

Memo



Date: September 29, 2020

To: Patrick Miller, Chief of Operations

From: Bill VanWagner, Director of Building Programs

RE: Mutual Transfer of Assets and Services with the City of Manvel

Alvin ISD is proposing an exchange of assets and services with the City of Manvel to include the water plant at MHS. The MHS water plant has served AISD well, but as we move forward, we are recommending an exchange with the City that would turn over the ownership and operation of our MHS water plant to be connected to the City's public water system. For AISD to function as a standalone licensed utility provider requires annual District (operating expenses, capital replacement, testing, licensing).

Through the actions proposed, the District would be afforded service connection to 2 and eventually more City connected water plants, providing greater security for continual service and avoiding interruption and potential campus shutdown related to plant failures or maintenance of a single well. With time and growth, Manvel has developed their Public Works Department, with operators', engineering, and infrastructure that make the City a solid provider of domestic water.

Through negotiations the District and City would:

1. Coordinate exchange of property title and easements at various schools within the City of Manvel,
2. Each party provide pro rata engineering and water line construction,
3. Transfer ownership of the MHS water plant from AISD to city of Manvel,
4. City provide water at MHS campus at no cost

The Building Programs Department requests that the Alvin ISD Board of Trustees grant approval to proceed with negotiating the terms and conditions of this exchange of assets with the City of Manvel Texas, and authorize the superintendent or their designee the authority to finalize and execute the necessary legal documents. Each party is responsible for obtaining necessary surveys and appraisals to determine the values in this exchange with the difference to be reimbursed through an allowance of future water usage to Alvin ISD.

Initial Obligations of Each Party as follows,

City: abandon easements and "old" water well property at new EC Mason and Booth Ag Farm; provide design and construction of new connections to city's water main; design and build new independent water plant electrical service and emergency backup power, assume legal transfer of water plant from TCEQ records; provide TCEQ licensed testing, inspection, and reporting for water plant; manage and supply daily chemical treatment and equipment repair/replacement;

provide TCEQ plant upgrades; assume responsibility for MHS fire loop; provide looped water system and security of continued service from City's 2nd plant, 24/7 response to water outages, provide a value of free domestic water to MHS to offset the greater value of AISD's obligation, and other necessary and associated assets.

AISD: transfer deed for MHS's well equipment and infrastructure, well records, well site land at MHS; provide easements for new city water lines, fire loop and sanitary easement; 1.2 acres of land adjacent to the city's School Road water plant, and other necessary and associated assets.