



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, FEBRUARY 20, 2024 - 6:00 PM**

For city information visit www.seabrooktx.gov
For Agenda Center visit www.seabrooktx.gov/agendacenter

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY, FEBRUARY 20, 2024 AT 6:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 1ST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

PLEDGE OF ALLEGIANCE

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to City business or City-related business or matters of general public interest, and shall not include any personal attacks. In accordance with the Texas Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:
[www.seabrooktx.gov/speaker - registration](http://www.seabrooktx.gov/speaker-registration)

1.1 Mayor, City Council and/or members of the City staff may make announcements about City/Community events. City Council

2. SPECIFIC PUBLIC HEARING

2.1 Conduct a public hearing on a request to take all appropriate action on a request for approval of a Preliminary Planned Unit Development (PUD), to create, "5815 Old Hwy 146 Monroe Quiet Warehousing Project", comprising of two 23,980 square feet tilt wall constructed warehouses located on a 3.695-acre tract of land. Sean Landis, Deputy City Manager | Planning and Zoning Director

2.2 Conduct a public hearing on a request to amend the Code of Ordinances of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulation", by creating a new Section 4.27 entitled "Portable On-Demand Storage Container" to establish associated regulations. Sean Landis, Deputy City Manager | Planning and Zoning Director

2.3 Conduct a public hearing on a request to amend the Seabrook City Code of Ordinance by revising Chapter 18 "Building and Building Regulations", more specifically, Section 18-121 "Building Code-Adoption", Section 18-122 "Same-Amendments", Subsection Ten (10) "Windstorm Standard"; and Section 18-123 "One-Family and Two Family Dwelling Code-Adopted", Section 18-124 "Same-Amendments", Subsection Six (6) "Windspeed", by modifying, the wind design standard from 155 miles per hour (Ultimate Design Wind Speed), to 150 miles per hour (Ultimate Design Wind Speed). Sean Landis, Deputy City Manager | Planning and Zoning Director

2.4 Conduct a public hearing on a request to an amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.02 "R-LD Low Density Single-Family Residential District", Section 3.03 "R-1 Single-Family Detached Residential District", Section 3.04 "R-2 Single-Family Detached Residential District (Small Lots)", Section. 3.05 "R-3 Medium Density Residential District", and Section 3.12 "OS Old Seabrook District" by creating a new Section titled "Outside Storage", establishing regulations concerning the outside placement of an item within the front yard of a residential use for a period more than seventy-two (72) hours during a twelve-month period. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

3. BOARDS AND COMMISSIONS

3.1 Consider and take all appropriate action on reappointment of three members to the Ethics Review Commission, for terms to expire January 1, 2025.

4. PRESENTATIONS

4.1 Presentation of the quarterly report by the Open Space and Trails Committee. - *Monica Comeaux/Chair*

4.2 Public Safety Annual Report for 2023 *Rolf Nelson, Police Chief*

4.3 Hear a presentation on an update for the Planned Unit Development (PUD) to create "Seabrook Plaza Planned Unit Development" consisting of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 25,000 sq. ft. of retail space, and a luxury multi-family apartment complex of approximately 260 units located on an approximately 11.096 acre tract of land. *Gayle Cook, City Manager*

5. CONSENT AGENDA

5.1 Approve the minutes of the December 16, 2021, February 7, 2024, and February 13, 2024 City Council meetings.

5.2 Consider and take all appropriate action on the approval of Resolution 2024-07 Denial of CenterPoint's Statement of Intent Filing to Change Rates

6. NEW BUSINESS

6.1 Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (PUD), to create, "5815 Old Hwy 146 Monroe Quiet Warehousing Project", comprising of two 23,980 square feet tilt wall constructed warehouses located on a 3.695-acre tract of land. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

6.2 Consider and take all appropriate action on a request to amend the Code of Ordinances of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulation", by creating a new Section 4.27 entitled "Portable On-Demand Storage Container" to establish associated regulations. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN AMENDMENT TO SEABROOK CODE OF ORDINANCE, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE IV, "SPECIAL USE REGULATIONS". BY CREATING A NEW SECTION 4.27 ENTITLED "PORTABLE ON-DEMAND STORAGE CONTAINER" ESTABLISHING ASSOCIATED REGULATIONS; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

6.3 Consider and take all appropriate action on a request to amend the Seabrook City Code of Ordinance by revising Chapter 18 "Building and Building Regulations", more specifically, Section 18-121 "Building Code-Adoption", Section 18-122 "Same-Amendments", Subsection Ten (10) "Windstorm Standard"; and Section 18-123 "One-Family and Two Family Dwelling Code-Adopted", Section 18-124 "Same-Amendments", Subsection Six (6) "Windspeed", by modifying, the wind design standard from 155 miles per hour (Ultimate Design Wind Speed), to 150 miles per hour (Ultimate Design Wind Speed). *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN ORDINANCE AMENDING THE SEABROOK CITY CODE OF ORDINANCE BY REVISING CHAPTER 18 "BUILDINGS AND BUILDING REGULATIONS", MORE SPECIFICALLY, SECTION 18-121 "BUILDING CODE – ADOPTED", SECTION 18-122 "SAME - AMENDMENTS", SUBSECTION TEN (10) "WINDSTORM STANDARD"; AND SECTION 18-123 "ONE-FAMILY AND TWO FAMILY DWELLING CODE – ADOPTED", SECTION 18-124 "SAME – AMENDMENTS", SUBSECTION SIX (6) "WINDSPEED", BY MODIFYING, THE WIND DESIGN STANDARD FROM 155 MILES PER HOUR (ULTIMATE DESIGN WIND SPEED), TO 150 MILES PER HOUR (ULTIMATE DESIGN WIND SPEED); PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

6.4 Discuss, consider, and take all appropriate action relating to an amendment to the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.02 "R-LD Low Density Single-Family Residential District", Section 3.03 "R-1 Single-Family Detached Residential District, Section 3.04 "R-2 Single-Family Detached Residential District (Small Lots)", Section. 3.05 "R-3 Medium Density Residential District", and Section 3.12 "OS Old Seabrook District" by creating a new Section titled "Outside Storage", establishing regulations concerning the outside placement of an item within the front yard of a residential use for a period more than seventy-two (72) hours during a twelve-month period. *Sean Landis, Deputy City Manager | Planning and Zoning Director*

AN AMENDMENT TO SEABROOK CODE OF ORDINANCE, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.02 "R-LD LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT", SECTION 3.04 "R-2 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT (SMALL LOTS)", SECTION 3.05 "R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT", AND SECTION 3.12 "OS OLD SEABROOK DISTRICT", BY CREATING, A NEW SECTION TITLED "OUTSIDE STORAGE", ESTABLISHING REGULATIONS CONCERNING THE OUTSIDE PLACEMENT OF AN ITEM WITHIN THE FRONT YARD OF A RESIDENTIAL USE FOR A PERIOD OF MORE THAN SEVENTY-TWO (72) HOURS DURING A TWELVE (12) MONTH PERIOD; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

6.5 Consider and take all appropriate action to authorize the City Manager or her designee to participate in an interlocal cooperative pricing arrangement with the Buyboard Purchasing System for the purchase of an Enforcer Pumper 2nd Generation, large fire apparatus replacement, in the amount of \$1,237,466.00. This purchase is with the 2023 Bond Program. *Gayle Cook, City Manager*

6.6 Consider and take all appropriate action on a Carothers Community Garden Operations Agreement between the City of Seabrook and Carothers Coastal Gardens 501(c)(3). *Gayle Cook, City Manager*

6.7 Consider and take all appropriate action on an Interlocal Cooperation Agreement for Automatic EMS Assistance between the City of Seabrook and Galveston Area Ambulance Authority and the City of Kemah, Texas *Gayle Cook, City Manager*

6.8 Hear a presentation by staff and consider and take all appropriate action on a Trap-Neuter-Return ("TNR") Pilot Program *Gayle Cook, City Manager*

6.9 Consider and take all appropriate action on the approval of Task Order No. 2024-1 for Professional Engineering Services under the Master Professional Services Agreement between the City of Seabrook and Cobb Fendley & Associates, Inc. for the Main Street Wastewater Treatment Plant Demolition in an amount not to exceed \$98,200.00 *Kevin Padgett, Public Works Director*

6.10 Consider and take all appropriate action on an Ambient Sound Level Survey with Behrens & Associates, Inc in an amount not to exceed \$8,350.00. This is an unbudgeted item and will require a budget amendment. *Gayle Cook, City Manager*

7. ROUTINE BUSINESS

7.1 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, SH 146 Expansion Projects, Port of Houston Rail Spur, City of Seabrook CIP Projects, Short-Term Rentals, and any City of Seabrook Grant Administration. *Gayle Cook, City Manager*

7.2 Establish future meeting dates and agenda items.

THE CITY COUNCIL RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5663 OR CITYSEC@SEABROOKTX.GOV FOR FURTHER INFORMATION.

I certify that this notice was posted on the bulletin board on or before Friday, February 16, 2024 no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC



**PUBLIC HEARING NOTICE
SEABROOK CITY COUNCIL
TUESDAY, FEBRUARY 20, 2024 – 6:00 P.M.**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF SEABROOK WILL HOLD A PUBLIC HEARING ON **TUESDAY, FEBRUARY 20, 2024, AT 6:00 P.M.** IN SEABROOK CITY HALL, 1700 FIRST STREET, SEABROOK, TEXAS 77586, TO DISCUSS THE AGENDA ITEM LISTED BELOW.

THIS HEARING IS OPEN TO THE PUBLIC AND EVERYONE ATTENDING WILL HAVE THE OPPORTUNITY TO SPEAK FOR OR AGAINST THIS REQUEST IN ACCORDANCE WITH THE PROCEDURES OF THE COUNCIL. ALL REQUIRED DOCUMENTS REGARDING THIS REQUEST IS AVAILABLE FOR REVIEW AT CITY HALL IN THE COMMUNITY DEVELOPMENT DEPARTMENT WEEKDAYS FROM 8:00 A.M. TO 5:00 P.M. PLEASE CALL (281) 291-5705 IF YOU HAVE QUESTIONS.

SPECIFIC PUBLIC HEARINGS

- 1. Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (PUD), to create, “5815 Old Hwy 146 Monroe Quiet Warehousing Project”, comprising of two 23,980 square feet tilt wall constructed warehouses located on a 3.695-acre tract of land.**

Applicant/Owner: Starship Texas City LP, 925 Marina Bay Drive, Kemah, Texas 77565.

Legal Description:

A tract of land containing 3.695-acres (160,967 square feet), more or less, out of the Ritson Morris Survey, Abstract 52, in Harris County, Texas, and being a that same tract of land described as four acres save and except 0.315-acres to the State of Texas in Harris County Clerks File No. M513651 of the Deed Records, Harris County, Texas.

Location: This property is located at 5815 Old Hwy 146, Seabrook, TX 77586, which is located east of Old State Highway 146, north of Red Bluff Drive, and south of Port Road.

CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Thursday, February 1, 2024, on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Rachel Lewis, City Secretary

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REQUEST TO AMEND THE SEABROOK CITY CODE OF ORDINANCE BY REVISING CHAPTER 18 “BUILDINGS AND BUILDING REGULATIONS”, MORE SPECIFICALLY, SECTION 18-121 “BUILDING CODE – ADOPTED”, SECTION 18-122 “SAME - AMENDMENTS”, SUBSECTION TEN (10) “WINDSTORM STANDARD”; AND SECTION 18-123 “ONE-FAMILY AND TWO FAMILY DWELLING CODE – ADOPTED”, SECTION 18-124 “SAME – AMENDMENTS”, SUBSECTION SIX (6) “WINDSPEED”, BY MODIFYING, THE WIND DESIGN STANDARD FROM 155 MILES PER HOUR (ULTIMATE DESIGN WIND SPEED), TO 150 MILES PER HOUR (ULTIMATE DESIGN WIND SPEED).

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I certify that this notice was posted on the bulletin board at Seabrook City Hall on or before 5:00 p.m., Thursday, February 1, 2024, and that it will remain posted until after completion of the hearing.

