDOT right-of-way. State and Federal funds are allocated at 100% for the construction of these projects, with the design and engineering being paid for by the City. The estimated total cost for this project is \$502,966, with the City paying \$54,000 in design and engineering services (funded by the Azle Municipal Development District).

Councilmember Berry moved to approve Resolution 2025-18 for the Advanced Funding Agreement for the landscape enhancement project at SH199 and Boyd Rd. (TxDOT Green Ribbon Program), as presented. Councilmember Nelson seconded the motion.

Yes: (7) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner, Josh Berry

8. Consider any action on Resolution 2025-19 for the Landscape Maintenance Agreement for the landscape enhancement project at SH199 & Boyd Rd. (TxDOT Green Ribbon Program)

Councilmember Berry moved to approve Resolution 2025-19 for the Landscape Maintenance Agreement for the landscape enhancement project at SH199 & Boyd Rd. (TxDOT Green Ribbon Program) as presented. Councilmember Nelson seconded the motion.

Yes: (7) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner, Josh Berry

9. Consider any action on Resolution No. 2025 -20 approving the Investment Policy

Mayor Goode recognized Finance Director Stephen Barnes, who gave an overview of the City's Investment Policy.

Councilmember Rothenberger moved to approve Resolution No. 2025-20 approving the Investment Policy, as presented. Councilmember Berry seconded the motion.

Yes: (7) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner, Josh Berry

10. Consider any action on Ordinance 2025-18 providing for amendments to the FY 2025 Budget and transferring unencumbered appropriation balances to City departmental budgets requiring additional appropriations and establishing an effective date.

Mayor Goode recognized Finance Director Stephen Barnes, who provided an overview of the requested amendments to the FY 2025 budget.

Councilmember Josh Berry moved to approve Ordinance 2025-18, providing for amendments to the FY 2025 Budget, less the budget savings and unspent amounts, and transferring unencumbered appropriation balances to City departmental budgets requiring additional appropriations in the amount of \$3,800,911. Councilmember Nelson seconded the motion.

Yes: (5) Randa Goode, Derrick Nelson, Stacy Peek, Josh Berry, Rouel Rothenberger

No: (2) Amy Estes, Brian Conner

Motion passes.

11. Consider any action on Ordinance 2025-17 amending the Beautification Board ordinance

Councilmember Rothenberger moved to approve Ordinance 2025-17 amending the Beautification Board ordinance to state "up to one (1) Azle ISD high school student who resides within the Azle city limits". Councilmember Berry seconded the motion.

Yes: (7) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner, Josh Berry

PUBLIC HEARING

12. Conduct a public hearing and consider any action on Ordinance No. 2025-16 regarding a proposed zoning change request from the Single Family Five (SF-5) District to Heavy Commercial (HC) District for approximately 0.653 acres of land, being described as Tract 2J in the G.W. McKinsey Survey, Abstract No. 1827, City of Azle, Tarrant County, Texas. The property is addressed as 113 Porter Drive and is approximately 180' west of Southeast Parkway (Hwy. 199). Case No. Z2025-03

Mayor Goode recognized Director of Planning and Development David Hawkins, who explained the zoning change is being requested by the owners of Wells Wrecker Service, who also own the adjacent

property, in order to expand their business. Mr. Hawkins advised the Planning and Zoning Commission recommended approved of the zoning request at their September 18, 2025 meeting.

Mayor Goode opened the public hearing at 6:15 PM.

Mayor Goode closed the public hearing at 6:15 PM.

Councilmember Rothenberger moved to approve Ordinance No. 2025-16 regarding a proposed zoning change request from the Single Family Five (SF-5) District to Heavy Commercial (HC) District for approximately 0.653 acres of land, being described as Tract 2J in the G.W. McKinsey Survey, Abstract No. 1827, City of Azle, Tarrant County, Texas. The property is addressed as 113 Porter Drive and is approximately 180' west of Southeast Parkway (Hwy 199). Case No. Z2025-03, as presented. Councilmember Nelson seconded the motion.

Yes: (6) Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner, Josh Berry

Abstaining: (1) Randa Goode

DISCUSSION ITEMS

13. Sidewalk Ordinance

Mayor Goode recognized Director of Planning and Development David Hawkins, who requested direction from Council on expanding the sidewalk ordinance requirements to include new sidewalks along thoroughfare streets as outlined in the Master Thoroughfare Plan as well as along TxDOT roadways. Council provide approval to move forward with the amendments that will include requirements to add sidewalks along TxDOT frontage roadways, expand to include commercial developments, and include sidewalk width requirements to include TxDOT frontage road width at ten feet (10'), residential developments at six feet (6') and interior sidewalks inside a subdivision at four feet (4').

14. FY2025-26 Budget Adding Police Officer position(s) and Related Funding Options

As requested by Mayor Pro Tem Stacy Peek, Staff presented budget options to accommodate the hiring of two police officers. Staff noted that adding these positions would impact the FY2025-26 budget by reallocating funds from other previously budgeted positions. After discussion, it was decided to take no action at the present time but to look for possible savings that may help fund these positions in the future.

ITEMS TO BE PLACED ON FUTURE MEETING AGENDAS

- Provide an update on any savings from the installation of the AC system with Ideal Impact Inc.
- Provide an analysis of the city's contractual services to see if there are opportunities for cost savings.
- Update from code enforcement on how they manage/enforce commercial property maintenance.
- Food truck operations in the city
- Update on Golf Course Master Plan

MAYOR/COUNCIL COMMENTS OF COMMUNITY INTEREST

- 10/26/2025 - Police Dept will host Trunk or Treat in the Library parking lot from 4 - 6 PM.
- 10/29-31/2025 - TML Annual Convention in Ft Worth. Assistant City Manager Amber Beard will attend Thursday.

- 11/08/2025 - City will host Arbor Day at The FeedLot. Registration for trees is open.

EXECUTIVE SESSION

Mayor Goode convened to Executive Session at 8:43 PM.

Mayor Goode reconvened to Executive Session at 9:55 PM.

551.074 PERSONNEL MATTERS

Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager.

551.087 – DELIBERATION REGARDING ECONOMIC NEGOTIATIONS

Discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations for 417 Northwest Parkway.

15. Consider any action authorizing the execution of a 380 Agreement with Chick-Fil-A, Inc.

Councilmember Nelson moved to authorize the execution of a 380 Agreement with Chick-Fil-A, Inc with the requested changes on Item 24 - Ethics Disclosure. Councilmember Rothenberger seconded the motion.

Yes: (7) Randa Goode, Derrick Nelson, Amy Estes, Stacy Peek, Rouel Rothenberger, Brian Conner, Josh Berry

ADJOURNMENT

Mayor Goode adjourned at 9:55 PM.

Presented and approved on November 4, 2025.

Randa Goode, Mayor

Attest:

Yael Hoffman, TRMC, MMC
City Secretary



Presenter: Tom Muir, City Manager

Agenda Item: Consider any action on Resolution No. 2025-22 supporting the closure of Main Street, providing Police and Fire assistance for “Azle Christmas on Main Street” and waiving all applicable fees

Background and Explanation:

“Azle Christmas on Main Street” is scheduled for Saturday, December 6, 2025, from 10:00 a.m. to 8:00 p.m., which will include vendor booths, a car show and a parade. Event organizers are requesting Police and Fire assistance for the event, a waiver of all applicable fees and the closure of Main Street for this event.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

1. AACOC-Request to place an item on the City Council agenda 2025
2. Parade Route 2025
3. Resolution #2025-22 for Christmas on Main St
4. 2025 Christmas on Main Street Schedule of Events

REQUEST TO PLACE AN ITEM ON THE COUNCIL AGENDA

Requests must be submitted to the office of the City Secretary at least Six (6) days prior to the City Council meeting for which the request is being made, and your request must include all relevant information concerning the matter.

Requested Agenda Date: November 4, 2025

Name Jennifer Parnell, Contact Number 817-444-1112:

Address, City State and Zip Code

404 W. Main St., Suite 102, Azle, Tx 76020

Are you a resident or business owner in Azle? YES: X NO: _____

Subject to be discussed including the following:

- Background
2025 Azle Christmas on Main Street. Requesting street closures, traffic control, security, and waiver of all fees and permits for Azle Christmas on Main Street 2025
- Intended Goal (Policy Change? Outcome?)

- Resolution Efforts (Who have you spoken with in the city to try and resolve your issue)

Please provide as much information you have to support your item.

Attached this form to your supporting document(s), (if any) and return to:

City Secretary`s Office

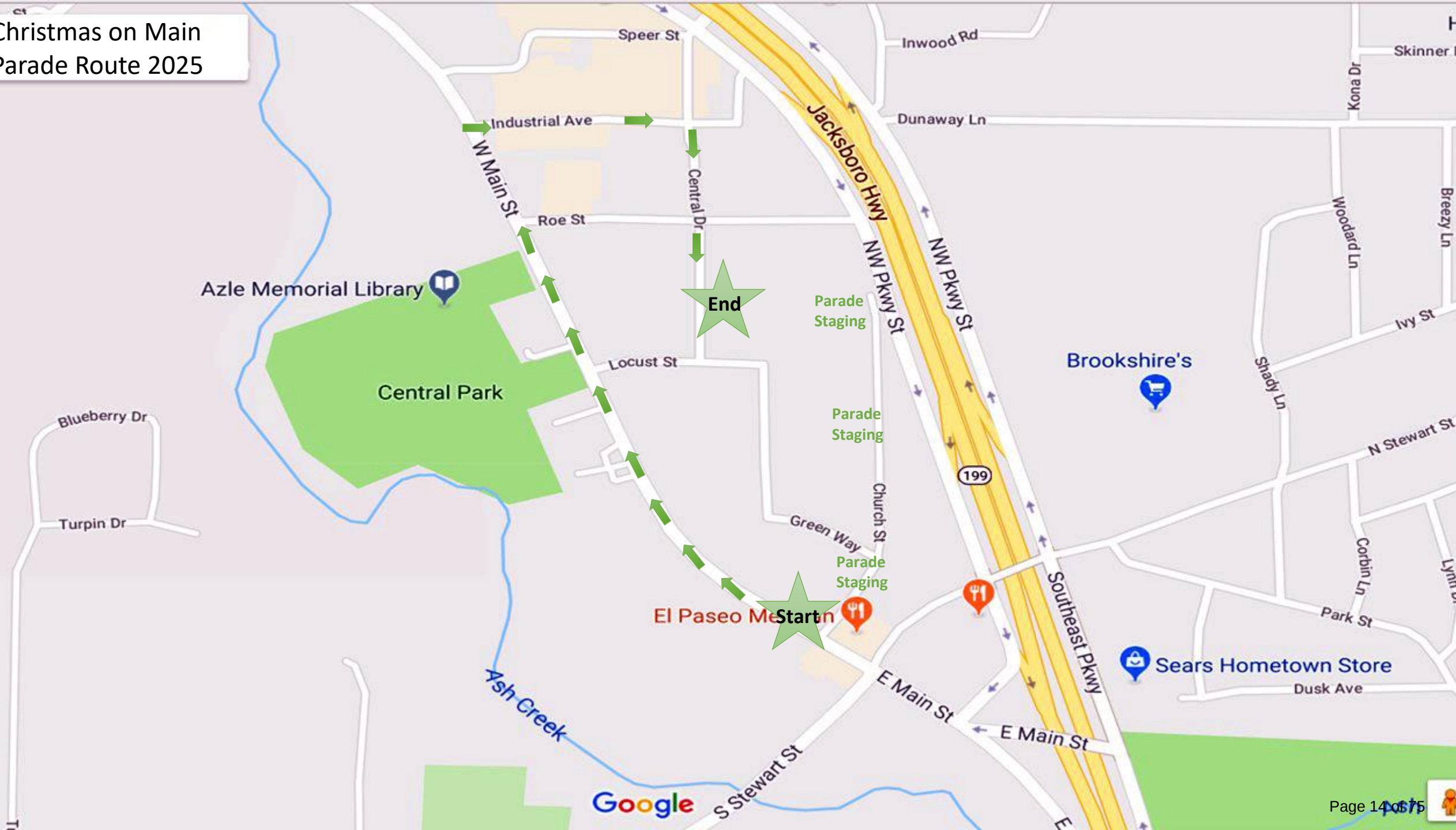
505 W. Main St.

Azle, TX 76020

yhoffman@cityofazle.org

817-444-7101 direct line.

Christmas on Main
Parade Route 2025



RESOLUTION NO. 2025-22

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF AZLE, TEXAS, IN SUPPORT OF CLOSING MAIN STREET IN THE CITY OF AZLE, TEXAS FOR CITIZENS OF AZLE, TEXAS

WHEREAS, the City of Azle recognizes that certain benefits accrue to the City as a result of citizens of the City of Azle being able to participate and support events and functions; and

WHEREAS, the City Council of the City of Azle recognizes the necessity for closing Main Street from Speer Street to Church Street on December 6, 2025 from 10:00am – 8:00pm for Azle Christmas on Main Street and lighted Christmas Parade; and

WHEREAS, The City of Azle requests permission from TxDOT to close this portion for this event, as described in the attachments, and takes full responsibility for all traffic control in conformance with its traffic control plan, and the elements of the attached agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AZLE, TEXAS THAT:

Section 1. The Council of the City of Azle do hereby support and encourage functions of citywide events that are for the good and enjoyment of the citizens of the City.