/s/ Rachel Lewis, City Secretary

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SPECIFIC PUBLIC HEARING

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CERTIFICATE

I certify that this notice was posted on the bulletin board at Seabrook City Hall on Thursday, February 1, 2024, on or before 5:00 p.m. and that it will remain posted until after completion of the hearing.

/s/ Rachel Lewis, City Secretary

From: noreply@civicplus.com
To: [City Secretary](#); [Marketing](#)
Subject: Online Form Submittal: Application for Appointment to the Ethics Review Commission
Date: Monday, January 22, 2024 9:39:15 PM

Application for Appointment to the Ethics Review Commission

All information provided in this application is public information pursuant to the provisions of the Texas Public Information Act.

If you have questions or need more information about this application, please email the Office of the City Secretary at citysec@seabrooktx.gov or call (281) 291-5663.

Name	Nathan Bradford Lenna
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Phone	[REDACTED]
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Email	[REDACTED]
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Please enter the address of your residence. All applicants must live within Seabrook City limits.

Street Address	2513 Lakeside LNDG
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City	Seabrook
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State	Texas
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Zip Code	77586
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Are you a Registered Voter?	Yes
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How long have you been a resident of Seabrook?	8
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Have you attended a meeting of the Ethics Review Commission?	Yes
--	-----

Are you currently a member of the Ethics Review Commission?	Yes
---	-----

Have you previously served on a Seabrook	Yes
--	-----

board or commission?

Have you ever served a full or partial term on Seabrook City Council?

No

If you have served on a Seabrook board or commission please identify which ones.

Ethics Review Commission

Have you previously served on a board or commission for another city or organization?

No

If you have served on a board or commission for another city or organization, please list them here.

Field not completed.

Does any potential conflict of interest exist which may interfere or inhibit you to carry out the duties of an Ethics Review Commissioner?

No

If you answered Yes or Uncertain to a potential conflict of interest, please explain

Field not completed.

What special skill or knowledge would you bring to the Ethics Review Commission?

No one is perfect but I feel the way I conduct myself in life lends itself to a position on an ethics review commission. I sympathize with others and try to understand to the best of my ability to understand from where they may be coming. I would not willingly place myself in a position that place me in an unethical situation. And, if I ever did I would be more than willing to self disclose my indiscretion and remedy the situation.

The Ethics Review Commission can call witnesses and compel evidence to make a determination on an ethics ordinance violation committed by

It is important that anyone willing to put themselves into a public office should hold that position in high regard and not use that office for self indulgence or unethical advancement. I think an Ethics Review Commission is a necessary utility put in place in order for the citizens to review any complaints against a public figure whether justified or not in regards to an ethics violation while occupying that public office.

an elected or appointed official or a City staff member. What are your feelings on the importance of this role for which you are volunteering?

Objectivity and a knowledge of the Ethics Ordinance is necessary to ascertain when a violation of that ordinance has been committed. Have you read the Ethics Ordinance and do you understand it? Please give an example of a possible violation of the ordinance.

Section 2-231 paragraph (c) of Part II - Code of Ordinances Article VI. Code of Ethics states No local official, appointee, or employee shall accept or solicit any gift or favor that might reasonably tend to influence him or her in the discharge of his or her official duties.

Please provide any additional information you feel would be useful to the City Council in considering your application. A cover letter and/or resume may also be submitted with the application.

Field not completed.

Today's Date

1/22/2024

By submitting this application online, I hereby affirm that I am aware of the requirements for the position and certify that I meet those requirements.

I Understand and Agree

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [City Secretary](#); [Marketing](#)
Subject: Online Form Submittal: Application for Appointment to the Ethics Review Commission
Date: Wednesday, February 7, 2024 8:50:46 AM

Application for Appointment to the Ethics Review Commission

All information provided in this application is public information pursuant to the provisions of the Texas Public Information Act.

If you have questions or need more information about this application, please email the Office of the City Secretary at citysec@seabrooktx.gov or call (281) 291-5663.

Name	Liliana Guadalupe Gonzalez
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Phone	[REDACTED]
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Email	[REDACTED]
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Please enter the address of your residence. All applicants must live within Seabrook City limits.

Street Address	905 Mystic Village Ln
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City	Seabrook
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State	TX
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Zip Code	77586
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Are you a Registered Voter?	Yes
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How long have you been a resident of Seabrook?	5
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Have you attended a meeting of the Ethics Review Commission?	Yes
--	-----

Are you currently a member of the Ethics Review Commission?	Yes
---	-----

Have you previously served on a Seabrook	Yes
--	-----

board or commission?

Have you ever served a full or partial term on Seabrook City Council?

No

If you have served on a Seabrook board or commission please identify which ones.

Ethics Review Commission

Have you previously served on a board or commission for another city or organization?

Yes

If you have served on a board or commission for another city or organization, please list them here.

UH Hispanic Alumni Association

Does any potential conflict of interest exist which may interfere or inhibit you to carry out the duties of an Ethics Review Commissioner?

No

If you answered Yes or Uncertain to a potential conflict of interest, please explain

Field not completed.

What special skill or knowledge would you bring to the Ethics Review Commission?

Masters in Public Administration, Board experience, cross-cultural competence, bilingual, government and private partnerships

The Ethics Review Commission can call witnesses and compel evidence to make a determination on an ethics ordinance violation committed by an elected or appointed official or a City staff member. What are

The role of the Ethics Review Commission is vital in upholding integrity and accountability within government institutions. By being able to call witnesses and compel evidence, the commission ensures transparency and fairness in the investigation of potential ethics violations by elected or appointed officials and city staff members. This process helps to maintain public trust in government and ensures that officials are held accountable for their actions.

Overall, the role of the Ethics Review Commission serves as a

your feelings on the importance of this role for which you are volunteering?

crucial safeguard against corruption and unethical behavior, helping to uphold the principles of good governance and democratic accountability.

Objectivity and a knowledge of the Ethics Ordinance is necessary to ascertain when a violation of that ordinance has been committed. Have you read the Ethics Ordinance and do you understand it? Please give an example of a possible violation of the ordinance.

Yes

Please provide any additional information you feel would be useful to the City Council in considering your application. A cover letter and/or resume may also be submitted with the application.

Field not completed.

Today's Date

2/7/2024

By submitting this application online, I hereby affirm that I am aware of the requirements for the position and certify that I meet those requirements.

I Understand and Agree

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [City Secretary](#); [Marketing](#)
Subject: Online Form Submittal: Application for Appointment to the Ethics Review Commission
Date: Thursday, February 8, 2024 9:53:48 AM

Application for Appointment to the Ethics Review Commission

All information provided in this application is public information pursuant to the provisions of the Texas Public Information Act.

If you have questions or need more information about this application, please email the Office of the City Secretary at citysec@seabrooktx.gov or call (281) 291-5663.

Name	Marcy Fryday
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Phone	[REDACTED]
-------	------------

Email	[REDACTED]
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Please enter the address of your residence. All applicants must live within Seabrook City limits.

Street Address	801 Bryan Ave
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City	Seabrook
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State	Tx
-------	----

Zip Code	77586
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Are you a Registered Voter?	Yes
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How long have you been a resident of Seabrook?	38
--	----

Have you attended a meeting of the Ethics Review Commission?	Yes
--	-----

Are you currently a member of the Ethics Review Commission?	Yes
---	-----

Have you previously served on a Seabrook	Yes
--	-----

board or commission?

Have you ever served a full or partial term on Seabrook City Council?

No

If you have served on a Seabrook board or commission please identify which ones.

Charter Review Commission

Have you previously served on a board or commission for another city or organization?

No

If you have served on a board or commission for another city or organization, please list them here.

Field not completed.

Does any potential conflict of interest exist which may interfere or inhibit you to carry out the duties of an Ethics Review Commissioner?

No

If you answered Yes or Uncertain to a potential conflict of interest, please explain

Field not completed.

What special skill or knowledge would you bring to the Ethics Review Commission?

Former member, Public Relations experience, Marketing experience, was also a librarian

The Ethics Review Commission can call witnesses and compel evidence to make a determination on an ethics ordinance violation committed by an elected or appointed official or a City staff member. What are

It's critically important

your feelings on the importance of this role for which you are volunteering?

Objectivity and a knowledge of the Ethics Ordinance is necessary to ascertain when a violation of that ordinance has been committed. Have you read the Ethics Ordinance and do you understand it? Please give an example of a possible violation of the ordinance.

Yes. A possible violation would be personally profiting from a decision made on City Council.

Please provide any additional information you feel would be useful to the City Council in considering your application. A cover letter and/or resume may also be submitted with the application.

Field not completed.

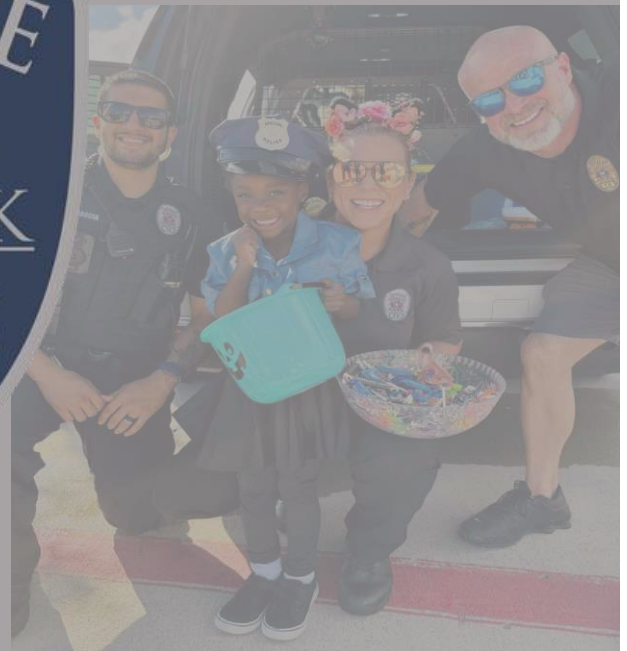
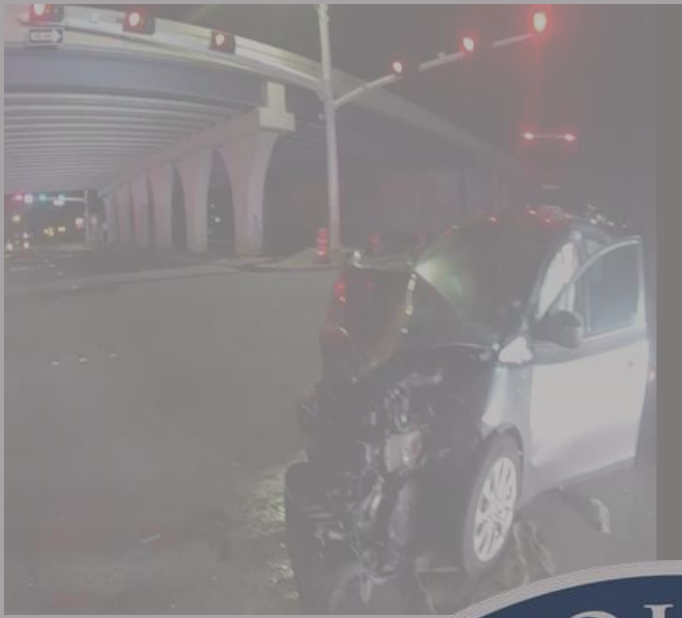
Today's Date

2/8/2024

By submitting this application online, I hereby affirm that I am aware of the requirements for the position and certify that I meet those requirements.

I Understand and Agree

Email not displaying correctly? [View it in your browser.](#)



ANNUAL REPORT 2023



Prepared by:
Rolf Nelson, Chief of Police

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Chief's Message

The Seabrook Police Department experienced an eventful year in 2023. From persevering through the demands of significant overtime due to staffing shortages to navigating the inherent challenges associated with a change in command, but the men and women of the Seabrook Police Department responded and performed in an exemplary manner.

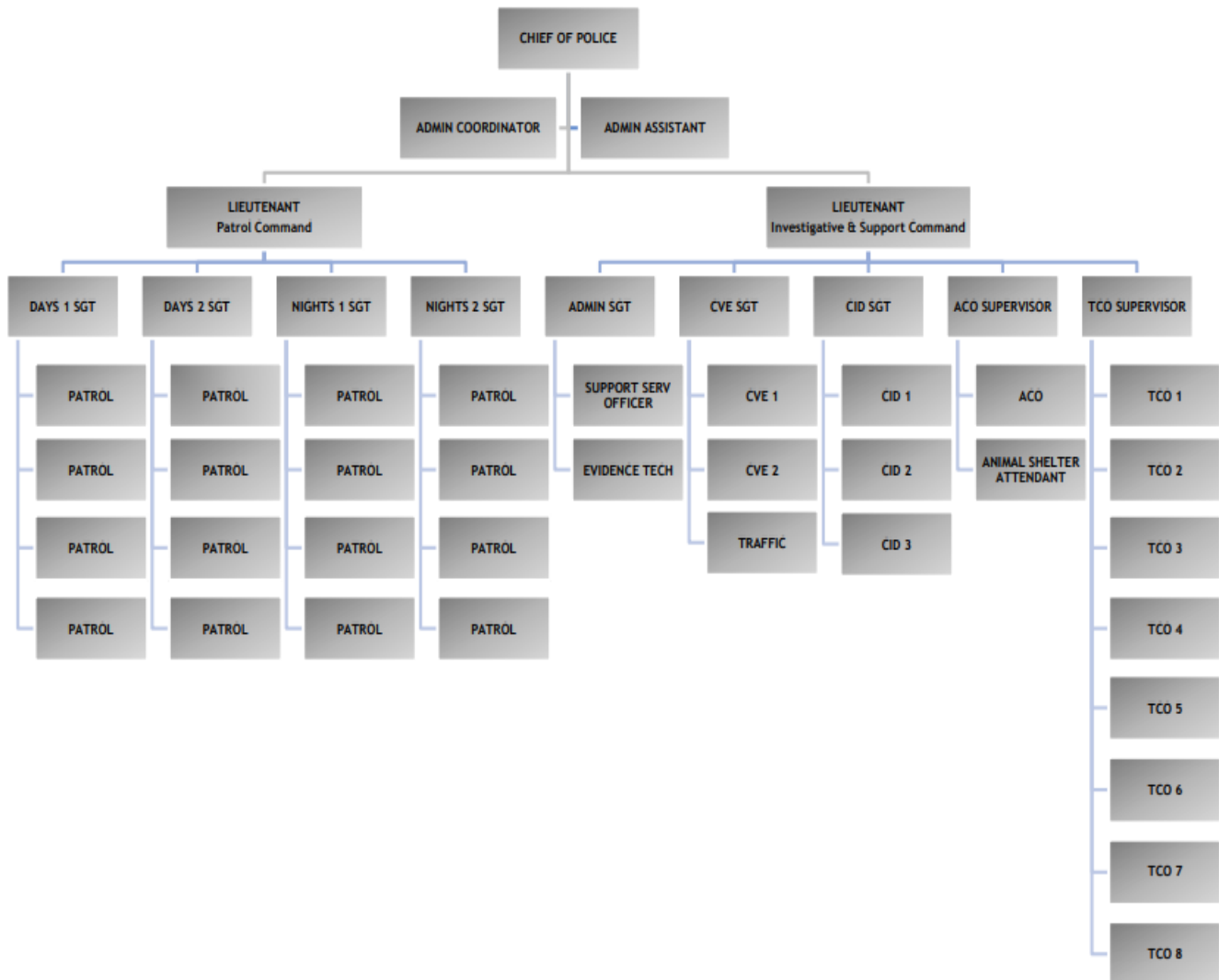
As the ripples of the change in command have begun to settle, members of the department have eagerly embraced our shared mission to provide exemplary law enforcement services to the citizens of Seabrook while simultaneously improving the equipment and training used to keep Seabrook safe. The advances in training are focused on developing officer skills when responding to persons in crisis, motor vehicle crash investigations, and developing our supervisors through advanced leadership programs, to name just a few. Beyond the advanced training, updating ballistic protective equipment and making improvements inside the police building will serve to enhance the capabilities and effectiveness of our officers.

While this report is primarily focused on looking back at past performance and trends, we believe it is equally important to plan our future successes and reveal those plans to those we serve to ensure they know where we are going and are able to see how we plan to get there. With that vision in mind, please review this report with a critical eye and contact me with any questions you may have - we welcome your input!

Rolf Nelson
Chief of Police

SEABROOK POLICE DEPARTMENT

ORGANIZATIONAL CHART



Eff. 12-01-23

Staffing / Open Positions / Recruiting

Throughout 2023, staffing remained relatively stable with one (1) vacancy for a Police Officer and two (2) vacancies for Telecommunications Officers.

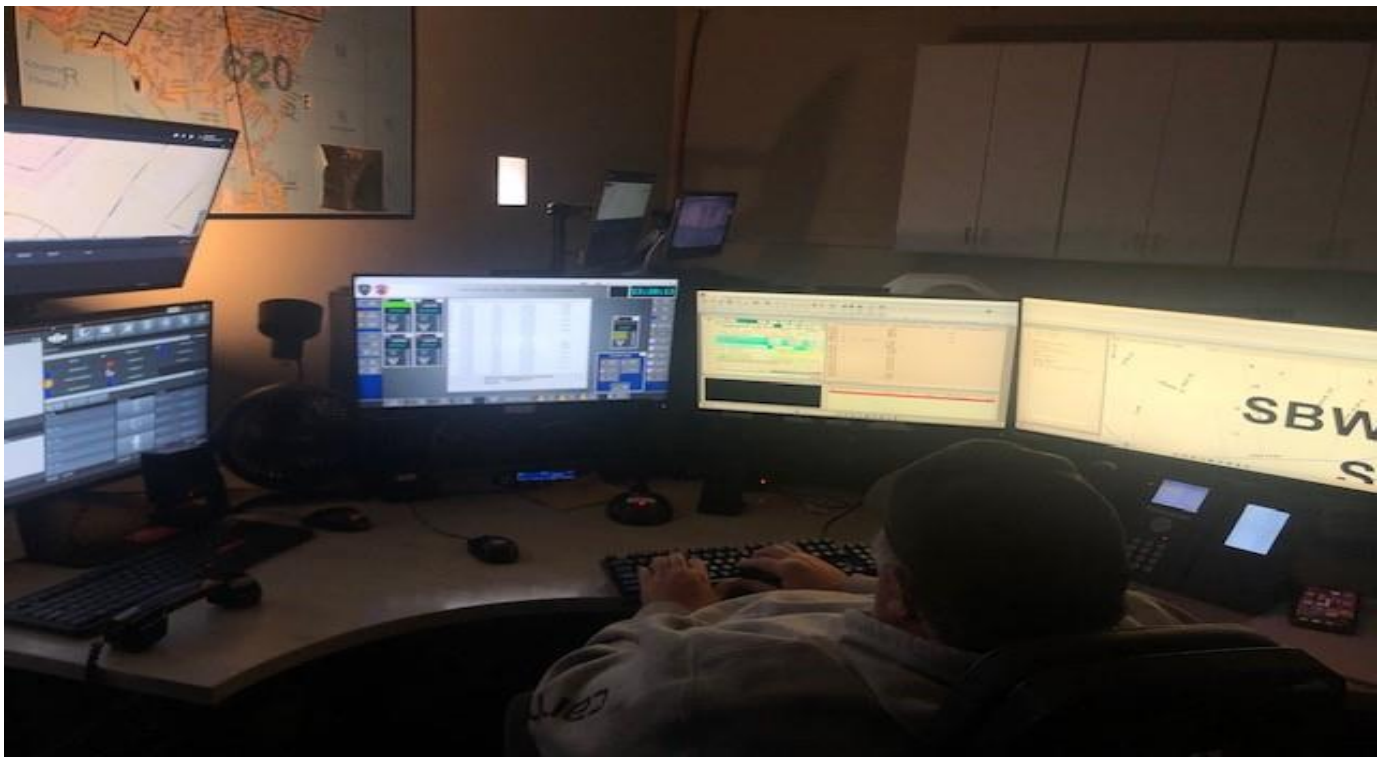
Over the past few months, in partnership with Human Resources, we have changed our recruiting and testing strategy for all vacant positions to reduce red tape for applicants while being more aggressive in our recruiting efforts. Early indications point to a marked improvement in both applicant numbers as well as a reduced timeline for processing those applicants. We intend to continue to monitor this process in search of any additional opportunities.

Near the end of the year, an analysis was conducted on the function and effectiveness of units within the department and the spans of control for supervisory personnel. Following this analysis, a reorganization of functional areas was conducted which more evenly distributes spans of control for the lieutenants.

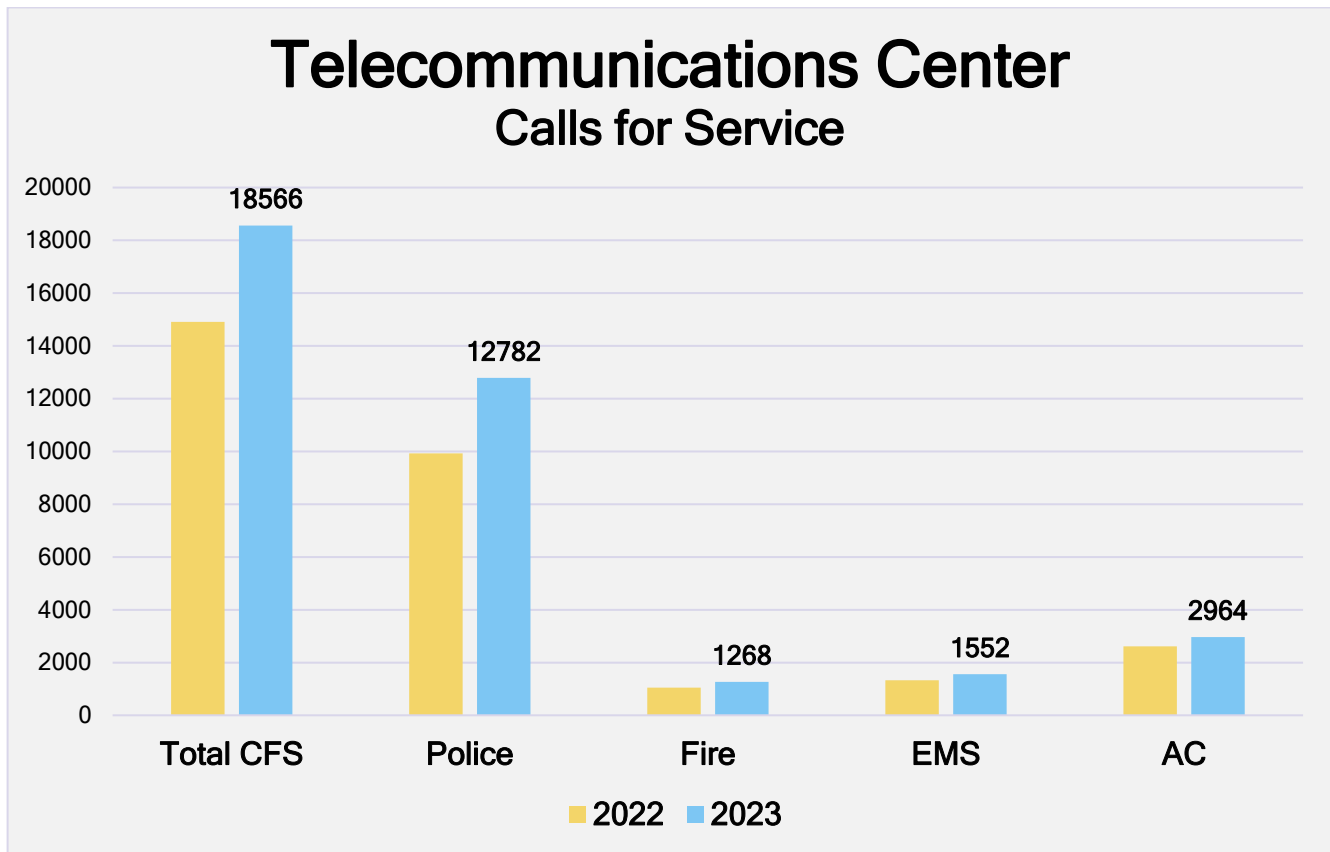
Comparative Crime Statistics

The following crime statistic comparison is intended to illustrate crime trends in key offense types for the City of Seabrook. While most categories of crime have decreased over the past two years, advanced investigative techniques combined with increases in patrol visibility are being employed to further reduce crime.