Section 2. The Council of the City of Azle do hereby authorize the closing of Main Street from Speer Street to Church Street on December 6, 2025 from 10:00am – 8:00pm for the Christmas on Main Street and lighted Christmas Parade in the City of Azle, Texas, and accept full responsibility for traffic control for the event, and agree to comply with all state regulations.

Section 3. This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED on November 4, 2025

APPROVED:

Randa Goode, Mayor

ATTEST:

Yael Hoffman TRMC, MMC
City Secretary

A Storybook *Christmas*



DECEMBER 6, 2025

**Azle Area Chamber of Commerce Annual Christmas on Main Street
Saturday, December 6, 2025**

Schedule of Events

10:00 - 11:30 a.m.	Festival Setup
10:00 - 3:00 p.m.	Christmas Car Show @ Azle City Hall
12:00 - 5:00 p.m.	Christmas on Main Street Festival @ 404 Main Place and Main Street
2:00 - 5:00 p.m.	Children's Christmas Activities Inside 404 Main Place
4:00 - 6:30 p.m.	Community Christmas Celebration @ Azle Historical Museum
5:00 - 6:00 p.m.	Festival Breakdown
6:15 - 6:30 p.m.	Dual Lighting of the Trees Optimist Club Tree @Museum City of Azle Tree @ City Hall
6:30 - 7:30 p.m.	Parade of Lights Starts @ Azle Historical Museum, continues down Main Street to Industrial Ave.



Azle Area Chamber of Commerce
404 W. Main Street, Suite 102
Azle, TX 76020
817-444-1112
info@azlechamber.com
www.azlechristmasonmain.com



Presenter: Mike Winterrowd, Administrative Corporal

Agenda Item: Consider any action on Resolution No.2025-23 supporting permission for the Azle Police Dept to apply for Grant No. 5639301-Rifle-Rated Bullet-Resistant Upgrades to Patrol Vehicles.

Background and Explanation:

This item requests Council approval to apply for Grant #5639301 - Bullet-Resistant Upgrades for Patrol Vehicles. The grant provides full reimbursement for covered equipment including the cost of bullet-resistant rifle-rated armor panels concealed in the doors and/or rear hatches of marked police patrol SUVs used by the Azle Police Department officers. The panels do not affect the appearance or day-to-day utility of the vehicles. The panels can be transferred from vehicle to vehicle with adequate shop time, if needed (the vehicle is taken out of service). The service life of the panels is 5 years. The Azle Police Department budget will cover the cost of installing/up-fitting the panels through an existing vendor. Funds requested should provide for at least 8 patrol SUVs to have rifle-rated bullet-resistant panels installed in the driver and passenger doors, with the possible additional rear-door and/or rear-hatch panels.

Assuming a purchase is made in March 2026, it is estimated that items will be received and installed prior to September 30, 2026.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

1. Resolution 2025-23-Vehicle Armor Grant

RESOLUTION NO. 2025-23

WHEREAS, the City of Azle finds it in the best interest of the citizens of Azle, Texas that the Bullet-Resistant Upgrades to Patrol Vehicles Grant Project be applied for during the 2025-2026 budget cycle; and

WHEREAS, the City of Azle agrees to provide \$50,000 for the said project as required by the Office of the Governor Public Safety Office, the entire amount of which will be reimbursed by the grant (there are no matching funds required) as this request is a fully reimbursable grant; and

WHEREAS, the Grant is for concealed, rifle-rated armor panels in marked Police Patrol vehicles used by the Azle Police Department officers; and

WHEREAS, the City of Azle agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Azle assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, the City of Azle designates the Chief of Police, Ben Hall as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency; and

WHEREAS, the City of Azle designates Corporal Mike Winterrowd as the Program Director, and designates Stephen Barnes as the Financial Officer for this grant.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AZLE, TEXAS THAT:

SECTION 1

The Azle City Council hereby approves of the submission of the grant application for Bullet Resistant Upgrades to Patrol Vehicles Grant Project.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AZLE TEXAS ON NOVEMBER 4, 2025 REGULAR MEETING

Randa Goode, Mayor

ATTEST:

Yael Hoffman, City Secretary



Presenter: Kyle Culwell, Parks Superintendent

Agenda Item: Consider any action on awarding the Central Park Walking Path Phase 2 Project (Bid No. 2025-008) to Cam-Crete Contracting, LLC for \$111,962.50.

Background and Explanation:

On September 18, 2025, bids were opened and read aloud for the Central Park Walking Path Phase 2 Project. The Project provides for the replacement of 2,325 linear feet of 5-foot wide asphalt with 6-foot wide concrete. The consulting engineer for the Project, Jacob Martin LLC (JM), estimates the construction at \$112,000. The Project will be funded through the Capital Projects Fund.

Eighteen (18) bids were received, as referenced in the attached bid tabulation. The lowest bidder, RNO, did not include a bid bond, and the second-lowest bidder did not provide a signed bid proposal; therefore, both bids must be excluded from consideration. The third-lowest bid, submitted by Cam-Crete Contracting, LLC, totaled \$111,962.50. JM found no issues with either the bid or the bidder and recommends awarding the contract to Cam-Crete Contracting, LLC.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Award the Central Park Walking Path Phase 2 Project (Bid 2025-008) to the lowest responsible bidder, Cam-Crete Contracting, LLC, \$111,962.50.

Attachments:

1. 25102 JM Letter of Recommendation_rev
2. 3. Bid Tab_Central Park Walking Path



INTEGRITY
EXCELLENCE
TRUST

10/08/2025

Randa Goode, Mayor
City of Azle
505 W. Main Street
Azle, Texas 76020

RE: Letter of Recommendation

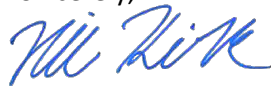
Dear Mayor Goode:

On September 18, 2025 bids were opened for the Central Park Walking Path Phase 2 project. This project included installing approximately 2,325 linear feet of 6' wide concrete sidewalk and all incidental appurtenances for a complete project in accordance with the contract documents and plans. 18 bids were received with the low base bid of \$118,462.50 being turned in by Cam-Crete Contracting, LLC out of Venus, Texas.

JM has performed a reference check for Cam-Crete Contracting, LLC and see no reason not to award the contract. Based on our communication with the City, we recommend awarding the base bid, with a reduction of the Owner's Allowance to \$8,500.00, for a total of \$111,962.50 to Cam-Crete Contracting, LLC.

Based on the Council's preference for awarding the project, we will prepare documents for execution by the Contractor and the City.

Sincerely,



JACOB | MARTIN

Nic Kirk, P.E.
Attachments –Bid Tabulation



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

Bid Tabulation

Engineer: Jacob & Martin, LLC
Weatherford, Texas

For all Labor, Materials, Equipment, and Incidentals to Furnish and Install the Following:						Cam-Crete Contracting, Inc.		JAAY Concrete Paving, Inc.		Tejas Cutters, LLC		Macias Specialty Contracting, LLC		Duggan Commercial, LLC	
						1118 Cashew Dr.		6307 FM 1126		1562 CR 4127		2418 Cales Dr.		6586 East I-20 Frontage Rd.	
						Venus, TX 76084		Barry, TX 75102		Decatur, TX 76234		Arlington, TX 76013		Abilene, TX 76901	
Item #	Item Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total		
1	6' Concrete Sidewalk	2325	LF	\$ 44.50	\$ 103,462.50	\$ 47.50	\$ 110,437.50	\$ 50.52	\$ 117,459.00	\$ 51.60	\$ 119,970.00	\$ 52.18	\$ 121,318.50	*	
2	Owner Allowance	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00		
TOTAL BASE BID (Items 1 - 2)					\$ 118,462.50		\$ 125,437.50		\$ 132,459.00		\$ 134,970.00		\$ 136,318.50	*	

For all Labor, Materials, Equipment, and Incidentals to Furnish and Install the Following:					MHB Construction, Inc.		Grod Construction, LLC		Capko Concrete Structures, LLC		JWC Excavation, LLC		First Construction, LLC		
					2912 W. Pafford		889 E. Rock Island Ave		325 Timberlake Dr.		2214 W. Blackjack Rd.		187 Coy Rd.		
					Ft. Worth Tx 76110		Boyd, TX 76023		Azle, TX 76020		Aubrey, TX 76227		Weatherford, TX 76088		
Item #	Item Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total		
1	6' Concrete Sidewalk	2325	LF	\$ 53.00	\$ 123,225.00	\$ 54.00	\$ 125,550.00	\$ 57.00	\$ 132,525.00	\$ 63.00	\$ 146,475.00	\$ 64.98	\$ 151,078.50		
2	Owner Allowance	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00		
TOTAL BASE BID (Items 1 - 2)					\$ 138,225.00		\$ 140,550.00		\$ 147,525.00		\$ 161,475.00		\$ 166,078.50		

For all Labor, Materials, Equipment, and Incidentals to Furnish and Install the Following:				BCRT, LLC DBA Black Rock Construction		Tex-Star Underground, LLC 475 Meadow Pond Ct. Bridgeport, TX 76426		Accell Construction, Inc. 1020 N. Linwood Ave. Cushing, OK 74023		Finley Family Enterprises DBA		Alman Construction Services, LP 7677 Hunnicut Rd. Dallas, TX 75228		
				2400 HWY 287 N. Suite 100						1502 Lakeside Dr.				
				Mansfield, TX 76063						Abilene, TX 79602				
Item #	Item Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	
1	6' Concrete Sidewalk	2325	LF	\$ 72.25	\$ 167,981.25	\$ 77.20	\$ 179,500.00	\$ 83.27	\$ 193,602.75	\$ 87.00	\$ 202,275.00	\$ 94.21	\$ 219,038.25	*
2	Owner Allowance	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	
TOTAL BASE BID (Items 1 - 2)					\$ 182,981.25		\$ 194,500.00		\$ 208,602.75		\$ 217,275.00		\$ 234,038.25	*

For all Labor, Materials, Equipment, and Incidentals to Furnish and Install the Following:				MGS Cortex Construction, Inc.		
				1418 West Pipeline Rd. #150		
				Hurst, TX 76063		
Item #	Item Description	Quantity	Unit	Unit Price	Total	
1	6' Concrete Sidewalk	2325	LF	\$ 118.37	\$ 275,200.00	
2	Owner Allowance	1	LS	\$ 15,000.00	\$ 15,000.00	
TOTAL BASE BID (Items 1 - 2)					\$ 290,200.00	

(*) - Extension Error



Presenter: Cat Schlueter, Human Resources Director

Agenda Item: Consider any action on the selection of employee health and dental benefits plans for calendar year 2026 and authorize the City Manager to execute agreements for each

Background and Explanation:

The City currently contracts with Blue Cross Blue Shield of Texas (BCBSTX) to provide health insurance for each full-time employee at a monthly premium rate of \$587.59. A proposed renewal notice reflecting a 19.68% premium increase was recently received, effective January 1, 2026. Staff and the City's benefits consultant, Clark Adamson, reviewed proposed rates and plan designs. Following negotiations, BCBSTX reduced the proposed renewal to a final "no-shop" offer resulting in an average premium rate increase of 14.5%. According to Clark Adamson, and Staff experience with the renewal process, the City's high utilization rates and corresponding loss ratios have historically led to non-competitive bids and "decline to quote" responses from other vendors. Clark Adamson recommended accepting the "no-shop" offer from BCBSTX and Staff agreed. Additionally, Staff identified alternative plan designs within BCBSTX that would help lower costs for employees who carry dependents.

Staff recommends maintaining the current BCBSTX PPO base plan and HSA plan for 2026, and adding both an HMO and a "buy up" PPO option. The City will continue to pay 100% of the employee-only premium for the PPO base plan, which increases from \$587.59 per employee per month to \$665.79 per employee per month. For employees who elect the HSA plan, the City will contribute the difference between the PPO base plan premium rate and the HSA premium rate (\$45.22 monthly) to the employee's HSA account.

The attached presentation and contribution strategy outlines the differences among the available plan designs and shows the corresponding costs for both the City and employees, based on the plan selected.

Dental benefits have been provided through Mutual of Omaha since January 1, 2024. The City received a rate pass for 2025. The current fiscal year budget includes a projected 15% increase in the monthly employee-only dental premium; however the actual renewal effective January 1, 2026 reflects only a 7% increase. Staff recommends that the City continue to cover the employee-only dental premium, which will increase from \$35.14 to \$37.60 per employee per month.

Board/Commission/Committee Recommendation:

N/A

Staff Recommendation:

N/A

Attachments:

1. Health-Dental Benefits Presentation - 2026

Group Benefits Proposal
Prepared For
City of Azle
Effective Date January 1, 2026



Claims versus Premiums
Prepared For
City of Azle
Reporting Dates January 2023 - August 2025

2023 (TXHB)

Month	Membership	Premiums	Claims	Loss Ratio
Jan-23	127	\$84,143	\$131,861	157%
Feb-23	127	\$83,517	\$61,027	73%
Mar-23	129	\$85,090	\$59,256	70%
Apr-23	127	\$83,851	\$66,120	79%
May-23	129	\$84,892	\$81,453	96%
Jun-23	128	\$83,929	\$92,814	111%
Jul-23	130	\$85,805	\$111,648	130%
Aug-23	130	\$85,471	\$76,288	89%
Sep-23	127	\$82,982	\$71,691	86%
Oct-23	129	\$84,279	\$44,943	53%
Nov-23	129	\$83,821	\$99,457	119%
Dec-23	130	\$84,800	\$57,042	67%
		\$1,012,579	\$953,602	94%

2024 (UHC FI)

Month	Membership	Premiums	Claims	Loss Ratio
Jan-24	127	\$89,794	\$16,752	19%
Feb-24	127	\$89,359	\$70,199	79%
Mar-24	128	\$90,811	\$67,832	75%
Apr-24	127	\$89,294	\$113,278	127%
May-24	123	\$87,131	\$51,106	59%
Jun-24	126	\$89,409	\$98,402	110%
Jul-24	126	\$89,566	\$77,757	87%
Aug-24	129	\$91,357	\$109,000	119%
Sep-24	130	\$91,076	\$122,477	134%
Oct-24	128	\$89,586	\$226,262	253%
Nov-24	128	\$89,802	\$114,092	127%
Dec-24	128	\$89,645	\$122,217	136%
		\$1,076,830	\$1,189,374	110%

2025 (BCBSTX)

Month	Membership	Premiums	Claims	Loss Ratio
Jan-25	131	\$93,553	\$20,347	22%
Feb-25	135	\$97,218	\$76,601	79%
Mar-25	131	\$93,611	\$79,101	84%
Apr-25	133	\$95,510	\$55,940	59%
May-25	133	\$95,510	\$95,101	100%
Jun-25	134	\$95,334	\$106,390	112%
Jul-25	133	\$95,395	\$86,446	91%
Aug-25	134	\$95,334	\$171,024	179%
Sep-25				
Oct-25				
Nov-25				
Dec-25				
		\$761,465	\$690,950	91%

Plan Year	Billed Premium	Claims Paid	Loss Ratio
2023 (TXHB)	\$1,012,579	\$953,602	94%
2024 (UHC FI)	\$1,076,830	\$1,189,374	110%
2025 (BCBSTX)	\$761,465	\$690,950	91%
Total	\$2,850,874	\$2,833,926	99%



Group Medical Proposal
Prepared for
City of Azle
Effective Date January 1, 2026

INSURANCE COMPANY	
In-Network Benefits	
Type of Plan - Plan Name	
Network	
Deductible	
Individual	
Family	
Coinsurance Percentage	
Maximum Out of Pocket	
Individual	
Family	
Office Visit	
Preventive Care	
Primary Care Physician	
Specialist	
Virtual Visits	
Urgent Care Facility Copay	
Lab & Xray	
Imaging - CT/PET scans, MRI	
Mental Health Outpatient	
Hospital & Emergency Room	
Inpatient Hospital Expenses	
Outpatient Surgery Facility	
Emergency Room Facility	
Prescription Drugs	
Prescription Deductible	
Tier 1	
Tier 2	
Tier 3	
Tier 4	
Specialty Drugs	
Mail Order (90 Day Supply)	
Monthly Premiums	
Employee Only	108
Employee & Spouse	4
Employee & Child(ren)	18
Employee & Family	5
	135
Total Monthly Premium	42
Total Annual Premium	
Rate Adjustment	
Combined Annual Premium	
Total Rate Adjustment	
Total Annual Premium Adjustment	49

Initial Renewal BlueCross BlueShield of Texas			
Current		Current	
MTBCP005H - PPO HDHP HSA QUALIFIED		MTBCB528 - PPO	
Blue Choice		Blue Choice	
In Network	Out of Network	In Network	Out of Network
\$3,500	\$7,000	\$3,000	\$10,000
\$7,000	\$14,000	\$9,000	\$20,000
80%	60%	80%	60%
\$5,000	Unlimited	\$9,000	Unlimited
\$10,000	Unlimited	\$18,000	Unlimited
Covered 100%		Covered 100%	
Ded. + 20%		\$40 Copay	
Ded. + 20%		\$80 Copay	
Ded. + 20%		No Copay	
Ded. + 20%		\$75 Copay	
Ded. + 20%		Ded. + 20%	
Ded. + 20%		Ded. + 20%	
Ded. + 20%		OV: \$40 Copay Outpatient: Ded. + 20%	
Ded. + 20%		Ded. + 20%	
Ded. + 20%		Ded. + 20%	
Ded. + 20%		\$500 Copay + Ded. + 20%	
Preferred / Participating		Preferred / Participating	
Included with Medical		Not Applicable	
Ded. + (10% / 20%)		\$0 / \$10	
Ded. + (10% / 20%)		\$10 / \$20	
Ded. + (20% / 30%)		\$50 / \$70	
Ded. + (30% / 40%)		\$100 / \$120	
Ded. + (Tier 4: 40% / Tier 5: 50%)		Tier 5: \$150 / Tier 6: \$250	
Ded. + (10% / 10% / 20% / 30%)		\$0 / \$30 / \$150 / \$300	
Current	Renewal	Current	Renewal
\$530.40	\$648.50	\$587.59	\$695.75
\$1,235.46	\$1,510.53	\$1,368.68	\$1,620.62
\$1,063.81	\$1,300.68	\$1,178.53	\$1,395.46
\$1,768.87	\$2,162.66	\$1,959.61	\$2,320.26
\$31,838.65	\$38,927.70	\$64,674.30	\$76,578.94
\$382,063.80	\$467,132.40	\$776,091.60	\$918,947.28
22.27%		18.41%	
Current	\$1,158,155.40	Renewal	\$1,386,079.68
19.68%			
\$227,924.28			

No Shop Offer Renewal 14.5% BlueCross BlueShield of Texas			
Proposed		Proposed	
MTBCP005H - PPO HDHP HSA QUALIFIED		MTBCB528 - PPO	
Blue Choice		Blue Choice	
In Network	Out of Network	In Network	Out of Network
\$3,500	\$7,000	\$3,000	\$10,000
\$7,000	\$14,000	\$9,000	\$20,000
80%	60%	80%	60%
\$5,000	Unlimited	\$9,000	Unlimited
\$10,000	Unlimited	\$18,000	Unlimited
Covered 100%		Covered 100%	
Ded. + 20%		\$40 Copay	
Ded. + 20%		\$80 Copay	
Ded. + 20%		No Copay	
Ded. + 20%		\$75 Copay	
Ded. + 20%		Ded. + 20%	
Ded. + 20%		Ded. + 20%	
Ded. + 20%		OV: \$40 Copay Outpatient: Ded. + 20%	
Ded. + 20%		Ded. + 20%	
Ded. + 20%		Ded. + 20%	
Ded. + 20%		\$500 Copay + Ded. + 20%	
Preferred / Participating		Preferred / Participating	
Included with Medical		Not Applicable	
Ded. + (10% / 20%)		\$0 / \$10	
Ded. + (10% / 20%)		\$10 / \$20	
Ded. + (20% / 30%)		\$50 / \$70	
Ded. + (30% / 40%)		\$100 / \$120	
Ded. + (Tier 4: 40% / Tier 5: 50%)		Tier 5: \$150 / Tier 6: \$250	
Ded. + (10% / 10% / 20% / 30%)		\$0 / \$30 / \$150 / \$300	
Proposed	Proposed	Proposed	Proposed
\$620.57	\$665.79	\$620.57	\$665.79
\$1,445.48	\$1,550.83	\$1,445.48	\$1,550.83
\$1,244.67	\$1,335.37	\$1,244.67	\$1,335.37
\$2,069.52	\$2,220.34	\$2,069.52	\$2,220.34
\$37,251.18	\$73,281.32	\$37,251.18	\$73,281.32
\$447,014.16	\$879,375.84	\$447,014.16	\$879,375.84
17.00%	13.31%	17.00%	13.31%
Proposed \$1,326,390.00			
14.53%			
\$168,234.60			

Group Medical Proposal
Prepared for
City of Azle
Effective Date January 1, 2026

INSURANCE COMPANY	
In-Network Benefits	
Type of Plan - Plan Name	
Network	
Deductible	
Individual	
Family	
Coinsurance Percentage	
Maximum Out of Pocket (Deductible Included)	
Individual	
Family	
Office Visit	
Preventive Care	
Primary Care Physician	
Specialist	
Virtual Visits	
Urgent Care Facility Copay	
Lab & Xray	
Imaging - CT/PET scans, MRI	
Mental Health Outpatient	
Hospital & Emergency Room	
Inpatient Hospital Expenses	
Outpatient Surgery Facility	
Emergency Room Facility	
Prescription Drugs	
Prescription Deductible	
Tier 1	
Tier 2	
Tier 3	
Tier 4	
Specialty Drugs	
Mail Order (90 Day Supply)	
Monthly Premiums	
Employee Only	
Employee & Spouse	
Employee & Child(ren)	
Employee & Family	

 Proposed Plans BlueCross BlueShield of Texas							
Proposed		Proposed		Proposed		Proposed	
PCP & Referral Required							
MTBEE528 - HMO		MTBCP005H - PPO HDHP HSA QUALIFIED		MTBCB528 - PPO		MTBCB011 - PPO	
Blue Essentials		Blue Choice		Blue Choice		Blue Choice	
In Network	Out of Network	In Network	Out of Network	In Network	Out of Network	In Network	Out of Network
\$3,000	N/A	\$3,500	\$7,000	\$3,000	\$10,000	\$1,000	\$2,000
\$9,000	N/A	\$7,000	\$14,000	\$9,000	\$20,000	\$3,000	\$6,000
80%	N/A	80%	60%	80%	60%	80%	60%
\$9,000	N/A	\$5,000	Unlimited	\$9,000	Unlimited	\$4,000	Unlimited
\$18,000	N/A	\$10,000	Unlimited	\$18,000	Unlimited	\$12,000	Unlimited
Covered 100%		Covered 100%		Covered 100%		Covered 100%	
\$40 Copay		Ded. + 20%		\$40 Copay		\$30 Copay	
\$80 Copay		Ded. + 20%		\$80 Copay		\$60 Copay	
No Copay		Ded. + 20%		No Copay		No Copay	
\$75 Copay		Ded. + 20%		\$75 Copay		\$75 Copay	
Ded. + 20%		Ded. + 20%		Ded. + 20%		Ded. + 20%	
Ded. + 20%		Ded. + 20%		Ded. + 20%		Ded. + 20%	
OV: \$40 Copay Outpatient: Ded. + 20%		Ded. + 20%		OV: \$40 Copay Outpatient: Ded. + 20%		OV: \$30 Copay Outpatient: Ded. + 20%	
Ded. + 20%		Ded. + 20%		Ded. + 20%		Ded. + 20%	
Ded. + 20%		Ded. + 20%		Ded. + 20%		Ded. + 20%	
\$500 Copay + Ded. + 20%		Ded. + 20%		\$500 Copay + Ded. + 20%		\$500 Copay + Ded. + 20%	
Preferred / Participating		Preferred / Participating		Preferred / Participating		Preferred / Participating	
Not Applicable		Included with Medical		Not Applicable		Not Applicable	
\$0 / \$10		Ded. + (10% / 20%)		\$0 / \$10		\$0 / \$10	
\$10 / \$20		Ded. + (10% / 20%)		\$10 / \$20		\$10 / \$20	
\$50 / \$70		Ded. + (20% / 30%)		\$50 / \$70		\$50 / \$70	
\$100 / \$120		Ded. + (30% / 40%)		\$100 / \$120		\$100 / \$120	
Tier 5: \$150 / Tier 6: \$250		Ded. + (Tier 4: 40% / Tier 5: 50%)		Tier 5: \$150 / Tier 6: \$250		Tier 5: \$150 / Tier 6: \$250	
\$0 / \$30 / \$150 / \$300		Ded. + (10% / 10% / 20% / 30%)		\$0 / \$30 / \$150 / \$300		\$0 / \$30 / \$150 / \$300	
Proposed		Proposed		Proposed		Proposed	
\$463.56		\$620.57		\$665.79		\$808.67	
\$1,079.77		\$1,445.48		\$1,550.83		\$1,883.63	
\$929.76		\$1,244.67		\$1,335.37		\$1,621.95	
\$1,545.92		\$2,069.52		\$2,220.34		\$2,696.83	