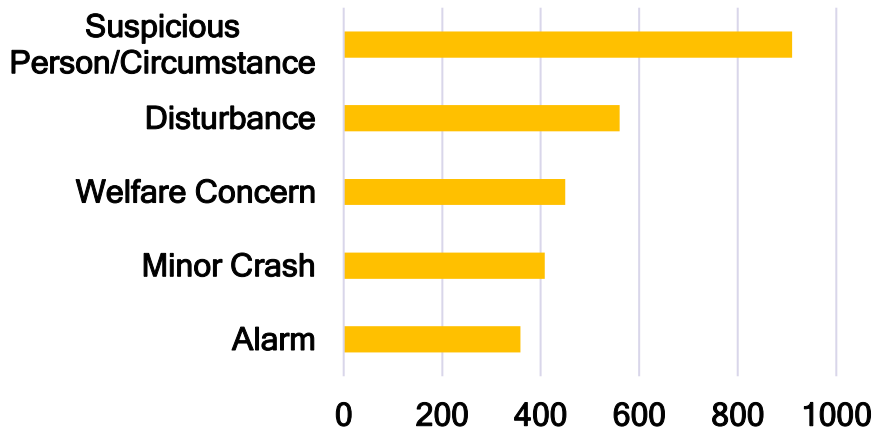
	2019	2020	2021	2022	Change	2023	Change
Aggravated Assault	13	21	20	15	-25%	15	0%
Auto Theft	17	27	23	18	-22%	18	0%
Burglary - Motor Vehicle	66	37	45	40	-11%	25	-37%
Burglary - All other	18	26	58	32	-45%	23	-28%
Homicide	0	0	1	0	-100%	1	100%
Robbery	2	3	8	6	-25%	1	-83%
Sexual Assault	17	14	12	13	8%	14	9%
Driving While Intoxicated	78	72	63	45	-29%	43	-4%



Telecommunications Statistics



Top 5 Dispatched Calls for Service



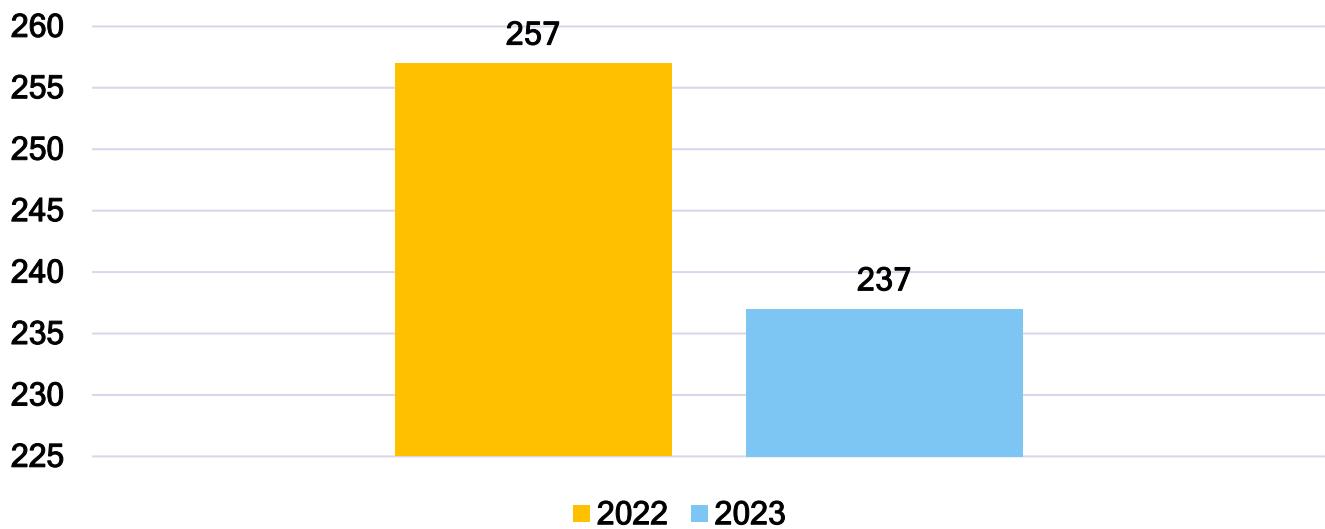
In addition to ensuring uninterrupted public service in the Telecommunications Center, the Seabrook PD communications personnel were recognized for their exemplary performance for achieving a 98% success rate in answering 911 calls in < 15 seconds.

Their 2024 target for excellence is a 99%+ success rate for all 911 calls.

Crash Overview

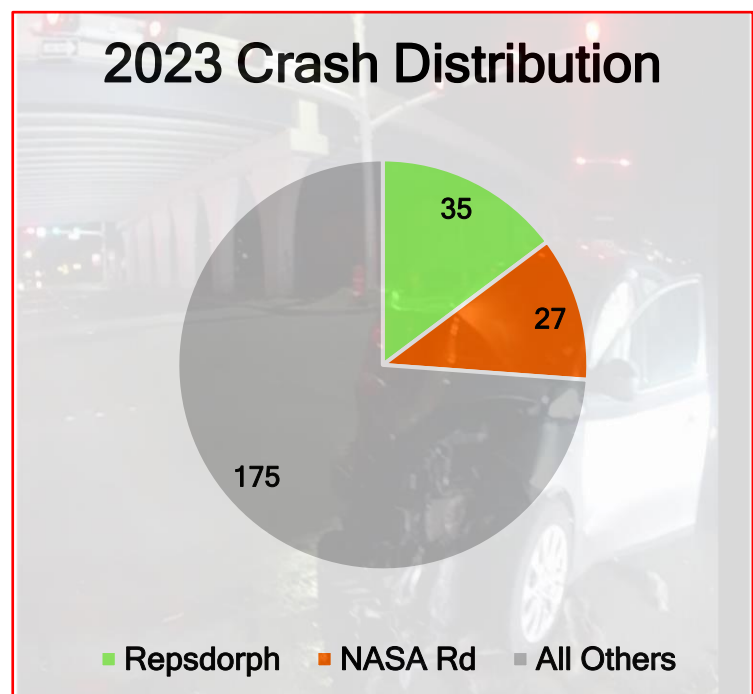
While the total number of crashes has dropped over the course of the past year, the Seabrook Police Department has examined crash data and increased enforcement activity at key locations with an eye toward further improving motorist safety.

Crash Totals



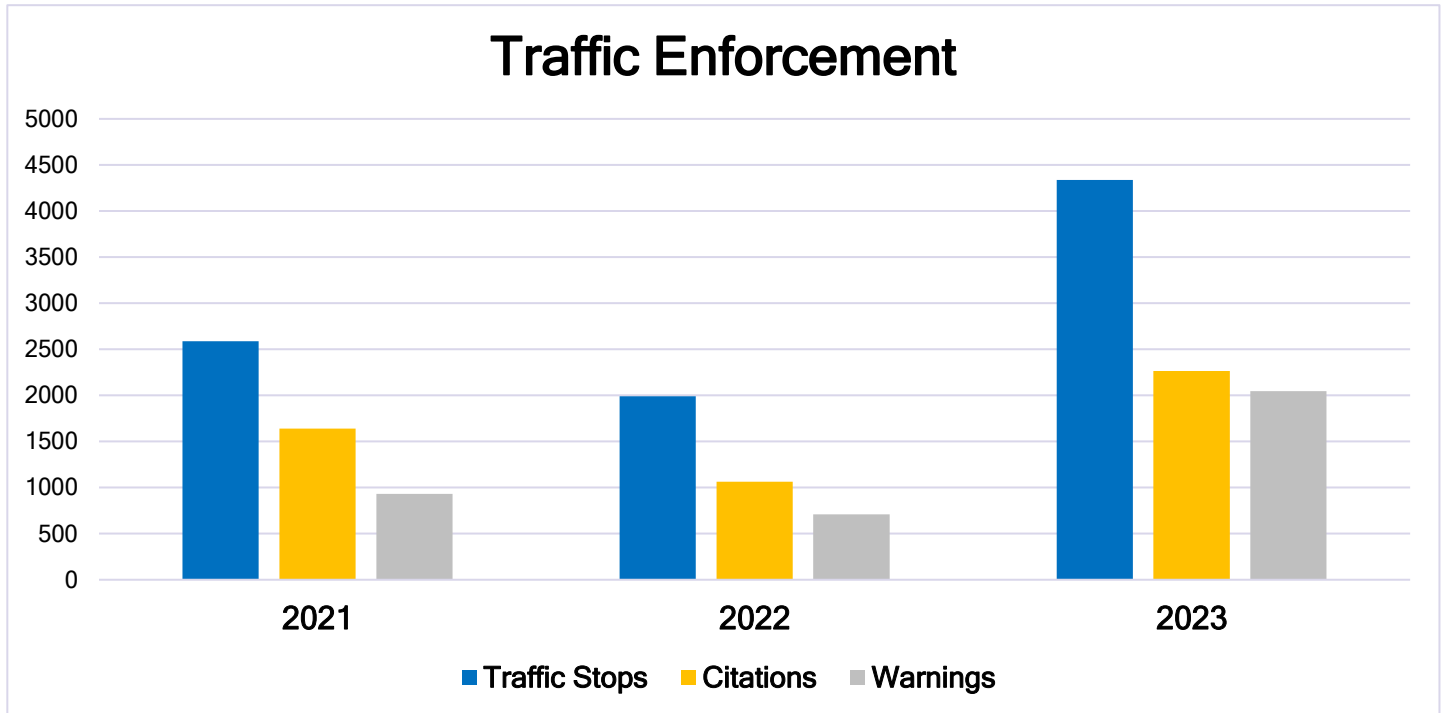
Two key locations where SPD has increased enforcement activity are SH146 at Repsdorph and SH146 at NASA Road. These two intersections represent a full 25% of the total crashes reported in Seabrook in 2023 and will remain focal points until such time as we can educate drivers and reduce crashes at these intersections.

2023 Crash Distribution

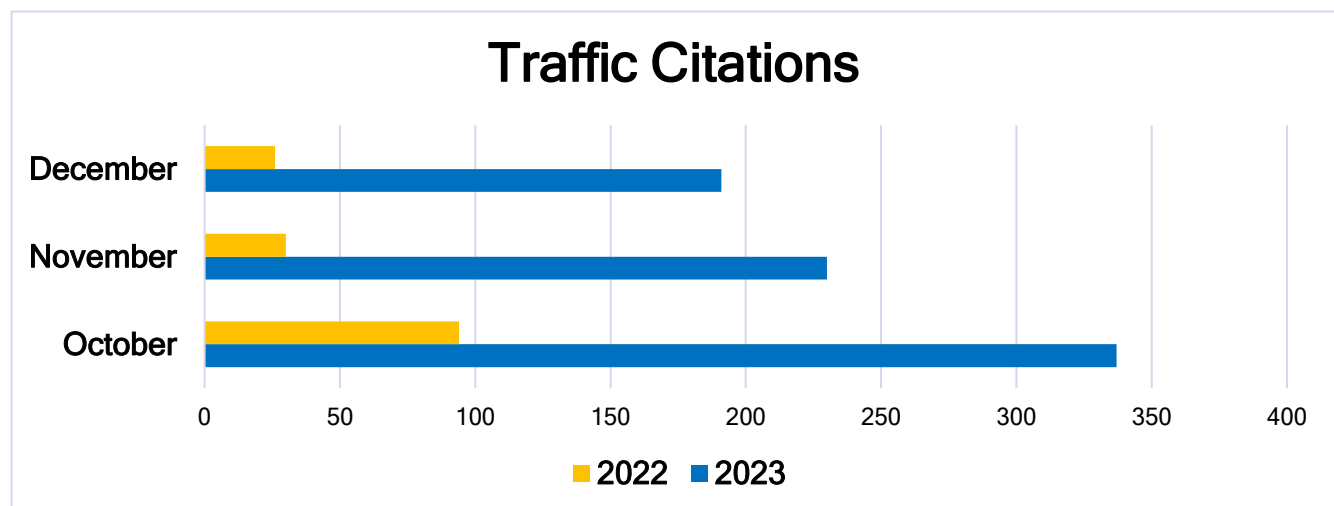


Traffic Enforcement Activity

The men and women of the Seabrook Police Department have increased enforcement and traffic safety education to reduce the number of traffic crashes on our roadways. We are committed to continuing these efforts to reduce incidents that cause injury and property damage throughout the City of Seabrook.

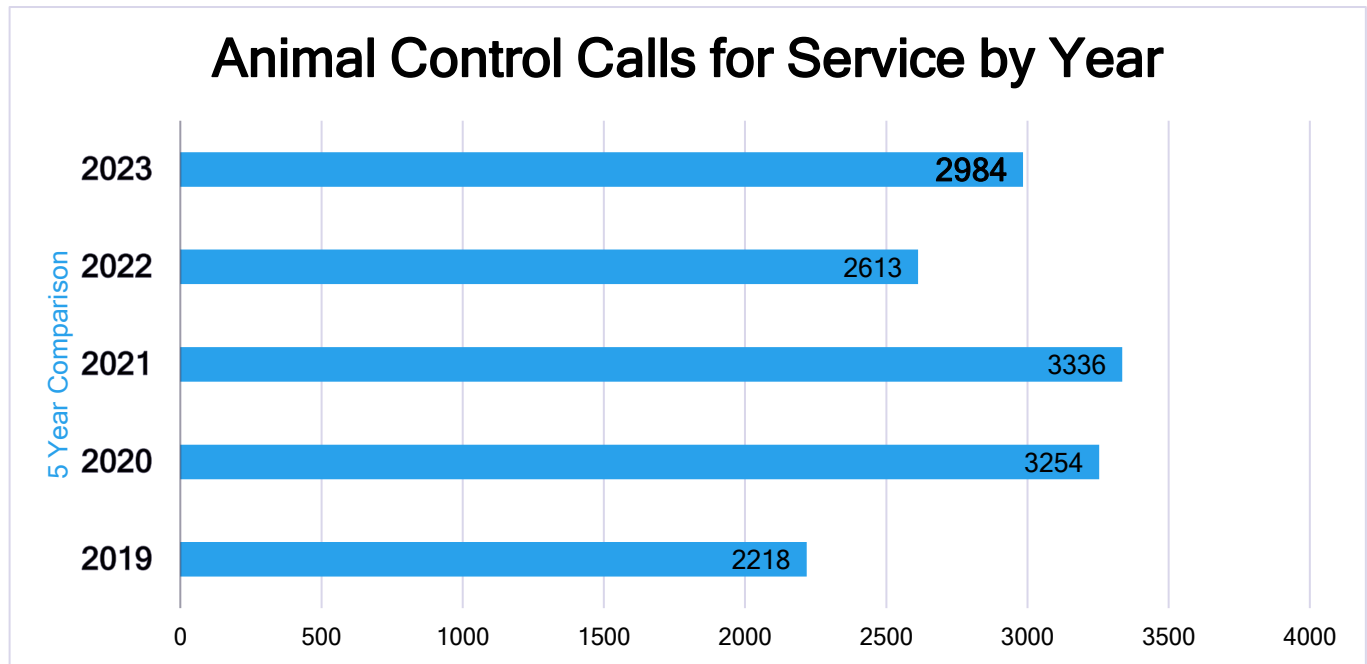


During Q4, the following enforcement activity has been taken and is compared to 2022 citation totals:



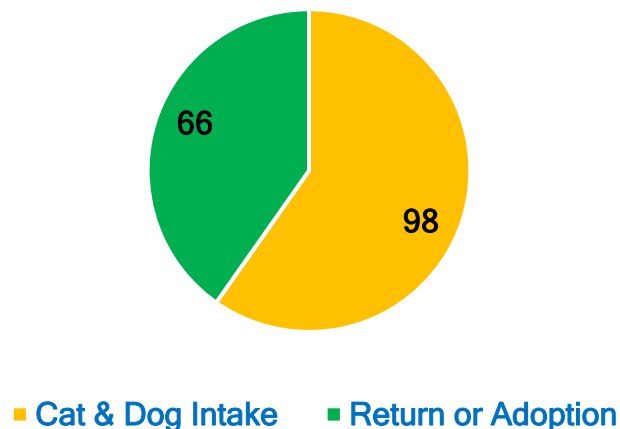
Animal Control Calls for Service

In addition to responding to citizen complaints of stray or injured animals, the Seabrook Animal Control staff also maintains the Seabrook animal shelter. When called upon, the Animal Control staff also assists the police department when they are confronted with issues related to either domestic or wild animals.



In 2023, Seabrook Animal Control took in nearly one hundred cats and dogs, but they were able to successfully return to the owner or adopt out more than two-thirds of those recovered animals. This respectable return & adoption rate can be attributed, at least in part, to the great efforts of the animal control staff with animal registration and the promotion of pet adoption.

Animal Intake vs. Return & Adoption

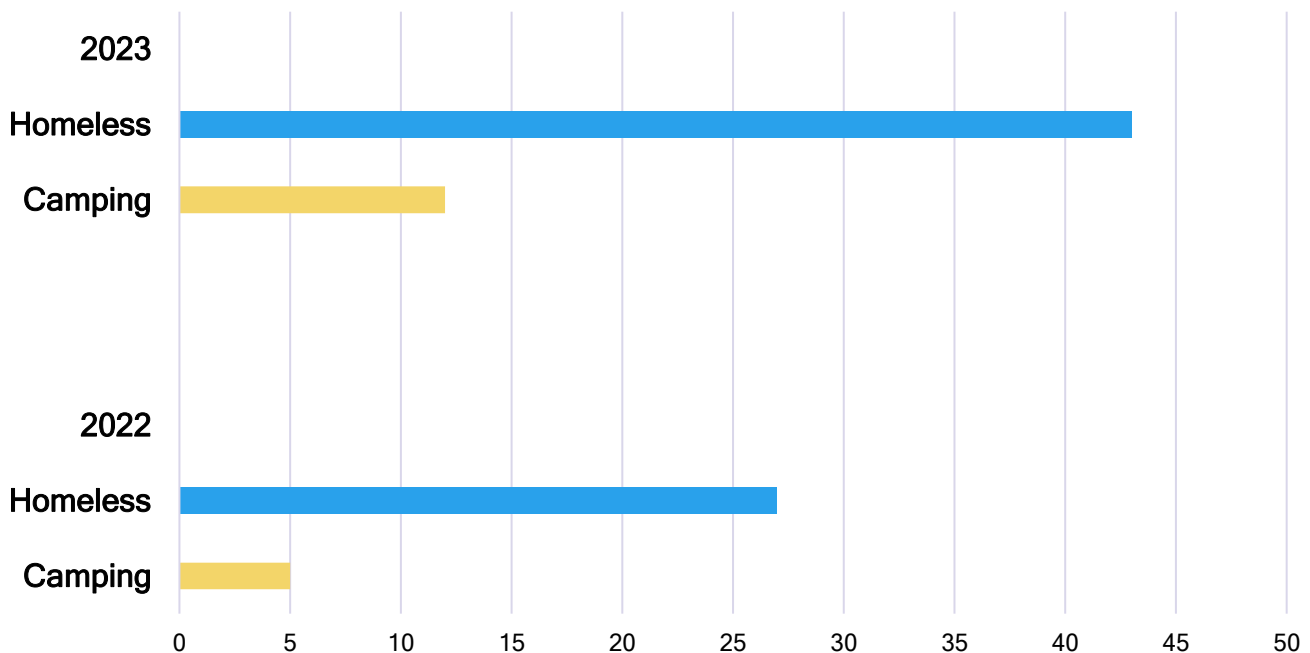


Homeless & Illegal Camping Efforts

The frequent occurrence of illegal camping and/or homeless individuals around the country has seen a dramatic increase in recent years. While some jurisdictions choose to allow camping or the establishment of outdoor non-standard housing, it has been shown to be problematic and unsafe for those engaged in the activity as well as the community as a whole.

Seabrook Police have approached illegal camping and homeless camps with compassion and with an eye toward finding a solution to the housing issue for those who are seeking assistance while simultaneously ensuring laws and ordinances are observed. This methodology has proven effective and has led to several illegal campsites being eliminated around the city.

Homeless / Illegal Camping Calls for Service



Working with regional government and non-government organizations, the Seabrook Police Department has been successful in eliminating six illegal camping sites and finding more appropriate housing for a number of people who were living in the camps.

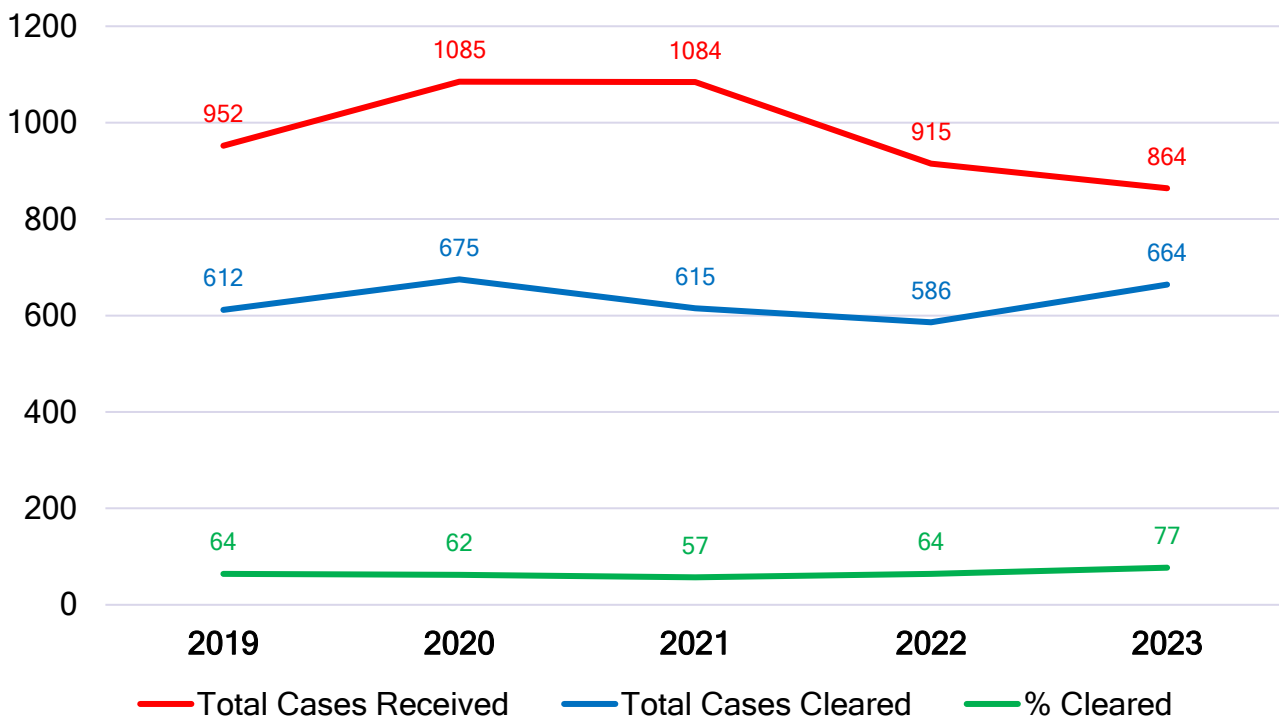
Criminal Investigations Division

The Criminal Investigations Division of the Seabrook Police Department is comprised of one sergeant and three investigators who are responsible for follow-up investigative work on all offenses reported to the agency. Our investigators are trained and experienced in modern investigative techniques for all types of crime ranging from complex crimes against people to simple misdemeanor theft.

As a result of their tenacious effort, investigators have been able to improve the clearance rate for most types of crime. This improved clearance rate tends to reduce overall crime, because most persons who commit crimes are responsible for committing numerous criminal acts.

Performance over the last five years is depicted in the chart below.