Group Dental Proposal
Prepared for
City of Azle
Effective Date January 1, 2026

INSURANCE COMPANY				 BlueCross BlueShield of Texas	
Type of Plan - Plan Name		PPO		DTNHR30	
Benefits		Current		Proposed	
In Network / Out of Network		In Network	Out of Network	In Network	Out of Network
Annual Maximum Benefit		\$5,000		\$5,000	
Individual Annual Deductible		\$50		\$25	
Family Annual Deductible		\$150		\$75	
Preventive		100%		100%	
Basic		90%		80%	
Major		60%		50%	
Endodontics		Basic		Basic	
Periodontics		Basic		Basic	
Implants		Not Covered		Major	
Orthodontia		Child only up to age 25: 50%		Adult & Child: 50%	
Orthodontia Lifetime Maximum		\$2,000		\$2,000	
Rollover Benefit		Excluded		Excluded	
Reimbursement Method		Negotiated Rate	90% R&C	Negotiated Rate	90% R&C
Waiting Period		None		None	
Network		Mutually Preferred		BlueCare Dental	
Website		www.mutualofomaha.com/dental		www.bcbstx.com	
Participation		Current		75%	
Rate Guarantee		12 Months		12 Months	
Monthly Premium		Current	Renewal	Alternate Vendor Option	
Employee Only	88	\$35.14	\$37.60	\$49.49	
Employee & Spouse	17	\$70.26	\$75.18	\$98.99	
Employee & Child(ren)	15	\$102.50	\$109.68	\$112.42	
Employee & Family	19	\$140.68	\$150.53	\$176.35	
	139				
Total Monthly Premium		\$8,497.16	\$9,092.13	\$11,074.90	
Total Annual Premium		\$101,965.92	\$109,105.56	\$132,898.80	
Rate Adjustment		7.00%		30.34%	
Annual Premium Adjustment		\$7,139.64		\$30,932.88	

Ortho: Child Age 19 or Younger

City of Azle

Pay Periods / Payroll Deductions

24

2026 Contribution Strategy

MEDICAL	Per Month	Per Month	Per Month	Per Pay Check
BCBS	Premium Rate	Employer Contribution	Employee Amount	Employee Amount
HMO - MTBEE528		100% of Base PPO EO Rate		
Employee Only	\$463.56	\$665.79	\$0.00	\$0.00
Employee & Spouse	\$1,079.77	\$665.79	\$413.98	\$206.99
Employee & Child(ren)	\$929.76	\$665.79	\$263.97	\$131.99
Family	\$1,545.92	\$665.79	\$880.13	\$440.07
*HSA PPO - MTBCP005H				
Employee Only	\$620.57	\$665.79	\$0.00	\$0.00
Employee & Spouse	\$1,445.48	\$665.79	\$779.69	\$389.85
Employee & Child(ren)	\$1,244.67	\$665.79	\$578.88	\$289.44
Family	\$2,069.52	\$665.79	\$1,403.73	\$701.87
*The City contributes \$45.22 to Employee's HSA Account per month/\$542.64 annually over 24 pay dates				
Base Plan PPO - MTBCB528				
Employee Only	\$665.79	\$665.79	\$0.00	\$0.00
Employee & Spouse	\$1,550.83	\$665.79	\$885.04	\$442.52
Employee & Child(ren)	\$1,335.37	\$665.79	\$669.58	\$334.79
Family	\$2,220.34	\$665.79	\$1,554.55	\$777.28
Buy-Up PPO - MTBCB011				
Employee Only	\$808.67	\$665.79	\$142.88	\$71.44
Employee & Spouse	\$1,883.63	\$665.79	\$1,217.84	\$608.92
Employee & Child(ren)	\$1,621.95	\$665.79	\$956.16	\$478.08
Family	\$2,696.83	\$665.79	\$2,031.04	\$1,015.52
DENTAL	Per Month	Per Month	Per Month	Per Pay Check
Mutual of Omaha	Premium Rate	Employer Contribution	Employee Contribution	Employee Amount
Dental		100% of Base EO Rate		
Employee Only	\$37.60	\$37.60	\$0.00	\$0.00
Employee & Spouse	\$75.18	\$37.60	\$37.58	\$18.79
Employee & Child(ren)	\$109.68	\$37.60	\$72.08	\$36.04
Family	\$150.53	\$37.60	\$112.93	\$56.47
VISION	Per Month	Per Month	Per Month	Per Pay Check
Mutual of Omaha	Premium Rate	Employer Contribution	Employee Contribution	Employee Amount
Vision		0% of Base EO Rate		
Employee Only	\$7.89	\$0.00	\$7.89	\$3.95
Employee & Spouse	\$18.13	\$0.00	\$18.13	\$9.07
Employee & Child(ren)	\$20.09	\$0.00	\$20.09	\$10.05
Family	\$30.67	\$0.00	\$30.67	\$15.34
SHORT TERM DISABILITY	Per Month	Per Month	Per Month	Per Pay Check
Mutual of Omaha	Premium Rate	Employer Contribution	Employee Contribution	Employee Amount
Rate per \$10 of weekly benefit	\$0.120	\$0.120	\$0.000	\$0.000
LONG TERM DISABILITY	Per Month	Per Month	Per Month	Per Pay Check
Mutual of Omaha	Premium Rate	Employer Contribution	Employee Contribution	Employee Amount
Rate per \$100 of covered payroll	\$0.350	\$0.350	\$0.000	\$0.000
BASIC LIFE AND AD&D	Per Month	Per Month	Per Month	Employer Paid 100%
Mutual of Omaha	Life Rate	AD&D Rate	Total Rate	
Rate per \$1,000	\$0.100	\$0.028	\$0.128	
VOLUNTARY LIFE AND AD&D	Per Month	Per Month	Per Month	Employee Paid 100%
Mutual of Omaha	Life Rate	AD&D Rate	Total Rate	
Rate per \$1,000				
EMPLOYEE				
Age <20	\$0.052	\$0.048	\$0.100	
20-24	\$0.078	\$0.048	\$0.126	
25-29	\$0.104	\$0.048	\$0.152	
30-34	\$0.130	\$0.048	\$0.178	
35-39	\$0.156	\$0.048	\$0.204	
40-44	\$0.234	\$0.048	\$0.282	
45-49	\$0.390	\$0.048	\$0.438	
50-54	\$0.676	\$0.048	\$0.724	
55-59	\$1.300	\$0.048	\$1.348	
60-64	\$1.924	\$0.048	\$1.972	
65-69	\$3.146	\$0.048	\$3.194	
70+	\$5.850	\$0.048	\$5.898	
SPOUSE (based on employee/spouse age)				
Age <20	\$0.052	\$0.048	\$0.100	
20-24	\$0.078	\$0.048	\$0.126	
25-29	\$0.104	\$0.048	\$0.152	
30-34	\$0.130	\$0.048	\$0.178	
35-39	\$0.156	\$0.048	\$0.204	
40-44	\$0.234	\$0.048	\$0.282	
45-49	\$0.390	\$0.048	\$0.438	
50-54	\$0.676	\$0.048	\$0.724	
55-59	\$1.300	\$0.048	\$1.348	
60-64	\$1.924	\$0.048	\$1.972	
65-69	\$3.146	\$0.048	\$3.194	
70+	\$5.850	\$0.048	\$5.898	
CHILD(REN)	\$0.134	\$0.048	\$0.182	

Proposal Information and Assumptions

Grandfathered Status:

Plans that relinquish grandfathered status must immediately implement the following changes:

- Have an expanded internal and external claims/appeals process
- Federally mandated preventive care must be covered at no cost sharing in-network
- Implement patient protections (any in-network PCP, ER paid in-network, no referral/authorization to in-network OB/GYN or pediatrician)
- In-network out of pocket maximum is restricted
- Include clinical trials coverage
- Small employer plans to include the essential health benefits package (unless retaining a transitional plan)
- Fully insured plans are guarantee issue and renewable
- Fully insured plans may not discriminate in favor of highly compensated individuals (on hold until regulations are released)

The information provided herein is a summary description of coverage terms and is intended for informational, illustrative and comparison purposes only. It is not intended to alter or expand rights or liabilities set forth in the official plan documents/contracts. It is not an offer to contract nor are there any express or implied guarantees. This information may be amended or withdrawn by the carrier or TPA in the event of a change in any item upon which it is based and where such change could affect the risk to be assumed. Final terms and conditions shall be based upon information provided in the application including but not limited to final enrollment, contribution levels and condition disclosure information.

This document is not intended to be taken as advice regarding any individual situation and should not be relied upon as such. ClarkAdamson LLC shall have no obligation to update this publication and shall have no liability to you or any other party arising out of this publication or any matter contained herein. Any statements concerning actuarial, tax, accounting, or legal matters are based solely on our experience as consultants and are not to be relied on as actuarial, accounting, tax or legal advice for which you should consult your own professional advisors. Any modeling analytics or projections are subject to inherent uncertainty and the analysis could be materially affective if any underlying assumptions, conditions, information or factors are inaccurate or incomplete or should change.



ClarkAdamson LLC Compensation Disclosure

You are a valued client, and we take pride in providing you with exceptional service. As an independent broker, we offer you superior service and competitive pricing by searching for and identifying the coverage from the insurer that best meets your needs.

Commission: Our firm does not charge a fee for placing your policy. We are paid a commission by the insurer that is part of, not added to, your premiums. The amount of commission earned is according to standard commission scheduled established by each insurer we work with.

Our firm may also receive additional incentive compensation or bonuses for various reasons from an insurer. Incentive commission amount and type may vary but does not affect the price of your premiums.

Client Fees: We do not charge you any fee for placement of your policy, and we are compensated by the insurer in the manner described generally above. However, we may charge fees, previously disclosed to you, for certain professional services not including the placement of your policy.

Scope of Services: Our firm works with a number of competing insurers, and we will attempt to obtain quotes from the insurers that we believe to be suitable based on the preferences and needs that you have communicated to us. However, we cannot obtain quotes from all insurers with products suiting your needs. We will attempt to answer any questions you may have regarding the quotes, insurers or policies that we obtain, but be aware that you make the final decision on which insurance product and coverage amount you need and will purchase.

Additional Information: For more information, specific details or answers to any questions about our service, fees, or compensation please contact us at 940-600-1307 or www.ClarkAdamson.com.

Thank you for choosing us to assist you with your insurance needs. We value your trust and appreciate your business. Please let us know if there is anything we can do to serve you better.





Presenter: Rick White, Public Services Director

Agenda Item: Conduct a public hearing and adopt Resolution No. 2025-21 approving the Richard Lane Water Line Replacement - CDBG Project, 52nd Year

Background and Explanation:

The Community Development Block Grant (CDBG) is a federal grant process for low to moderate income areas and must target low to moderate income persons. This project will go out for bid during 2025-2026 budget year. The project consists of replacing a two-inch (2") water main on Richard Lane with a new six-inch (6") PVC line, adding fire hydrants, valves, and new service lines. The project is expected to cost \$348,400. The CDBG will fund \$160,000, with the City providing the remaining amount, estimated to be \$188,400.

The Notice of Public Hearing was published in the Azle News on October 22nd and 30th, 2025; and posted to the City website on October 20, 2025.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Staff recommends approval of Resolution No. 2025-21

Attachments:

1. CDBG_ProposalTemplate2026
2. Richard Lane Map
3. Resolution 2025-21



Submit & Questions to:

Susan Au

SAu@TarrantCountyTX.gov

Due: December 19, 2025

City Contact Name

City Contact email

City Contact Phone

Engineering Firm Name

Engineer Contact Name

Engineer Contact E-MAIL

Engineer Contact Phone

PREPARED BY:

Derek Turner

2026 CDBG Project Proposal (52nd Year)- B

City Name

Project Address

Project Census Block
Group

Project Description

Enter full explanation of what the project is, what will be done, where the project will take place (ie, which side of road and between what streets), the width and length of materials involved and the type of materials that exist and will be replaced with. If planning to be a multi-year project, please indicate. *Each funding year must complete a whole project using one year of funding.*

Needs and Problems

Enter the need and problem. By stressing your need here will give greater justification in project selection.

Financial Need

A brief explanation and attach a financial summary report indicating assets and liabilities in general and specific reports in relation to the infrastructure being proposed.

NOTE: Please provide City audit statement: General or Public infrastructure specific section only. These will be provided to the Mayors reviewing each project

City Name
Project
Address

[illegible]

Enter special considerations, if any

Construction Subtotal	
Contingency Rate	
Contingency	
Engineer Subtotal	
TOTAL ESTIMATED COST	

City Leverage Amount, if applicable	
City Paid Design/Engineering, if applicable	
Other Sources, if applicable	
Assumed CDBG 2026 Award (\$140,000 - \$160,000)	
Total Estimated Funds Available	\$

Preparer Name: Deek Turner

Enter name of preparer of budget here

Date _____



2026 CDBG Project Proposal (52nd Year)

City Name

Project Address

PROJECT JUSTIFICATION

City Contact Name

City Contact email

City Contact Phone

Engineer Contact Name

Engineer Contact E-MAIL

Engineer Contact Phone

Environmental & Neighborhood Conditions

Enter a brief description of the environment of the project and service areas.