Criminal Cases Received vs. Cleared



Evidence / Property Room

Nearly every criminal incident reported to or investigated by the Seabrook Police Department has at least one piece of physical evidence associated with it. This evidence is collected, processed, and stored in the SPD Evidence / Property Room until the case is disposed of and the evidence or property may be legally returned to the owner or destroyed in accordance with Texas statutes.

There are currently more than 3,000 pieces of evidence / property securely stored and managed by a single Evidence Technician.



The Evidence / Property Room is currently undergoing a purge to remove items that may be legally disposed of. This process is extremely involved and time consuming.



Community Engagement Unit

The Community Engagement effort is a part-time duty that is handled primarily by one officer and one sergeant who have numerous other responsibilities. However, despite the fact they have many competing priorities, they both do a fantastic job of creating engagement opportunities, managing events, and actively searching for chances to develop the relationship between the police department and the citizens of Seabrook.



Successes for 2024

There are a number of successes being planned by the Seabrook Police Department in 2024 as well as some key performance indicators we intend to use to gauge our effectiveness in meeting our goals.

- Implement & exercise active attack plans for schools, public locations, and city buildings
- Reduce traffic crashes by 10%
- Fully implement a Crisis Intervention Team (CIT) to respond to persons in mental crisis
- Eliminate illegal camping & homeless encampments using appropriate programs
- Achieve 99%+ answering all 911 calls in under 15 seconds (Gold standard)
- Expand community engagement activity by at least 100%
- Fill all vacant positions and maintain a zero-vacancy strength throughout the year
- Begin the Texas Police Chief's "Best Practices" Accreditation process
- Acquire ballistic protective equipment valued at >\$100,000. through grant funds
- Implement a satisfaction survey tool for the public to rate police services they receive

Exhibit B

SEABROOK PLAZA PLANNED UNIT DEVELOPMENT DISTRICT PLAN

Ordinance No. 2023-04

A. LEGAL BASIS/CONTENTS

This Planned Unit Development District Plan (PUD) is adopted pursuant to City of Seabrook Code Section 4.10 of and this document is the PUD Plan contemplated therein. This PUD Plan has been approved in accordance with that Section, after satisfying all requirements therein. Once the project is commenced, the project has vested rights in the PUD and PUD Plan, and the project may be completed without dissolution of the PUD.

This PUD includes the following Sections:

- Legal Basis / Contents
- General Provisions
- Permitted Land Uses
- Development Regulations
- Landscape and Pedestrian Circulation Regulations
- Signage
- Building Regulations
- Phasing

B. GENERAL PROVISIONS

1. The PUD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. The base zoning district for the PUD is WAD (Waterfront Activity District; if any provision or regulation of any City ordinance applicable in a WAD (Waterfront Activity District) zoning district (Base Zoning) is not contained in this ordinance, all the regulations contained in the Zoning and Subdivision ordinances applicable to the WAD zoning district in effect on the effective date of this ordinance apply to this PUD as though written herein except to the extent the City regulation or provision conflicts with a provision of this ordinance. However, any provision in this PUD Plan shall control over any conflicting provision in the base zoning categories, or other provisions of City Code.
2. Except as otherwise provided herein, the words used in this PUD have the meaning established by the Zoning ordinance. In this ordinance:

Accessory building means a building subordinate to a principal building and includes detached garages.

Common Open Space means a parcel or parcels of land or an area of water or a combination of land and water within the site designated PUD, designed for the use and enjoyment of the residents of the PUD. Common open space as defined herein includes both passively landscaped sites without improvements of any kind or complimentary structure and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD. The Common Open Space is not a public park (nor grants a public easement for use or access) and access to the Common Open Space is at the discretion of the owner/operator of the various platted lots in the project. Members of the public may be excluded.

Not less than 20 percent of the land shall be reserved for “common open space” as defined above, the term “common open space,” as used herein, may include boardwalks, plaza, courtyards, activity decks and pools, and 20 percent of the parking areas. In calculating the minimum area required, the measurement may also include the area of all dedicated streets entirely within the site and one-half the area of the boundary streets.

PUD means the planned unit development district created by this ordinance.

PUD Plan means this document and its exhibits as the regulatory scheme for the PUD.

Shared/Common Driveway means a privately owned and maintained vehicular access way that provides access from a public street to residential or non-residential units.

Substantial compliance means the items conform with the essential design aesthetic and functionality of the project as described herein, including exhibits hereto, even if not literal in character. The intent of substantial compliance is to permit the developer reasonable discretion in the adaption of the project as described exhibits into to actual construction plans and specifications. The city understands that the typical value engineering process will result in certain changes, but those changes may not materially and adversely affect the aesthetic or functionality of the project. The determination of substantial compliance will be based upon a reasonable, objective consideration of the plans. The determination of substantial compliance shall be made by the Assistant City Manager. *Substantially comply* or *substantially compliant* mean the items are in substantial compliance.

3. The exhibits are not construction drawings, and the final construction drawings for the project approved by the City may differ in detail from the exhibits, so long as they substantially comply. – The location and dimensions of structures may vary, so long as the habitable buildings may not be in reduced in square footage and ii) continue to comply with performance standards and permitted uses herein. The final approved construction drawings shall control over the exhibits and, when approved, are deemed to substantially comply with the PUD Plan. The detail on the Exhibits is not regulatory, but conceptual, and the final construction plans need not mimic its detail, but its architectural character and style. Developer shall submit updated Exhibits with the construction drawings submitted for permit to the City, and if it and the construction drawings substantially comply with the PUD Plan and Exhibit, then the Assistant City Manager or the City Manager shall administratively approve the substitution of the new Exhibits. The issuance of certificates of occupancy for various buildings in the project shall be confirmation of substantial compliance with this PUD Plan. The following exhibits that are attached to and made part of this document:

Exhibit D-1:	<i>Location Map</i>
Exhibit D-2:	<i>Site Plan</i>
Exhibit D-3:	<i>Access Detail</i>
Exhibit D-4:	<i>Parking Plan</i>
Exhibit D-5:	<i>Open Space Plan</i>
Exhibit D-6:	<i>Conceptual Building Elevations</i>
Exhibit D-7:	<i>Sign Location and Details</i>
Exhibit D-8:	<i>Development Schedule</i>

The exhibits are not construction drawings, and the final construction drawings for the project approved by the City may differ in detail from the exhibits, but the final approved construction drawings shall control

over the exhibits and, when approved, are deemed to substantially conform with the design intent of the PUD Plan. The detail on Exhibit D-7 is not regulatory, but conceptual, and the final construction plans need not mimic its detail, but its architectural character and style. The issuance of certificates of occupancy for various buildings in the project shall be confirmation of satisfaction with this PUD Plan.

4. As shown on [Exhibit D-1, Location Map](#), the PUD encompasses 11.096 acres located on the south side of Nasa Road 1 (FM 528) and Repsdorph Drive.
5. Multi-family residential development shall substantially conform to the general layout and design concepts illustrated on [Exhibit D-2, Site Plan](#).

Exterior refuse containers, not located in a parking or other structure, shall be screened from public view and waterfront views with masonry wall and can also be further screened by landscape and other devices. Trash areas and dumpster locations shall be permanently fenced or screened with enclosures so that trash container/dumpster shall not be visible from any public street.

The City shall provide written notice and reasonable opportunity (not less than 30 days) to cure any alleged violation under the PUD Plan. Violations are limited to the platted lot where the violation occurs. The violation by the owner of one platted lot shall not affect any other platted lot or the owner thereof.

6. The City Manager, for good cause and at any time prior to, during or after initial or subsequent construction, may issue administrative relief from the terms of this PUD Plan by a written document signed by the City Manager. Administrative relief is permitted, for changes which are substantially compliant with the terms of the PUD Plan, and are supportive of the success of the development, without material adverse impact on the public. The City Manager shall rule on a request for administrative relief within 30 days of receipt of written request setting forth the request and the basis, therefore. The City Manager may meet with the developer within 14 days of receipt of the request to informally discuss it. Extension of the development schedule up to 90 days may be granted as part of the request for administrative relief. If the City Manager declines to issue the request for administrative relief, then the owner/developer may seek a variance or other relief from the Board of Adjustment or seek a modification of the PUD plan via rezoning.
7. [Exhibit B-8 Development Schedule](#) is a development schedule for the project. That schedule is subject to extension due to "Force Majeure." Force Majeure is defined as any matter beyond the reasonable control of owner/developer, such as, but not limited to acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies, whether actual or threatened; orders of any kind of the government of the United States, the State of Texas, Harris County, Texas, the City or any other civil or military authority; insurrections; riots; epidemics; landslides, earthquakes, lightning, fires, hurricanes, storms, floods, washouts and other natural disasters; inability to procure or a general shortage of labor, equipment, facilities, materials or supplies in the open market, or failure or unavailability of transportation generally; the discovery of conditions at or in the project which materially and adversely affects the structural capacity of the land; and a party not receiving a governmental permit, license, approval or inspection in time within a reasonable period of time. The deadlines in the schedule are automatically extended, day for day, for Force Majeure events.
8. The City Manager is authorized to execute and deliver to any lender for any portion of the project, or any proposed purchaser of any platted lot a letter in reasonable form addressed to such party and confirming the following: validity of the PUD and PUD Plan, no violations of the PUD or PUD Plan, confirmation that the proposed development project financed by the lender/proposed for purchase by purchaser is compliant with

the PUD and PUD Plan, agreeing to provide a copy of any written notice of default under the PUD Plan to such party, and, for a lender, the opportunity to cure such violation within the timeframe provided to owner/developer, and such additional matters are reasonably requested, consistent with typical lender/purchaser practice. The City shall have no liability for errors or non-compliance.

C. PERMITTED LAND USES

1. Permitted land uses are listed below in [Table 1.0: Permitted Uses and Parking Requirements](#). Any use that is not expressly listed below but is (i) permitted in the WAD District, or (ii) cannot be reasonably categorized as falling within the definition or common English interpretation of a listed use, may be considered by the Seabrook Planning and Zoning Commission as a Conditional Use under City Code Section 4.11. If the uses are not defined in City Code of Ordinances, Appendix A (Zoning), then they will be given their normal meaning.
2. Permitted land uses may be mixed horizontally or vertically on a single property in accordance with the [Table 1.0: Permitted Uses and Parking Requirements](#).
3. Permitted Uses: The following table presents the permitted uses within the District. Certain land uses are permitted when developed under specific conditions as established in the Notes section of the [Table 1.0: Permitted Uses and Parking Requirements](#).

Table 1.0 – Permitted Uses and Parking Requirements:

Land Uses Permitted		Required Parking	Notes
Residential Land Uses			
Dwelling, Multifamily/	X	1.33 sp./1 BR 1.66 sp./2 BR	Note 1
Condominium / One Particular Harbor	X	1 sp./unit	Note 6
Non-Residential Uses			
Conference Center / Event Center	X	1 sp. / 100 S.F. Ballroom	Note 2
Bar/ Pub	X	10 sp./1,000 S.F. of bar	Note 4

Land Uses Permitted		Required Parking	Notes
Barbers/beauty salons/day spa	X	1 sp. / 100 S.F.	
Boat rental	X	1 sp. / 300 s.f. of office + 1 sp./2,000 s.f. of outdoor display area	
Caterers	X	1 sp./300 S.F.	
Charter boat-service	X	1 sp./300 S.F.	
Cigar lounge	X	1 sp. / 200 S.F.	
Commercial automobile parking lot/garage	X	N/A	
Convenience stores (without fuel pumps)	X	1 sp./200 S.F.	
Fitness Gym	X	1 sp./100 S.F.	
Gift Shops including florist	X	1 sp./100 S.F.	
Hotels	X	1 sp. / room	5
Kiosk	X	1 sp./300 S.F.	
Limousine service	X	1 sp./300 S.F.	
Marina	X	1 sp./four slips.	
Office, professional	X	1 sp./300 S.F.	
Restaurant-full service	X	10 sp./1,000 S.F. of dining area, incl. outdoor dining	3

Land Uses Permitted		Required Parking	Notes
Retail, light	X	1 sp./300 S.F.	
Theatre	X	1 sp./three seats.	
Yacht/sailing club	X	1 sp./four slips	
Accessory Use			
Accessory Building	X	N/A	Note 7

Notes: Uses within the PD must be developed in compliance with the following conditions:

1. **Multi-Family** development is limited to a maximum of 300 units and other development regulations specified in Section D, Development Regulations, Page 10 of this document and illustrated on [Exhibit D-2: Site Plan](#).

Multi Family uses within the PD consists of 5 stories of residential units over the top of a 2-story parking structure. The areas between the multi-family building over the top of the parking structure shall be landscaped, "amenitized" for the use of the residents. Multi-Family uses shall be designed with units accessible to a temperature controlled interior corridor. No external corridors shall be permitted.

- a. Internal corridor means corridors located internal to the building complex and not along the building perimeter or adjacent to a public street or internal access easement.
- b. External corridor means a corridor that is located along the perimeter of the building complex and adjacent to a public street or internal access easement.
- c. On the ground floor, "exit ways" from an interior corridor shall be enclosed with doors with controlled access.
- d. Corridors and or "exit ways" on the upper levels that open to the adjacent public street or internal access easements shall be screened from public view by the use of a decorative screen that will limit the view of any stairs.
- e. Temperature in the corridors shall be controlled by the use of a mechanical ventilation system to include at a minimum ceiling fans installed at regular intervals not to exceed 40 feet on center, automatically activated by a thermostat.
- f. Internal corridors shall include at least the following minimum architectural finishes:
 - Decorative and or recessed lighting fixtures.
 - Door frames and base boards of a contrasting color.

- g. **Parking Ratio:** 1.33 spaces per 1 bedroom and/or 1.66 spaces per 2 bedrooms as listed in [Table 1.0: Permitted Uses and Parking Requirements](#). Also see [Exhibit D-4: Parking Plan](#).
- 2. **Conference Center / Event Center:** This term is defined as a building, facility, room, or portion thereof, which is rented, leased, or otherwise made available to any person or group for a private or public event function, , whether or not a fee is charged. This use also includes meeting halls for civic organizations or social groups. Maximum size may not to exceed 25,000 square feet, and the minimum size of the ballroom may not be less than 10,000 square feet
 - a. **Parking Ratio:** 1 parking space per 100 square feet of ballroom as listed in [Table 1.0: Permitted Uses and Parking Requirements](#). Also see [Exhibit D-4: Parking Plan](#).
- 3. **Commercial / Retail:** The PUD will consist of 52,000 S.F. of commercial / retail space including outdoor patio space. Uses include restaurant, bars, and other non-residential uses listed on [Table 1.0: Permitted Uses and Parking Requirements](#). All uses will be horizontally integrated into the development and will orient toward the hotel, conference center and Clear Lake, as opposed to being oriented on NASA Road 1, as shown on [Exhibit D-2: Site Plan](#).
 - a. Required parking will be provided depending on the square footage of each use per the parking ratios listed in [Table 1.0: Permitted Uses and Parking Requirements](#).
- 4. **Bars:** Each Bar is limited to a maximum of 15,000 square feet gross leasable area per establishment (including patio). A maximum of 29,700 square feet of bar and dining area is permitted within the “commercial space” shown on [Exhibit D-2: Site Plan](#).
 - 1. **Parking Ratio:** 10 parking spaces per 1,000 square feet of bar as listed in [Table 1.0: Permitted Uses and Parking Requirements](#). Also see [Exhibit D-4: Parking Plan](#).
- 5. **Hotel:** This use is limited to a maximum of 200 guest rooms offered at nightly rates only and contains or is adjacent to event facilities, swimming pool and fitness center. No more than 10 percent of the total number of guest rooms may contain cooking facilities, other than a microwave oven and/or coffeemaker. The total square footage of the hotel must be greater than 80,000 square feet but no more than 100,000 square feet.
 - 1. **Parking Ratio:** 1 parking space per room as listed in [Table 1.0: Permitted Uses and Parking Requirements](#). Also see [Exhibit D-4: Parking Plan](#).
- 6. **One Particular Harbor:** Consists of five-levels of residential units built over the top of a two-story parking structure. This use is limited to a maximum of 100 units. Condominium units may be individually rented in a rental pool operated by the Hotel. Rentals may be daily, weekly, or monthly. Units shall be accessible to a temperature controlled interior corridor. No external corridors shall be permitted.
 - a. Internal corridor means corridors located internal to the building complex and not along the building perimeter or adjacent to a public street or internal access easement.
 - b. External corridor means a corridor that is located along the perimeter of the building complex and adjacent to a public street or internal access easement.
 - c. On the ground floor, “exit ways” from an interior corridor shall be enclosed with doors with controlled access.

- d. Corridors and or “exit ways” on the upper levels that open to the adjacent public street or internal access easements shall be screened from public view by the use of a decorative screen that will limit the view of any stairs.
- e. Temperature in the corridors shall be controlled by the use of a mechanical ventilation system to include at a minimum ceiling fans installed at regular intervals not to exceed 40 feet on center, automatically activated by a thermostat.
- f. Internal corridors shall include at least the following minimum architectural finishes:
 - Decorative and or recessed lighting fixtures.
 - Door frames and base boards of a contrasting color.
- g. Parking Ratio: 1 parking space per unit as listed in [Table 1.0: Permitted Uses and Parking Requirements](#). Also see [Exhibit D-4: Parking Plan](#).

7. Accessory uses: These uses include any uses which are subordinate to and incidental to the principal use, and are permitted even if not in the listing of permitted uses.

D. DEVELOPMENT REGULATIONS

1. **One Particular Harbor,** Maximum height of structures: 5-levels of residential units built over the top of a 2-story parking structure with a maximum height of 90 feet. The building shall maintain a minimum 10’ wide building setback from the east property line. The measurement shall be taken from the podium to the mean roof height except as follows: Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional Height not to exceed 15 feet above the maximum Height allowed for the Structure to which it is affixed.
2. **Event Center / Convention Center:** Maximum height of structures, 3 stories over 2-story podium parking with a maximum height of 65 feet. Buildings over 40 feet in height shall abide by the special conditions listed in article 4, "Special Use Regulations" of the Code of Ordinance, Appendix A, Comprehensive Zoning. The measurement shall be taken from the podium to the mean roof height except as follows: Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional Height not to exceed 15 feet above the maximum Height allowed for the Structure to which it is affixed.
3. **Restaurant / Commercial Retail:** Maximum height of structures, 3 stories over 2 story podium parking with a maximum height of 65 feet. Buildings over 40 feet in height shall abide by the special conditions listed in article 4, "Special Use Regulations " of the Code of Ordinance, Appendix A, Comprehensive Zoning. The measurement shall be taken from the podium to the mean roof height except as follows: Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional Height not to exceed 15 feet above the maximum Height allowed for the Structure to which it is affixed.
4. **Multi-family residential:** shall conform to the (R-3) Medium Density Residential zoning district regulations with the following exceptions:

- (a) Density: A maximum not to exceed 300 units.
- (b) Height: Maximum height of structures: 5 stories of residential units over the top of a 2-story parking structure, but no more than 85 feet above podium level. The measurement shall be taken from the podium to the mean roof height except as follows: Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional Height not to exceed 15 feet above the maximum Height allowed for the Structure to which it is affixed.
- (c) Other: Any other regulations herein which conflict with R-3 regulations shall control.

5. Area Regulations:

(a) *Street Setbacks:*

Land Use	Street Setback Criteria							
	Landscape Buffer and Parking Setbacks **				Building Setbacks			
	Front Abutting NASA Rd 1	Side	Rear	Rear / Abutting Clear Lake ⁴	Front Abutting NASA Rd. 1 ³	Side ^{1,}	Rear	Rear Abutting Clear Lake
One Particular Harbor	20'	5'	N/A	20'	25' ⁵	10''	10'	25'
Hotel	20'	5'	N/A	20'	25' ⁵	10'	10'	25'
Conf. Center / Event Center	20'	5'	N/A	20'	25' ⁵	10'	10'	25'
Restaurant / Commercial Retail	N/A	5'		20'	N/A	10'	10'	25'
Multi-Family	20'	5'	5' ²	N/A	25' ⁵	10'	10'	N/A
Podium Parking Structure	20'	5'	5'	10' ⁴	25' ⁵	10'	10'	10' ⁴

¹ For lots where buildings abut each other the building side setback and the landscape buffer setback (0') zero feet.

² For lots where the lot line runs in the middle of a driveway the landscape setback can be zero feet.

³ For buildings greater than forty feet (40') in height the setback shall increase by one-tenth (0.1') of a foot for every two feet (2') of height over forty feet, (40').

⁴ Walkways, Boardwalks, Patios, Plazas, Courtyards, bulkheads, retaining walls and similar structures will be permitted in the landscape buffer/setback area adjacent Clear Lake. Including covered parking and parking garage structures, (provided that parked cars are not visible from Clear Lake) and vertical retaining walls that support boardwalks, patios etc.

⁵ Building setback is measure from the right-of-way or property line.

(b) Lot size: A minimum site of 6,000 square feet in area is required.

(c) Lot width and depth: Minimum 6,000 square feet tracts can be subdivided without minimum public street frontage, or minimum depth, provided access is provided via a separately recorded driveway and access easement.

6. Multi-family resident and visitor access is limited to only the designated visitor parking areas and the gated entries located off Nasa Road 1.

7. Off-street parking:

- a) Off-street parking shall be provided in compliance with the parking requirement listed in Table 1.0 and illustrated on [D-4, Parking Plan](#).
- b) Required parking for multi-family uses will be provided in the parking garage and the surface parking located adjacent to the multi-family development only.
- c) Designated reserved parking will be permitted for senior management, business owners, and resident owners of "condominium units" and may require a fee.
- d) Compact parking spaces are permitted provided no more than ten percent, (10 %) of the total required parking may be compacts spaces, to be in groups of 5 contiguous spaces and be clearly identified as compact parking spaces.

8. Paving:

- (a) All parking lots and vehicle use areas must be constructed of concrete.
- (b) Driveways may be constructed of concrete, or paved with interlocking, multicolored pavers supported by a 6-inch reinforced concrete tray and a sub-grade per City design standards.
- (c) Construction of paving and parking areas shall conform to the schedule illustrated on [Exhibit D-8, Development Schedule](#)

9. Supplementary Regulations:

- (a) No temporary structures, including recreational vehicles, construction trailers, or travel trailers may be used for on-site dwelling purposes.
- (b) Temporary structures for uses incidental to construction work on the premises which are removed upon completion or abandonment of construction work are allowed upon permit from the building official.
- (c) Utilities, including, but not limited to, electrical lines, gas lines, telephone lines, and cable television lines, shall be installed underground.
- (d) No trailer or semitrailer may be used for the storage of retail or wholesale merchandise on any property in the district for a period of time exceeding 24 hours, except during special events.
- (e) No trailer motor vehicle, semitrailer or shipping container may be used for the display, vending or retailer of any merchandise on any property in the district for a period of time exceeding 24 hours, except during special events.
- (f) Rooftop or ground level mechanical equipment shall be totally screen from view by either parapet walls at the same height of the mechanical units for rooftop mounts or by providing screening for ground mounted units.
- (g) Exterior dumpster/garbage/waste containers shall be placed a minimum of ten feet from any side or rear property line. Containers shall not project beyond the front building line of the principal structure. Containers shall be fully screened so not to be visible from off the property. Each exterior trash container enclosure shall be constructed of impervious material with a gate.
- (h) Loading docks are prohibited between the street right-of-way and any building façade fronting a street right-of-way. Loading docks shall be situated toward the rear of structures. Loading docks may not be used for any type of long-term storage. Any vehicle, trailer or material left standing in a loading dock for more than a 48-hour period shall be deemed a violation of this ordinance.

E. LANDSCAPE AND PEDESTRIAN CIRCULATION REGULATIONS

- 1. Sidewalks: All sidewalks shall be paved with concrete and be a minimum of four (4) feet wide and conform to the City of Seabrook standards.
- 2. Landscaping: Shall conform to the City of Seabrook standards as stated in Article 7, Landscaping and Buffering Requirements of the Seabrook Code of Ordinance.

F. SIGNAGE as shown on [Exhibit D-7, Sign Location and Details](#)

Signage identifying the overall development will be unique to the PD and will have alternative standards from the overall city signage ordinances. Such signage shall be submitted for approval by the Director prior to installation. Separate signage is permitted for each separate use/platted lot.