Service Area Description

Enter street boundaries of those who are benefiting from this project. [example; mustang st (north), main st. (south), magnolia st (east), tarrant dr. (west)]

Land Use Information

Enter the acreage in the table below within the boundaries that you just indicated for the "service area", fill in the below table with the appropriate acreage of the land used within those boundaries. Please remember that at least 70% of your service area must be residential, except for ADA Barrier Removal activities under Limited Clientele. Look at land use maps. You may use <https://www.dfwmaps.com/#>

State Land Use Codes	Land Use in Acres	% of Total Service Area
A1 (Single Family Residential)		
A2 (Mobile Homes)		
B1 (Multi-family Residential)		
C1 (Residential Vacant)		
C2 (Commercial Vacant)		
C6 (Exempt – ROW)		
D3 (Farm land)		
D4 (Undeveloped)		
F1 (Commercial)		
F2 (Industrial)		
J1-8 (Utilities)		
OTHER ()		
TOTAL Acres		
TOTAL RESIDENTIAL:		

Submit & Questions to:

Susan Au

SAu@TarrantCountyTX.gov

DUE DATE

12/19/2025



2026 CDBG Project Proposal (52nd Year)

City Name

Project Address

City Contact Name

City Contact email

City Contact Phone

Engineering Firm Name

Engineer Contact Name

Engineer Contact E-MAIL

Engineer Contact Phone

PREPARED BY:

Submit & Questions to:

Susan Au

SAu@TarrantCountyTX.gov

DUE DATE

12/19/2025

REQUIRED SUPPLEMENTAL INFORMATION

Include the following required documents (Email as PDF attachments)

	Comments (if not attached)
City Annual Financial Information	Check box if included
<i>(The most current City Financial Summary available that shows assets and liabilities and/or line items indicating amount reserved for public infrastructure projects paid by the city. One page summary will suffice.)</i>	
City Comprehensive Plan or equivalent	Check box if included
<i>If the city has a comprehensive plan, please include the portion which indicates community goals and future plans for land use in respect to using CDBG funds for projects or a web link.)</i>	
Date of City Public Hearing	
<i>The intent of the public hearing during a city council meeting is to let your council and public know what you want to do with these federal funds and to listen to any comments, objections and finally approval by your council to move forward with the project. This can all be reflected in your minutes and a copy can be emailed to the planner when available</i>	
Copy of Public Notice	Check box if included
<i>It is required that the City post a public notice at least 10 calendar days prior to an actual meeting, a public meeting will occur in city chambers discussing this project, hear any comments given and a certified copy of minutes plus any comments made will be sent to the planner to go with the proposal.)</i>	
Copy of Public Hearing Minutes	Check box if included
<i>Attach a copy of the approved public hearing minutes and a copy of the public notice. If the hearing is scheduled and has not been executed, please mail or fax a copy of the public notice and approved public hearing minutes to the senior planner or CDBG Project administrator as soon as minutes are approved.)</i>	
Copies of any Citizen Input or additional comments	Check box if included
Map(s) indicating service area outlining project area	Check box if included
Map of FEMA Flood Map & Other Maps	Check box if included
"Right of way" / acquisition of real property is cleared	Check box if included

To submit: Please save and email this file. Provide the above documentation within the same email



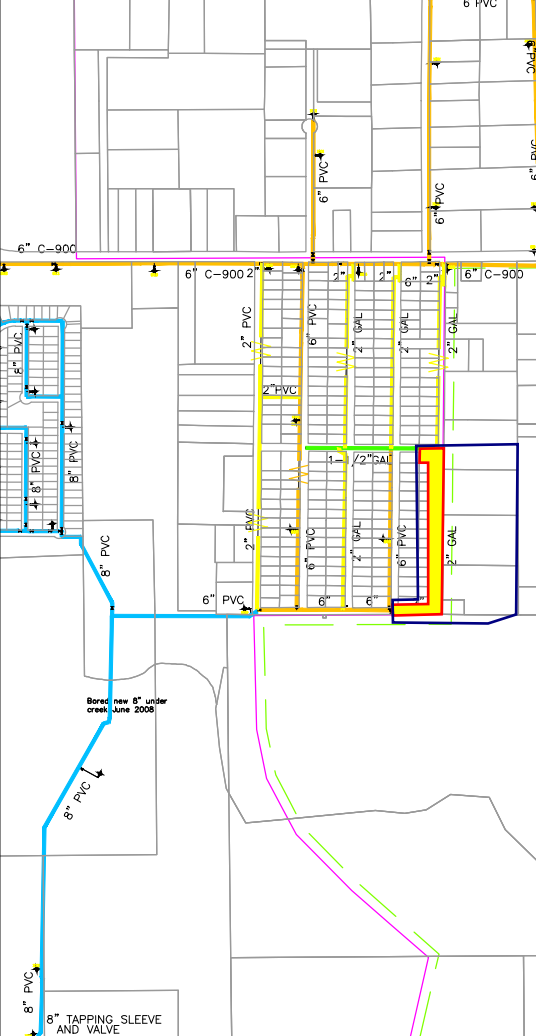
CITY OF AZLE

RICHARD LANE WATER LINE

October 2025



TYPE FIRM #3448 | TYPE FIRM #BR 2251 | TYPE FIRM #2014993



RESOLUTION NO. 2025-21

**A RESOLUTION APPROVING THE CITY OF AZLE, TEXAS
COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT**

WHEREAS, the City of Azle, Texas is eligible to participate in the urban Community Development Block Grant (CDBG) program administered through Tarrant County; and

WHEREAS, the City of Azle, Texas, desires to receive CDBG funds to improve the quality of life in the City; and

WHEREAS, on November 4, 2025, the City Council of the City of Azle, Texas, held a public hearing regarding the proposed CDBG application; and

WHEREAS, all interested citizens were provided an opportunity to address the City Council concerning said application;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AZLE, THAT:

The Richard Lane Waterline Replacement Project consists of replacing a 2-inch water line with a 6-inch PVC water line, adding fire hydrants, valves, and new service lines, with an estimated total project cost of \$348,400.00.

The said construction shall be completed to current City of Azle standards and specifications.

The said application shall include a request for allocation of \$160,000.00 of CDBG funds, and \$188,400.00 in local participation, for a total project funding of \$348,400.00.

The City of Azle will be responsible for all costs of the CDBG project that exceeds the amount of the grant funds plus any prior year carryover grant funds.

PASSED AND APPROVED THIS 4th Day of November, 2025.

Randa Goode, Mayor

ATTEST:

Yael Forgey, City Secretary



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Property Maintenance Code Discussion

Background and Explanation:

City staff is currently working with SAFEBuilt and the Azle Fire Department on the upcoming adoption of the next cycle of building and fire codes as required by State statute. Currently, the City has adopted both the 2018 International Code Council (ICC) codes and the 2017 National Electric Code (NEC). Staff would like to adopt the 2024 ICC codes and the 2023 NEC, along with associated amendments from the North Central Texas Council of Governments.

In addition, staff would like to request Council's consideration to add the International Property Maintenance Code (IPMC) to the list of 2024 codes for adoption. The IPMC outlines property maintenance regulations from minor violations such as high grass and weeds to more complex issues such as substandard and dilapidated housing. Recognized globally as the standard for property maintenance, the IPMC provides municipalities with consistent, enforceable guidelines to ensure safe and well-maintained properties. Adopting the 2024 IPMC would strengthen the City's code enforcement capabilities, raise the minimum standards for property and building conditions, and provide staff with the tools to address issues at an earlier stage, before they become more serious or costly to remedy.

Other cities within the DFW area have adopted the IPMC as a tool and resource for Code Enforcement and include Benbrook, Burleson, Cleburne, Coppell, Granbury, Haltom City, Hurst, Keller, Murphy, Pelican Bay, Roanoke, Sachse, and Weatherford.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

1. International Code Council - IPMC Standards
2. IPMC-Information & Questions

International Code Council's International Property Maintenance Standards

I. Overview

The nation's model housing or property maintenance code is the [International Property Maintenance Code \(IPMC\)](#). The IPMC is managed by the International Code Council (ICC). Two states – New York and Virginia – and more than 600 local jurisdictions have adopted the IPMC with modifications.

The [International Code Council \(ICC\)](#) published the first edition of the *International Property Maintenance Code* in 1998. ICC's three charter members of the International Code Council – Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI) – developed the IPMC as a comprehensive set of regulations for existing buildings that was consistent with the existing model property maintenance codes at the time.. A new edition is promulgated every three years.

The *International Property Maintenance Code* is founded on principles that the IPMC must:

1. Adequately protect public health, safety and welfare;
2. Not unnecessarily increase construction costs;
3. Not restrict the use of new materials, productions or methods of construction; and
4. Not give preferential treatment to particular types or classes of materials, products or methods of construction.

Adoption

The *International Property Maintenance Code* is available for adoption and use by jurisdictions internationally. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference. At the time of adoption, jurisdictions should insert the appropriate information in provisions requiring specific local information, such as the name of the adopting jurisdiction. These locations are shown in bracketed words in small capital letters in the code and in the sample ordinance.

To find out whether the *International Property Maintenance Code* or any of the other ICC Codes have been adopted in your community, go to www.iccsafe.org/government/adoption.html.

Maintenance

The *International Property Maintenance Code* is kept up to date through the review of proposed changes submitted by code enforcing officials, industry representatives, design professionals and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate. The contents of the code are subject to change both through the Code Development Cycles and the governmental body that enacts the code into law. For more information regarding the code development process, contact the Code and Standard Development Department of the International Code Council.

While the development procedure of the *International Property Maintenance Code* assures the highest degree of care, ICC and the founding members of ICC—BOCA, ICBO, SBCCI—their members and those participating in the development of the code do not accept any liability resulting from compliance or noncompliance with the provisions because ICC and its founding members do not have the power or authority to police or enforce compliance with the contents of the code. Only the governmental body that enacts the code into law has such authority.

One advantage of the IPMC is this process of ongoing improvement. Communities that adopt the IPMC often simply update their code to incorporate the latest version of the IPMC. In contrast, most local codes do not have a regular process for improvement and refinement. These communities often lack the

resources to undergo a careful review and political factors lock in the existing code unless serious problems arise.

Relationship to Other ICC Codes

The *International Property Maintenance Code* complements and is fully compatible with all the *International Codes* ("I-Codes") published by the International Code Council (ICC), including the:

1. International Building Code;
2. ICC Electrical Code;
3. International Energy Conservation Code;
4. International Existing Building Code;
5. International Fire Code;
6. International Fuel Gas Code;
7. International Mechanical Code;
8. ICC Performance Code;
9. International Plumbing Code;
10. International Private Sewage Disposal Code;
11. International Residential Code;
12. International Urban-Wildland Interface Code; and
13. International Zoning Code.

All but three other states have adopted one or more of these model codes – most likely the International Building Code.

II. IPMC's Provisions Related to Healthy Homes

EXTERMINATION. The control and elimination of insects, rats or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food; by poison spraying, fumigating, trapping or by any other approved pest elimination methods.

HABITABLE SPACE. Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

INFESTATION. The presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.

302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

302.5 Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and

corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.5 Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roofwater shall not be discharged in a manner that creates a public nuisance.

304.14 Insect screens. During the period from [DATE] to [DATE], every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

304.17 Guards for basement windows. Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

305.3 Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

307.1 Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

308.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

308.2 Owner. The owner of any structure shall be responsible for extermination within the structure prior to renting or leasing the structure.

308.3 Single occupant. The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for extermination on the premises.

308.4 Multiple occupancy. The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for extermination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant shall be responsible for extermination.

308.5 Occupant. The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure.

Exception: Where the infestations are caused by defects in the structure, the owner shall be responsible for extermination.

403.1 Habitable spaces. Every habitable space shall have at least one openable window. The total openable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Section 402.1.

Exception: Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33m²). The ventilation openings to the outdoors shall be based on a total floor area being ventilated.

403.2 Bathrooms and toilet rooms. Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

403.4 Process ventilation. Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust ventilation system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space.

403.5 Clothes dryer exhaust. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with the manufacturer's instructions.

503.4 Floor surface. In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the *International Plumbing Code*. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from [DATE] to [DATE] to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the *International Plumbing Code*.

2. In areas where the average monthly temperature is above 30°F (-1°C) a minimum temperature of 65°F (18°C) shall be maintained.

603.2 Removal of combustion products. All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.

Exception: Fuel-burning equipment and appliances which are labeled for unvented operation.

603.5 Combustion air. A supply of air for complete combustion of the fuel and for ventilation of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

603.6 Energy conservation devices. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless labeled for such purpose and the installation is specifically approved.

607.1 General. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

WHY IPMC?

International Property Maintenance Code establishes the minimum and most essential standards for the health, safety and general welfare of the people who live and work in a community.

The International Property Maintenance Code is in use or adopted in 36 states and the District of Columbia.

Taking a proactive rather than reactive approach to property maintenance stabilizes and maintains the viability of aging building and housing stock and reduces the number of building demolitions.

Advantages of using the International Property Maintenance Code (IPMC) are:

The IPMC contains a complete set of code provisions in a single source, covering all aspects of interior and exterior property maintenance for residential and nonresidential buildings. Can help eliminate the need for a handful of separate laws and ordinances.

The IPMC addresses these common code enforcement problems:

Graffiti, Illegal motor vehicles, Infestations, Swimming pools, Tenant vs. landlord responsibilities, Unsafe structures, Unsanitary conditions, Vacant structures, Weeds and trash.

Common public concerns are addressed by the IPMC, including:

The IPMC affirms that the public's right to privacy is protected by law. The code official's authority to make inspections is subject to constitutional restrictions.

The code does not seek to require retroactively that new construction requirements be met for existing buildings or when making minor repairs. This is often a concern in communities with older buildings or historic districts.

The code authority has the authority to vary from a strict application of the code, provided the spirit and intent of the code have been met.

The goal of every code enforcement program is compliance. The person given the authority by the jurisdiction to enforce any code must observe due process when issuing any notice of violation and allow for a reasonable length of time for compliance of the notice. Extensions of time are routinely granted if sufficient work is in progress.

Jurisdictions enforcing the IPMC can take advantage of numerous support services for those codes. These include:

- Training and education programs, both on-site and webinars
- Certification programs for code enforcers
- Online Code commentaries



Presenter: Matthew Sommerfield, Golf Course General Manager

Agenda Item: Golf Course Master Plan

Background and Explanation:

Business continues to thrive at Cross Timbers, and the popularity of golf shows no signs of slowing down. To maximize revenue, facilities are evolving to offer more than just traditional golf experiences. The addition of new amenities and updates to the course could position Cross Timbers to generate additional revenue.

Originally, staff had the Golf Course Master Plan slated for FY27. City Council has requested that this effort be considered for FY26. While the FY26 golf course budget could absorb the cost, a mid-year budget adjustment would be required.

Staff has consulted with Kemp Golf Course Design, the firm that designed the City's driving range renovation project, regarding the development of a Golf Course Master Plan. For discussion purposes, included in the agenda packet are the proposed scope and agreement, along with the qualifications statement of CDA Design who could design any facilities under consideration.

Board/Commission/Committee Recommendation:

N/A

Staff Recommendation:

N/A

Attachments:

1. Cross Timbers Master Plan Agreement_Kemp Golf Course Design
2. CDA Design - Cross Timbers Proposal

GOLF COURSE MASTER PLAN AGREEMENT

CROSS TIMBERS GOLF COURSE

Azle, Texas

October 8, 2025

Kemp Golf Course Design ("Consultant") is pleased to submit this agreement to the City of Azle ("Client") for providing professional services for the Master Plan at Cross Timbers Golf Course located at 1181 S. Stewart St. Azle, Texas 76020.

SCOPE OF SERVICES

The Consultant will provide the services specifically set forth below.

PHASE I – PROJECT PROGRAM/GOLF COURSE ANALYSIS

The purpose of the Project Program is to document the scope, goals, and objectives of the Master Plan for Cross Timbers Golf Course. The Project Program will establish the framework from which Master Plan recommendations will evolve. The Golf Course Analysis documents "existing conditions" and allows the Consultant to become familiar with the golf course, its history, and operations.

1) Project Program

- a. The Consultant will meet with the Client and Course representatives to confirm the project's scope, purpose, goals, objectives, preliminary budgets, and issues to be addressed in the proposed Master Plan.
- b. A "mission statement" will be formulated by the course and will be utilized to guide the scope of proposed improvements and individual phases.

2) Golf Course Analysis

- a. An extensive on-site evaluation will be conducted to assess existing golf course features including, but not limited to tees, greens, fairways, bunkers, bunker drainage, hazards, landscape treatments, circulation, and speed of play. Aesthetic qualities, views, vegetation, existing trees, golf hole orientation, safety and conditioning will also be reviewed.
- b. Playability and strategic values will be evaluated with specific regard to the skill levels of the golfers and the original design intent reflected in historical documents such as plans and aerial photographs. An analysis of available handicap data will provide a benchmark for evaluating issues of playability.

- c. The practice facilities will be reviewed and will include evaluation of the practice range, short game practice area and putting green. The functioning of these components for private lessons will be discussed.
- d. Infrastructure, drainage, and cart paths/circulation will be reviewed to assess condition, utility, and efficiency. All engineering work for storm drainage, irrigation, cart paths, bridging and related structures will be done by a Project Engineer under a separate contract.
- e. A base plan will be produced from information provided by the Client to assist in understanding the existing golf course elements and how they relate to each other. The base plan will also be used to explore various design possibilities.

The Consultant encourages open communication during the Master Planning process and will rely on the Client and Course representatives to provide detailed information on the subtle nuances and needs of Cross Timbers Golf Course.

PHASE II – PRELIMINARY DESIGN

The Consultant will work closely with the Client and Course representatives during the Preliminary Design phase to ensure that concerns are listed and addressed and that opportunities to realize the project's goals and objectives are thoroughly explored.

1) Preliminary Design

- a. The Golf Consultant will prepare preliminary design concepts which address issues of playability, safety, speed of play, drainage, maintainability, strategy, and circulation as well as specific and unique concerns of the Client. Recommendations will be formulated with specific regard to enhancing the golf experience for the diverse skill levels of the golfers.
- b. The Consultant will prepare alternative golf course routings which explore various tee and bunker locations and shapes, fairway contours and shot values in an effort to exploit the inherent strengths of the property.
- c. The Consultant will prepare a Preliminary Schedule for prioritizing and phasing of improvements, and preliminary cost estimates for proposed improvements identified on the Preliminary Design will be discussed with Client and Course Representatives.

Preliminary recommendations will be presented to the Client and Course representatives for evaluation and to provide a clear understanding of the opportunities and process required create the best possible golf course.

PHASE III – CLUBHOUSE, ON-COURSE RESTROOMS, & HALFWAY HOUSE DESIGN

The Consultant will retain the services of CDA Design as a subconsultant to lead the master planning efforts for the following facilities at Cross Timbers:

- the clubhouse,
- the on-course (golf course) restrooms, and
- the halfway house.
-

CDA Design will manage all design, planning, and documentation tasks necessary to deliver a coherent, functional, and cost-effective master plan that meets both the operational needs and aesthetic aspirations of the client.

This scope of work for this phase will include the following tasks:

- 1) High Level Conceptual Floor Plan for a renovated, or new clubhouse.
- 2) Recommendations on the On-Course Restrooms
- 3) Recommendations on a Halfway House
- 4) Preliminary Cost Estimates

PHASE IV – MASTER PLAN DOCUMENT

Upon competition and approval of the preliminary design studies, the Golf Course Master Plan for Cross Timbers Golf Course will be prepared. The completed Master Plan document will include the following:

- 1) A color rendering (1" = 100'-0") of the Final Master Plan showing all recommended golf course improvements.
- 2) A written report including:
 - a. Design concepts and hole-by-hole narrative of the proposed improvements to the golf course and practice areas. Recommendations will be included which enhance the overall golf experience.
 - b. Perspective sketches and/or digitally enhanced photos to graphically communicate proposed design recommendations in critical areas. Perspective sketches and photos may be displayed in the clubhouse to enable the golfers to “visualize” proposed improvements prior to implementation.
 - c. Estimated construction costs generated from historical construction cost data adjusted for the specific market, materials costs, and site conditions.
 - d. Priority and phasing schedule for a long-term Implementation Plan.

INFORMATION TO BE PROVIDED BY THE CLIENT

Kemp Golf Course Design shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client shall provide all information requested by Kemp Golf Course Design during the project, including but not limited to the following:

- An executed copy of this Agreement and Notice to Proceed.
- Current Aerial Photograph.
- Survey of the site to include topography (min. 2' contour intervals), property lines of project site, rights-of-way, easements, and location of all public and private utilities.
- Electronic copies of all previous plans and surveys.
- Access to property.

ADDITIONAL SERVICES

- 1) Any services provided by the Consultant that are not included in the Scope of Services outlined in Phases I, II, III, and IV shall be billed as additional services at our then current hourly rates. Additional services shall be approved by the Client in writing prior to commencing with such services.
- 2) Preparation of Construction Documents (Working Drawings, Specifications, etc.) will be executed under a separate contract.

TERMS OF SERVICE

1. If at any time after the Client has initiated our services, you choose to terminate our service, a written notice from you will end any obligation from that point in time. The Client will be obligated for the services and expense to the time of such notice.
2. Invoices for services and expenses will be invoiced monthly and be due thirty (30) days from receipt.
3. Expenses, such as travel, reproduction, delivery services and other direct expenses will be billed as actual charges and have no administrative surcharges. All permitting, application, and similar project fees will be paid directly by the Client.
4. Consulting Fee Schedule of Values:

DESCRIPTION		FEE
	Execution of Agreement	n/a
PHASE I	Project Program/Golf Course Analysis	\$2,000
PHASE II	Preliminary Design	\$8,000
PHASE III	Clubhouse, On-Course Restrooms, & Halfway House Design	\$18,000
PHASE IV	Master Plan Document	\$12,000
	TOTAL LUMP SUM LABOR FEE	\$40,000

*Reimbursable Expenses not to exceed \$2,500.00.

5. Payment

All payments from Client to Consultant shall be paid to the order of Kemp Golf Course Design and to be delivered to the office whose address is 1513 Cedar Hill Ave., Dallas, TX 75208.

6. Dispute Resolution

Parties agree to mediate claims or disputes arising out of or relating to this Agreement before initiating litigation. The mediation shall be conducted by a mediation service acceptable to the parties. A party shall make a demand for mediation within a reasonable time after a claim or dispute arises, and the parties agree to mediate in good faith. In no event shall any demand for mediation be made after such claim or dispute would be barred by applicable law. Mediation fees shall be shared equally.

MISCELLANEOUS PROVISIONS

1. This agreement is governed by the laws of Texas.
2. Golf Consultant agrees that, unless changed by mutual agreement, the Master Plan will be completed within one hundred and twenty (120) days of the execution of this proposal. Golf Consultant agrees to strive to meet any reasonable timetable.
3. This agreement is the entire and integrated agreement between Client and Kemp Golf Course Design and supersedes all prior negotiations, statements, or agreements, either written or oral. The parties may amend this Agreement only by a written instrument signed by both Client and Kemp Golf Course Design.
4. In the event that any term or provision of this Agreement is found to be unenforceable or invalid for any reason, the remainder of this Agreement shall continue in full force and effect, and the parties agree that any unenforceable or invalid term or provision shall be amended to the minimum extent required to make such term or provision enforceable and valid.
5. Neither Client nor Kemp Golf Course Design shall assign this Agreement without the written consent of the other.

6. The Client and Kemp Golf Course Design mutually agree to indemnify and save harmless each other against and from any and all claims, liabilities, losses, costs, expenses, or damages arising in relation to the Golf Course, including without limitation any legal fees or expenses incurred in connection therewith, provided that the Client and Kemp Golf Course Design will not be required to indemnify each other with respect to claims, liabilities, losses, costs, expenses, or damages resulting from the Client's or Kemp Golf Design's own negligence.
7. Nothing in this agreement shall create a contractual relationship for the benefit of any third party.
8. If this Agreement is not signed and returned to Kemp Golf Course Design within 60 days, the offer to perform the described services may, in Kemp Golf Course Design's sole discretion, be withdrawn and be null and void.

ACCEPTANCE

This proposal is valid in accordance with the intent and discussions of the proposed work and schedule for immediate pursuit of the completion of the work. This proposal may be accepted by returning one (1) copy of this proposal signed by an authorized representative.



By: Trey Kemp, Owner
Kemp Golf Course Design

October 8, 2025

Signature Date

Printed Name

Title

Company Name

Billing Address

Email for Invoices



Qualifications Statement

TABLE OF CONTENTS

FIRM PROFILE

PROJECT TEAM

RELATED EXPERIENCE

ADDITIONAL INFORMATION

1121 Burton Hill Road | Fort Worth, Texas 76114 | 866.484.9853
FORT WORTH | PALM DESERT | SCOTTSDALE | BEVERLY HILLS

www.cdadesign.net www.phxarch.com

**CDA Design**

John R. Cochran
1121 Burton Hill Road
Fort Worth, Texas 76114
Office 817 . 810 . 0333
Cell 817 . 903 . 7360
Email john@CDADesign.net

Services Offered:

Master Planning
Consulting
Interior Design
Construction Administration
Project Management
Furniture, Fixtures & Equipment Procurement

Years in Business:

30+ Years as Owner of CDA Design

**PHX Architecture**

Erik B. Peterson
15990 N. Greenway-Hayden Loop
Ste. C-100
Scottsdale, Arizona 85260
Office 480 . 477 . 1111
Cell 602 . 291 . 9530
Email erik@phxarch.com

Services Offered:

Master Planning
Consulting
Architecture
Construction Administration

Years in Business:

20+ Years as Owner of PHX Architecture

Recent Projects

The Reserve Club | Indian Wells, CA
St. Francis Yacht Club | San Francisco, CA
Las Posas Country Club | Camarillo, CA
Oklahoma City Golf & Country Club | OC, OK
Midland Country Club | Midland, TX
Valley Hi Country Club | Elk Grove, CA
The Quarry at La Quinta | La Quinta, CA
Hacienda Golf Club | La Habra Heights, CA
The Summit Club | Tulsa, OK
Petroleum Club of Fort Worth | Fort Worth, TX
Corpus Christi Country Club | Corpus Christi, TX
Desert Horizons Country Club | Indian Wells, CA
Cascades Country Club | Tyler, TX



Employee Breakdown

CDA Design

Employees | Fort Worth Office

John R. Cochran, RID

Lori Calder, RID

Kendall Kalldin, RID

PHX Architecture

Employees | Scottsdale Office

Erik B. Peterson, AIA, NCARB

Ron Skoog, AIA, LEED-AP

Andrea Lucrelli, AIA, NCARB

Jared Lanctot, AIA

Ryan Dayag, Assoc. AIA

Firm History | Background

CDA Design & PHX Architecture has partnered up on several Country Club projects over the last 10+ years and in 2018 join forces and opened a joint venture when they open their office in Beverly Hills, CA to better service our west Coast Clientele.

CDA Design has been in business since October 1993 and has focused on the Club industry since 1996.

PHX Architecture has been in business for over 20+ years and concentrates most of its Staff to the Club industry along with high end residential.

Both Firms have been honored with several awards over the years along with having their work published in national hospitality magazines and social media sites.

John R. Cochran, RID

President | Interior Designer



John R. Cochran received his degree in 1987 with a Bachelor of Fine Arts in Interior Design & Industrial Technology (Construction) from the University of North Texas. He is a Member of the Advisory Board for the College of Visual Arts & Design for UNT.

He started his career in 1993. CDA is a full service Design / Project Management Firm and has worked on 300+ Country Clubs, Golf Clubs, City Clubs & Resorts all over the United States.

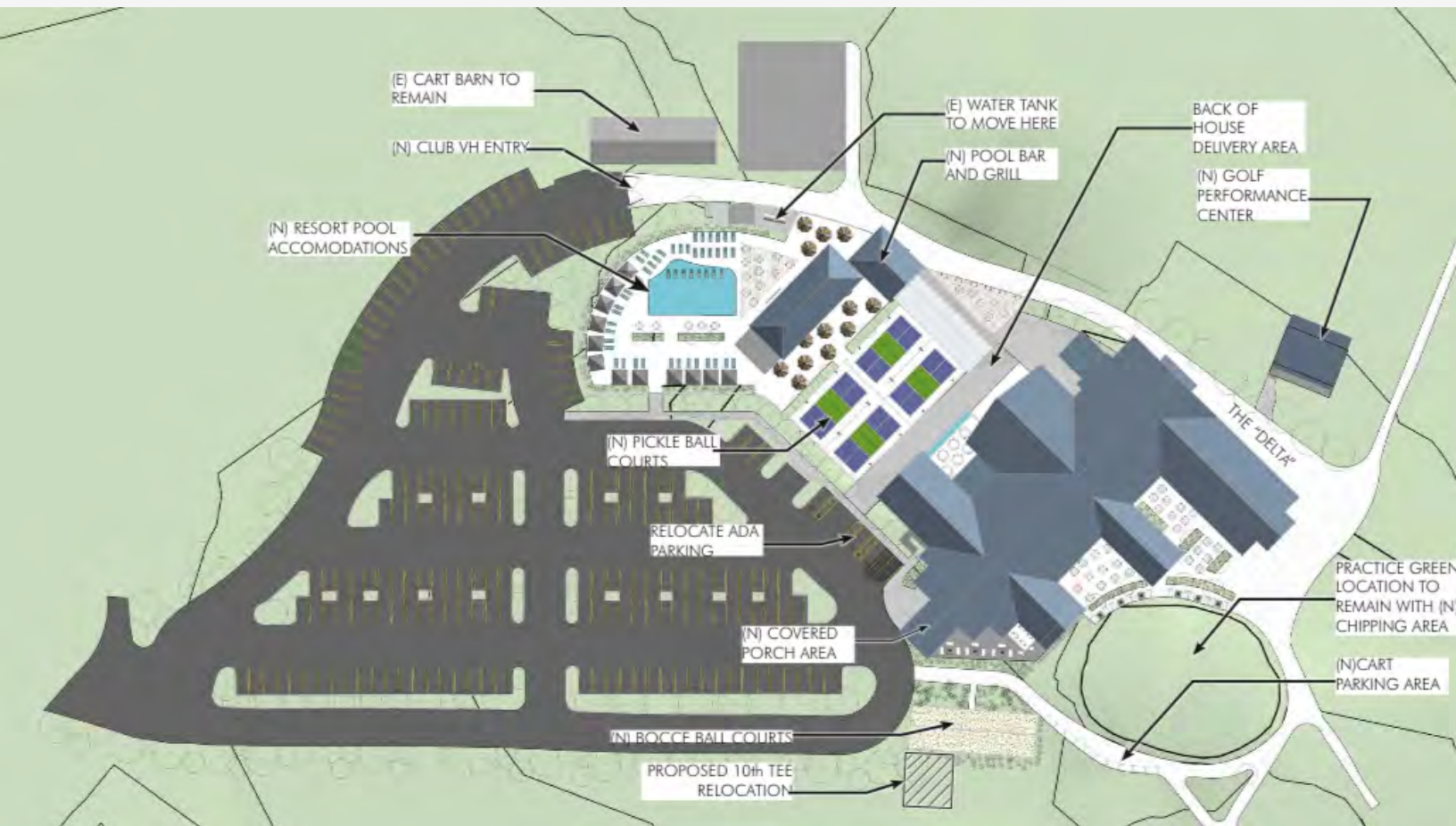
Their offices are located in Fort Worth, Palm Desert, Scottsdale & Beverly Hills and their work has been featured in numerous Hospitality trade magazines over the last 30 years of being in business.

John R. Cochran, has also served on the Board of Governors for Colonial Country Club & 3 years as Vice-President and Chairs the House Committee and previously Co-Chaired the Long Range Planning Committee for Colonial Country Club.

John also is the owner/operator of Tipton Ranch / Stephens County, Texas, his Family Ranch, circa 1878



Valley Hi Country Club | Elk Grove, CA



Campus Master Plan



Valley Hi Country Club | Elk Grove, CA



**Rendering:
Patio Expansion**



**Rendering:
Patio Expansion | Bocce' Ball**

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FORT WORTH | PALM DESERT | SCOTTSDALE | BEVERLY HILLS



Valley Hi Country Club | Elk Grove, CA



Rendering:
Fitness | Pool Amenity Center



Rendering:
Fitness | Pool Amenity Center

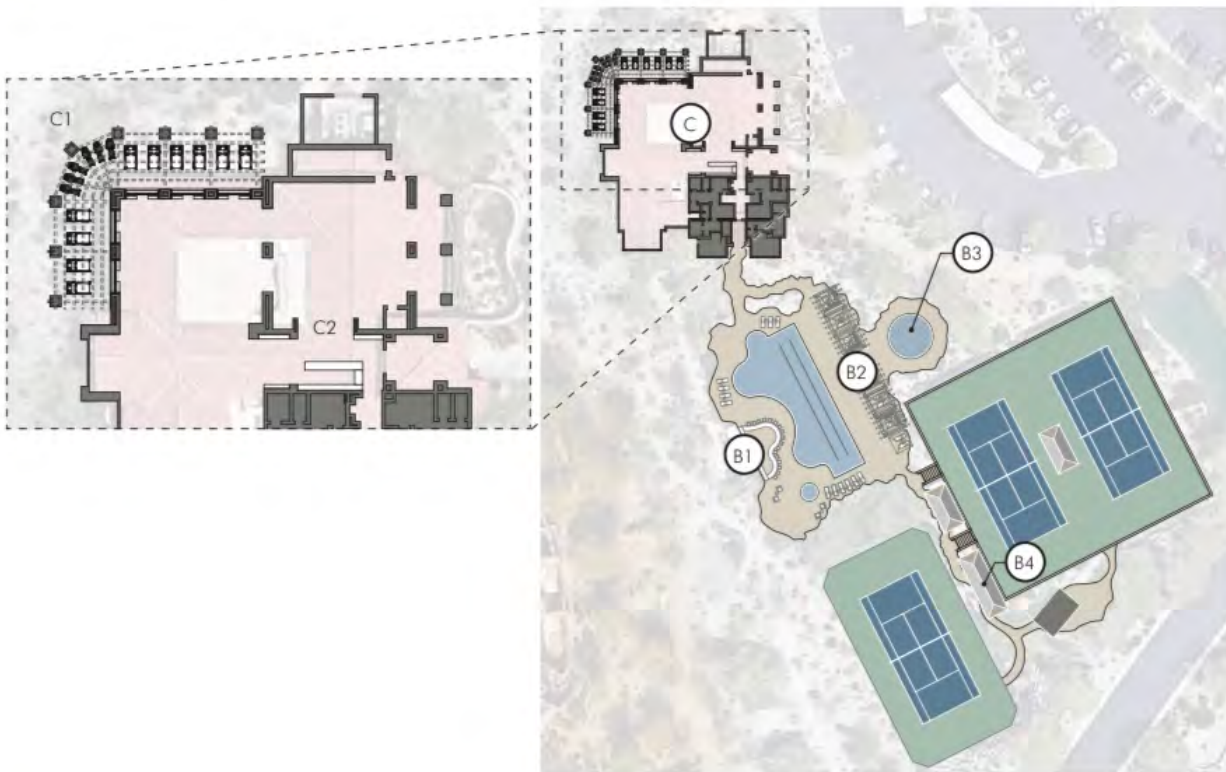
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The Reserve Club | Indian Wells, CA

PROPOSED SITE | FITNESS

01/31/2022 | 10



PROGRAM

- B1. POOL BAR
- B2. CABANAS
- B3. SPLASH PAD
- B4. COVERED STADIUM SEATING
- C1. FITNESS PATIO
- C2. FITNESS SUNDRY



THE INFORMATION CONTAINED ON THIS SHEET IS CONCEPTUAL AND INTENDED FOR GENERAL USE ONLY.



Fitness | Pool Amenity Center



The Reserve Club | Indian Wells, CA



**Rendering:
Mountain Top Dining**



**Rendering:
Driving Range Grill**

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Oklahoma City Golf & Country Club | Oklahoma City, OK



Rendering



Rendering

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Oklahoma City Golf & Country Club | Oklahoma City, OK



Rendering



Rendering

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The Summit Club | Tulsa, OK



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FORT WORTH | PALM DESERT | SCOTTSDALE | BEVERLY HILLS



The Summit Club | Tulsa, OK



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FORT WORTH | PALM DESERT | SCOTTSDALE | BEVERLY HILLS



EXCELLENCE IN ACHIEVEMENT AWARDS

2018 - CLUBHOUSE DESIGN FIRM OF THE YEAR

2018 - INTERIOR DESIGN LOUNGE SEATING & BAR FIRM OF THE YEAR

2019 - CLUBHOUSE RENOVATION DESIGN FIRM OF THE YEAR

2019 - CLUB LODGING DESIGN FIRM OF THE YEAR

2021 - ABC EXCELLENCE IN CONSTRUCTION AWARD

2021 - CLUBHOUSE RENOVATION DESIGN FIRM OF THE YEAR

2022 - CLUBHOUSE BUILDER & PROJECT MANAGEMENT

2023 - MASTER PLANNING FIRM OF THE YEAR

2023 - PROJECT MANAGEMENT FIRM OF THE YEAR

2023 - PURCHASING SERVICES FIRM OF THE YEAR

2023 - POOL AREA DINING DESIGN FIRM OF THE YEAR

2024 - BRIDAL ROOM DESIGN FIRM OF THE YEAR

2024 - BOARD ROOM DESIGN FIRM OF THE YEAR

Achievement of Goals

CDA Design, with offices in Fort Worth, TX, Scottsdale, AZ, Palm Desert, and Beverly Hills, CA, specializes in award-winning Clubhouse Interiors and Facilities. CDA was named “Clubhouse Design Firm of the Year” in 2019 by **BoardRoom Magazine**.



Project Experience

CDA Design and President John Cochran will bring his interior design expertise to your project. With a proven history of successful clubhouse design and renovations, John is a recognized leader for transforming some of the finest clubs and brands in the United States. John has been featured in numerous publications on Clubhouse and Hospitality design.

Design Services

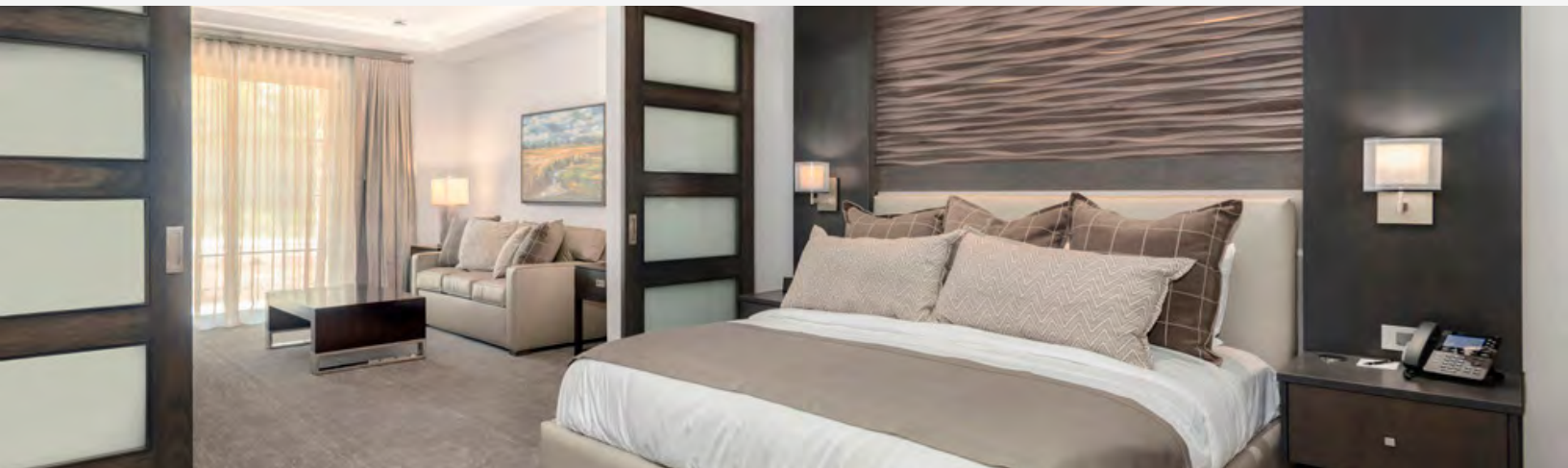
Interior Design

- Consulting
- Conceptual Design & Space Planning
- Sample Boards
- Member Survey
- Interior Architecture
- Construction Documents
- AutoCAD
- Pro Shop, Locker Room & Bar Design
- Custom Millwork
- Furniture & Fixture Design
- Material & Finish Selection
- Custom Carpet & Rug Design
- Drapery & Lighting Design
- Purchasing & Tracking Purchase
- Orders Installation
-



Project Management

- Consulting
- Owners Rep for Member & Corporate Owned Clubs
- Formulate and Oversee Design Team (Civil, Mechanical, Electrical & Plumbing Engineers & Architects | Interior Designers & Landscape Architects)
- Formulate & Oversee Construction Team (General & Sub-Contractors)
- Formulate & Work Through The Design to Ensure Budgets are Achieved Prior to Construction
- Serve as Liaison with the Municipalities on Behalf of the Owner
- Bi-Weekly, Monthly Photographic & Financial Reports
- Organize Proposals & Requests for Information
- Work Within the Approved Budget & Construction Schedule





Cost Estimating

One of our greatest strengths is cost estimating. As an independent service, we provide in-house cost estimating to Owners and architectural firms nationally. This service is of value to the Owner since in-house capabilities eliminate any perceived conflict of interest between the project team and any future bidders. It is also of particular significance when the Value Engineering process is undertaken because of our first-hand knowledge of all aspects of the building construction.

Accurate and well-defined cost estimates are critical to the success of every project. CDA estimators specialize in providing accurate construction cost estimates from the initial programming phase through the detailed design and construction phases. Our cost estimating procedures are designed to ensure that each element of the project is well defined and accounted for in the estimate format.

Our cost estimating efforts begin with the Program Level estimates of the proposed program. These estimates serve as our "Cost Models" for the project and will be updated to reflect the additional information and details included on the Schematic, Design Development, and Construction Documents. We work with the Architect and the Owner throughout the design phase to ensure design components align with available funds. Our final cost estimate, prior to bidding, is used to evaluate the competitive bids received for the various elements of work. This continuous estimating process works to avoid possible bid day disappointment of high bid prices and insures that on bid day the project is within budget.

Value Engineering

If the facility budget is not met, CDA will propose value engineering (VE) alternatives. VE is the systematic analysis and exploration of options to stay on budget or save costs. Thus, the ultimate objective of VE is to preserve the look and function of the facility, while finding alternatives to lower the cost.

Although VE can save clients substantial dollars, it is much more than a simple cost-cutting exercise. When we conduct a VE session, we will evaluate, at a minimum, first cost, schedule impacts, construct-ability issues, and life-cycle costs including capital, operating, maintenance expenses, energy and systems costs, financing costs, ownership structure, and tax laws. The exercise may result in increased first costs; however, the overall impact will minimize the total life-cycle costs during the functional life of the facility.

Systems analysis is at the center of the overall VE effort. Typical systems include site work, foundations, structural, architectural, mechanical and electrical, and exterior enclosure. During the systems review, we will make recommendations, which focus on construction feasibility, availability of materials and labor, installation time, associated costs and economies, and the impact on other building components.



PROJECT EXPERIENCE

Arizona

Ancala Country Club
Scottsdale, AZ

Arrowhead Country Club
Glendale, AZ

Desert Highlands Country Club
Scottsdale, AZ

Gainey Ranch Golf Club
Scottsdale, AZ

Prescott Lakes Golf Club
Prescott, AZ

Stone Canyon Club
Oro Valley, AZ

Stone Creek Golf Club
Phoenix, AZ

Talking Stick Golf Club
Scottsdale, AZ

Tatum Ranch Golf Club
Cave Creek, AZ

Ventana Country Club
Tucson, AZ

California

Canyon Crest Country Club
Riverside, CA

Citrus Country Club
La Quinta, CA

Coto de Caza Country Club
Coto de Caza, CA

Desert Horizons Country Club
Indian Wells, CA

Desert Mountain Country Club
Scottsdale, AZ

El Caballero Country Club
Tarzana, CA

Hacienda Country Club
La Habra Heights, CA

Lakeside Golf Club
Burbank, CA

La Quinta Resort & Spa
La Quinta, CA

Lakeside Country Club
Hollywood, CA

Las Posas Country Club
Camarillo, CA

The Club at PGA West
La Quinta, CA

Mission Hills Country Club
Rancho Mirage, CA

Mountain & Dunes / La Quinta Resort
La Quinta, CA

Monterey Country Club
Palm Desert, CA

Riviera Country Club
Pacific Palisades, CA

The Oaks Golf Club at Valencia
Valencia, CA

Palm Valley Country Club
Palm Desert, CA

The Plantation Golf Club
La Quinta, CA

Porter Valley Country Club
Northridge, CA

The Club at Morningside
Rancho Mirage, CA

The Plantation Golf Club
La Quinta, CA

The Quarry at La Quinta
La Quinta, CA

The Reserve Club
Indian Wells, CA

Seacliff Country Club
Huntington Beach, CA

Shandin Hills Golf Club
San Bernardino, CA

SilverRock Resort & Golf Club
La Quinta, CA

St. Francis Yacht Club
San Francisco, CA

The Springs Country Club
Rancho Mirage, CA

Sun City Palm Desert Golf Club
Palm Desert, CA

Sunset Hills Country Club
Thousands Oaks, CA

Valley Hi Country Club
Elk Grove, CA

The Vintage Club
Indian Wells, CA

Florida

Black Diamond Ranch & Golf Club
Lecanto, FL

Carrollwood Country Club
Tampa, FL

The Club at Grandhaven
Palm Coast, FL

The Country Club at Heathrow
Seminole County, FL

Crescent Oaks Country Club
Tarpon Springs, FL

Fiddlesticks Country Club
Fort Myers, FL

Heathrow Country Club
Heathrow, FL

Killearn Country Club & Hotel
Tallahassee, FL

Naples Grande Golf Club
Naples, FL

TPC Prestancia Country Club
Sarasota, FL

TPC Tampa Country Club
Tampa, FL

Georgia

Brookstone Golf & Country Club
Acworth, GA

Eagle's Landing Country Club
Atlanta, GA

Illinois

Blackstone Golf Club
Chicago, IL

Eagle Brook Country Club
Geneva, IL

Fresh Meadows Golf Club
Chicago, IL

The Club at Wynstone
North Barrington, IL

PROJECT EXPERIENCE

Illinois

The Golf Club of Illinois
Algonquin, IL

Highland Park Golf Club
Highland Park, IL

Mission Hills Country Club
Northbrook, IL

Kansas

Tallgrass Country Club
Wichita, KS

Louisiana

Shenandoah Country Club
Baton Rouge, LA

Bayou Desiard Country Club
Monroe, LA

Maryland

Crofton Country Club
Crofton, MD

Hunt Valley Golf Club
Phoenix, MD

Michigan

The Orchards Country Club
South Hadley, MI

Rouge Park Golf Club
Detroit, MI

Nevada

Anthem Country Club
Henderson, NV

Arrow Creek Country Club
Reno, NV

Bears Best Golf Course
Las Vegas, NV

Canyon Gate Country Club
Las Vegas, NV

Las Vegas Country Club
Las Vegas, NV

New Jersey

Beaver Brook Country Club
Annandale, NJ

New Mexico

Las Campanas Country Club
Santa Fe, NM

North Carolina

Ballantyne Country Club
Charlotte, NC

Oyster Bay Golf Course
Sunset Beach, NC

Ohio

Country Club Of The North
Beavercreek, OH

Oakhurst Country Club
Grove City, OH

Weymouth Country Club
Medina, OH

Oklahoma

Lawton Country Club
Lawton, OK

Meadowbrook Country Club
Tulsa, OK

Oklahoma Golf & Country Club
Oklahoma City, OK

The Summit Club
Tulsa, OK

The Trails Country Club
Norman, OK

White Hawk Golf Club
Tulsa, OK

Oregon

Corvallis Country Club
Corvallis, OR

Pennsylvania

Philmont Country Club
Huntingdon Valley, PA

White Manor Country Club
Chester County, PA

South Carolina

Dataw Island Country Club
Dataw Island, SC

Heritage Golf Club
Pawleys Island, SC

Tennessee

Chattanooga Golf & Country Club
Chattanooga, TN

Five Oaks Golf & Country Club
Lebanon, TN

Golf Club of Tennessee
Springs, TN

Memphis National Country Club
Collierville, TN

Old Natchez Country Club
Franklin, TN

Texas

Avalon's Restaurant
Lewisville, TX

April Sound Country Club
Montgomery, TX

Austin Country Club
Austin, TX

Balcones Country Club
Austin, TX

Barton Creek Country Club
Austin, TX

Bear Creek Golf Club
Houston, TX

Berry Creek Country Club
Georgetown, TX

Brook Hollow Golf & Country Club
Dallas, TX

PROJECT EXPERIENCE

Texas

Buffalo Creek Golf Club Rockwall, TX	Gleneagles Country Club Dallas, TX	Midland Country Club Midland, TX
Canyon Springs Golf Club San Antonio, TX	Great Hills Country Club Austin, TX	Pecan Valley Golf Club San Antonio, TX
Carlton Woods Country Club The Woodlands, TX	Great Southwest Golf Club Grand Prairie, TX	Petroleum Club of Fort Worth Fort Worth, TX.
Cascades Country Club Tyler, TX	Hackberry Creek Country Club Irving, TX	Preston Trails Golf Club Dallas, TX
Circle C Ranch Golf Club Austin, TX	Harbor Lakes Golf Club Granbury, TX	Oakridge Country Club Garland, TX
The Country Club at Sonterra San Antonio, TX	Hawk Ridge Golf Club Wichita Falls, TX	Pecan Grove Plantation C.C. Richmond, TX
Colonial Country Club Fort Worth, TX	Hawks Creek Golf Club Fort Worth, TX	Prestonwood Country Club Dallas, TX
Cordillera Country Club Boerne, TX	The Hills of Lakeway Country Club Austin, TX	Ridgeview Ranch Golf Club Plano, TX
Corpus Christi Country Club Corpus Christi, TX	The Oaks Club at Valencia Valencia, CA	Ridglea Country Club Fort Worth, TX
Cowboys Golf Club Grapevine, TX	Indian Creek Golf Club Carrollton, TX	Riverside Golf Course Austin, TX
DeCordova Bend Country Club Granbury, TX	Las Colinas Country Club Irving, TX	Riverchase Golf Club Coppell, TX
Diamond Oaks Country Club Fort Worth, TX	Leonard Golf Links Fort Worth, TX	River Crossing Golf Club Spring Branch, TX
Eldorado Country Club McKinney, TX	Longwood Golf Club Houston, TX	Rockport Country Club Rockport, TX
Elks Resident Hotel Fort Worth, TX	Los Rios Country Club Plano, TX	Shady Oaks Country Club Fort Worth, TX
Fair Oaks Country Club Fair Oaks, TX	Lubbock Country Club Lubbock, TX	Shady Valley Country Club Arlington, TX
Fairway Oaks Country Club Abilene, TX	Meadowbrook Golf Club Fort Worth, TX	South Shore Harbor Country Club Houston, TX
Fort Worth Petroleum Club Fort Worth, TX	Mesquite Golf Club Mesquite, TX	Southwyck Golf Club Houston, TX
The Fort Worth Club Fort Worth, TX		Squaw Creek Golf Club Willow Park, TX
Garden Valley Golf Resort Tyler, TX		Sugar Creek Country Club Sugar Land, TX

PROJECT EXPERIENCE

Texas

Sweetwater Country Club
Sugar Land, TX

Tempest Golf Club
Gladwater, TX

The Trails of Frisco Golf Club
Frisco, TX

The Tribute
The Colony, TX

Thorntree Country Club
DeSoto, TX

Timarron Country Club
Southlake, TX

Trophy Club Country Club
Trophy Club, TX

Walnut Creek Country Club
Mansfield, TX

Walden on Lake Houston Golf Club
Houston, TX

Willow Fork Country Club
Katy, TX

Woodhaven Country Club
Fort Worth, TX

The Woodlands Country Club
Woodlands, TX

Virginia

The Piedmont Club
Haymarket, VA



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Presenter: Randa Goode, Mayor

Agenda Item: Discuss the Azle Animal Shelter and Maintenance Facility plans.

Background and Explanation:

Discuss addressing scalable solutions, public engagement and support campaigns, as well as the feasibility of using the old fire hall as a temporary maintenance facility solution.

Board/Commission/Committee Recommendation:

Staff Recommendation:

Attachments:

None