1. One digital/ electronic project sign is permitted, 16' wide x 25' high, sign area 300 square feet per sign face, in the subject location shown on [Exhibit D-7, Sign Location and Details](#). Sign permit package to be submitted to city for review and permitting.
2. A Digital/ electronic project sign utilizing digital message technology, capable of changing the static message or copy on the sign electronically. Shall contain static messages only, and shall not have animation, movement or the appearance or optical illusion of movement. Each static message shall not include flashing, scintillating lighting or the varying of light intensity.



Example of a digital / electronic project sign.

Additional signage for separate pad sites, businesses and uses that comply with the regulations in Article 6. SIGN STANDARDS, will be permitted without amendment of this PD, subject to City review and approval.

G. BUILDING REGULATIONS

1. All buildings shall comply with the following regulations: These design standards will be made part of the deed restrictions and a POA or other similar entity will be created to enforce them.

- (a) Color palette shall be uniform throughout the development.
- (b) Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), textured concrete panels, glass, fiber cement siding, cement plaster, and cementitious stucco and shall comprise at least 70% of each façade.
- (c) Secondary exterior finishes are limited to wood, ceramic tiles, and concrete masonry units (indented, hammered, or split face concrete), and shall comprise no more than 30% of each façade.
- (d) Architectural Metals may be used for canopies, parapet walls, roof systems, and miscellaneous trim work.
- (e) Roofing materials shall be limited to the following:
 - i. Slope roof – dimensional composite shingles, metal, tile
 - ii. Flat roof – shall meet the requirements as required by the IBC

2. One Particular Harbor and commercial buildings shall comply with the following regulations:

- (a) The building's architectural features and treatment shall be applied to all sides of buildings. Building details, including roof forms, windows, doors, trim, and siding materials, shall reflect the architectural style of the building. All sides of a commercial building shall display a similar level of quality and architectural detailing.
- (b) Any wall that faces a street, connecting pedestrian walkway and that exceeds 30 feet in length shall include a minimum of two, (2) of the following within successive 30-foot section or fraction thereof. Change in wall plane, such as projections or recesses, having a depth of at least three percent of the length of the façade and extending at least ten percent of the length of the façade.
 - Change in texture or pattern.
 - Windows.
 - Covered walkways or entrances.
 - Canopies;
 - An equivalent element that subdivides the wall into human-scale proportions.
 - Tri-partite architecture
- (c) All primary exterior building materials shall be durable, economically maintained, and of a high quality that will retain its appearance over time. The following material are allowed as primary exterior building materials:
 - Brick and materials identical in appearance
 - Sandstone or natural or synthetic stone
 - Tinted and textured concrete masonry units

- Wood and composite material identical in appearance. Wood may include horizontal boards and board-and-batten
- Cast stone
- Cementitious stucco

(d) *Prohibited Primary Building Exterior Materials*

- Smooth-faced concrete block
- Smooth-faced tilt-up concrete panels
- Prefabricated metal panels, galvanized tin or other metals
- Vinyl

(e) Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.

(f) Building canopies:

- Canopies shall be provided at all street facing building entrances intended for pedestrians.
- Canopies may be structural extensions of the building or constructed of fabric attached to the building.
- An individual canopy shall cover a ground area of at least 20 square feet.

(g) Service and Equipment Areas, as shown on below.

- Service and Equipment Areas must be oriented toward service drives and away from the public right-of-way unless adequately screened.
- Service and Equipment Areas must be visually and acoustically screened from public streets, pedestrian gathering areas, and within 50 feet of building entrances.
- Screening shall consist of wing walls, landscape screens, changes in building orientation, and/or other architectural elements that provide sufficient barrier.
- Screening shall extend a minimum of 12 inches above the object being screened.
- Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.



VISUAL BARRIER



LANDSCAPE SCREENING



BLENDED INTO FACADE MATERIALS

(h) Mechanical and Utility Equipment

- i. Mechanical and Utility equipment must be placed in the most inconspicuous location possible.
 - ii. Mechanical and Utility equipment shall be located internally within rear access drives and alongside rear-facing facades not consistent with the primary building façade or pedestrian access points.
 - iii. Ground-mounted mechanical equipment must be hidden from public view or screened with architecturally integral wing walls and/or landscape planting, or another acceptable screening device.
 - iv. Where building mounted utility equipment cannot be placed behind screens or other barriers and is visible from the public right-of-way, it must be treated such that it blends into the context of the adjacent façade materials.
- (i) Utility boxes taller than 2 feet may not be placed in an intersection clear vision area or interfere with the use of streets, sidewalks or other pedestrian or vehicular paths.

H. Phasing

The project contains multiple platting lots with different uses on different lots. The project may be developed in separate phases, provided that the Phase I of the project shall include construction of the Hotel and Event Center / Convention Center. Thereafter, the other phases may include the Retail, the Multi-Family and/or the One Particular Harbor. The Multi-Family may not commence construction until the Hotel has commenced construction, but the building and other development permits for the Multi-Family may be submitted at any time and shall be issued in the normal course of business by the City. The construction of the Hotel must be weathered in before occupancy of the Multi-Family will be permitted. The separate lots are anticipated to be owned by separate legal entities, subject to a master declaration of covenants, conditions, and restrictions to provide for the comprehensive and consistent development of operation of the project.

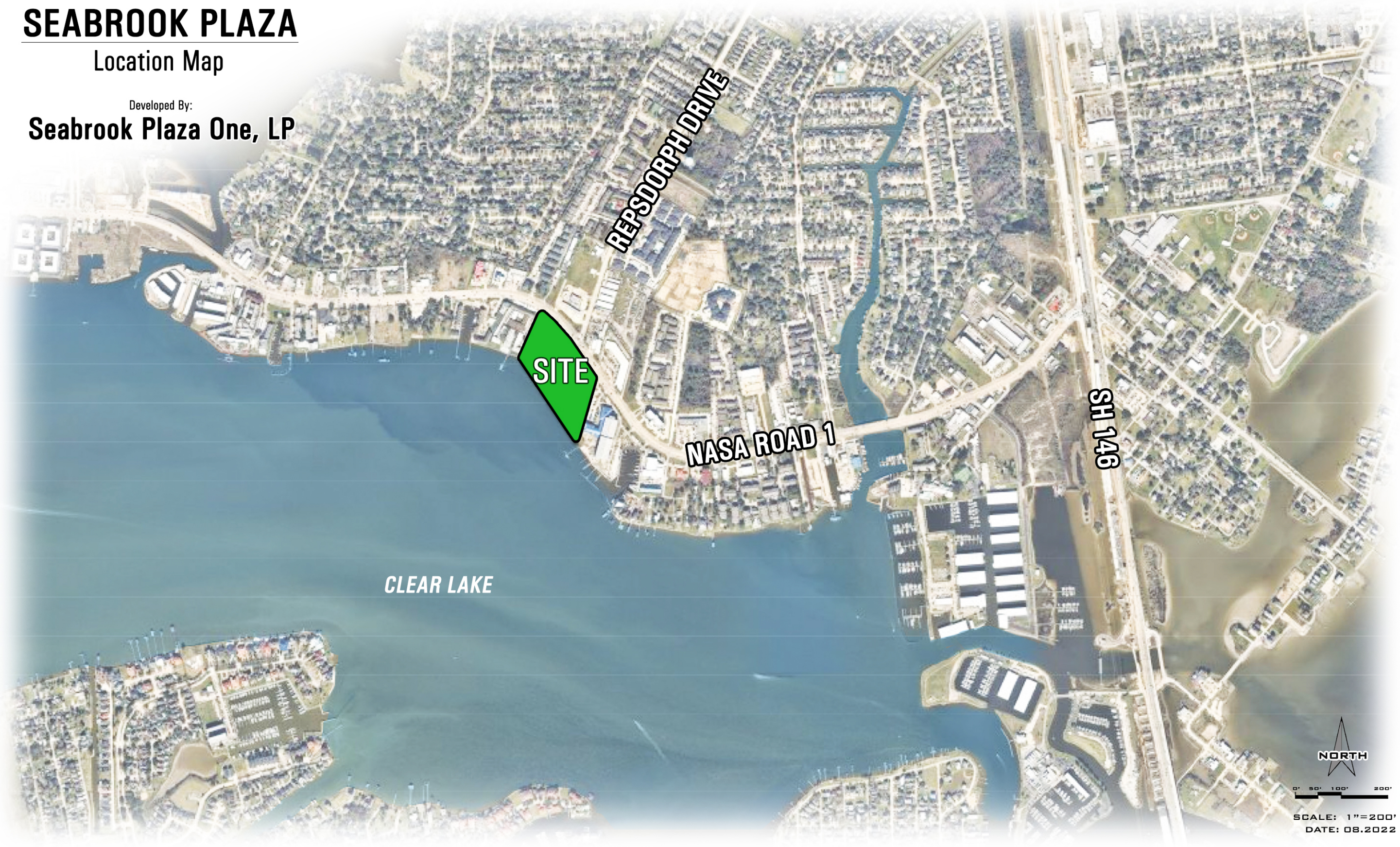
A copy of the covenants and restrictions will be submitted to the City with the submittal of the preliminary re-plat of the subject tract(s).

SEABROOK PLAZA

Location Map

Developed By:

Seabrook Plaza One, LP



0' 50' 100' 200'

SCALE: 1"=200'
DATE: 08.2022

SEABROOK PLAZA

Site Plan

Developed By:
Seabrook Plaza One, LP

LAND USE TABLE			
MULTI-FAMILY Maximum not to exceed: 300 Units			
Level	1-BR	2-BR	Subtotal
Level 3	37	7	44
Level 4	44	10	54
Level 5	44	10	54
Level 6	44	10	54
Level 7	44	10	54
TOTAL	213	47	260
%	82%	18%	
Total GFA	128,000 SF		

COMMERCIAL	
C1 Commercial Space 1	±5,500 SF
C2 Commercial Space 2	±6,450 SF
C3 Commercial Space 3	±6,450 SF
C4 Commercial Space 4	±6,450 SF
Maximum Not to Exceed	45,000 SF
Patio Areas	
P1 Commercial Space 1 Patio	±2,700 SF
P2 Commercial Space 2 Patio	±2,000 SF
P3 Commercial Space 3 Patio	±1,000 SF
P4 Commercial Space 4 Patio	±1,000 SF
Maximum Not to Exceed	7,000 SF

EVENT CENTER (Minimum 10,000 SF)	
Level 2	±10,000 SF
Level 3	±6,000 SF
Not to Exceed	25,000 SF
Level 2 Open Deck	±3,200 SF
Level 3 Open Deck	±950 SF
Level 3 Covered Deck	±4,000 SF
Maximum Not to Exceed	10,000 SF

ONE PARTICULAR HARBOR	
Spa	±8,950 SF
Fitness Gym	±9,950 SF
Level 2	±21,300 SF
Level 3	±24,300 SF
Level 4	±24,300 SF
Level 5	±24,300 SF
Level 6	±24,300 SF
Total	120,000 SF
(Maximum Not to Exceed 100 Units)	

HOTEL (Minimum 80,000 SF)	
Level 2	±13,850 SF
Level 3	±21,200 SF
Level 4	±21,200 SF
Level 5	±21,200 SF
Level 6	±21,200 SF
Total	100,000 SF
(Maximum Not to Exceed 200 Rooms)	



SEABROOK PLAZA

Access Detail

Developed By:

Seabrook Plaza One, LP

LEGEND



Indicates access points.



Indicates fire lane



QUIDDITY
ENGINEERING

SEABROOK PLAZA

Parking Plan

Developed By:

Seabrook Plaza One, LP

Multi-Family			
PARKING PROVIDED		PARKING REQUIRED*	
	No. Spaces	Multi-Family Units	
 Garage Parking	359	1-BR 1.33 SP/Unit ±213 Units	(283 SP)
 Open Parking - MF	9	2-BR 1.66 SP/Unit ±47 Units	(78 SP)
TOTAL MF PROVIDED: ±368**		TOTAL MF REQUIRED: ±381 SPACES	

Minimum parking requirement may change based on unit count

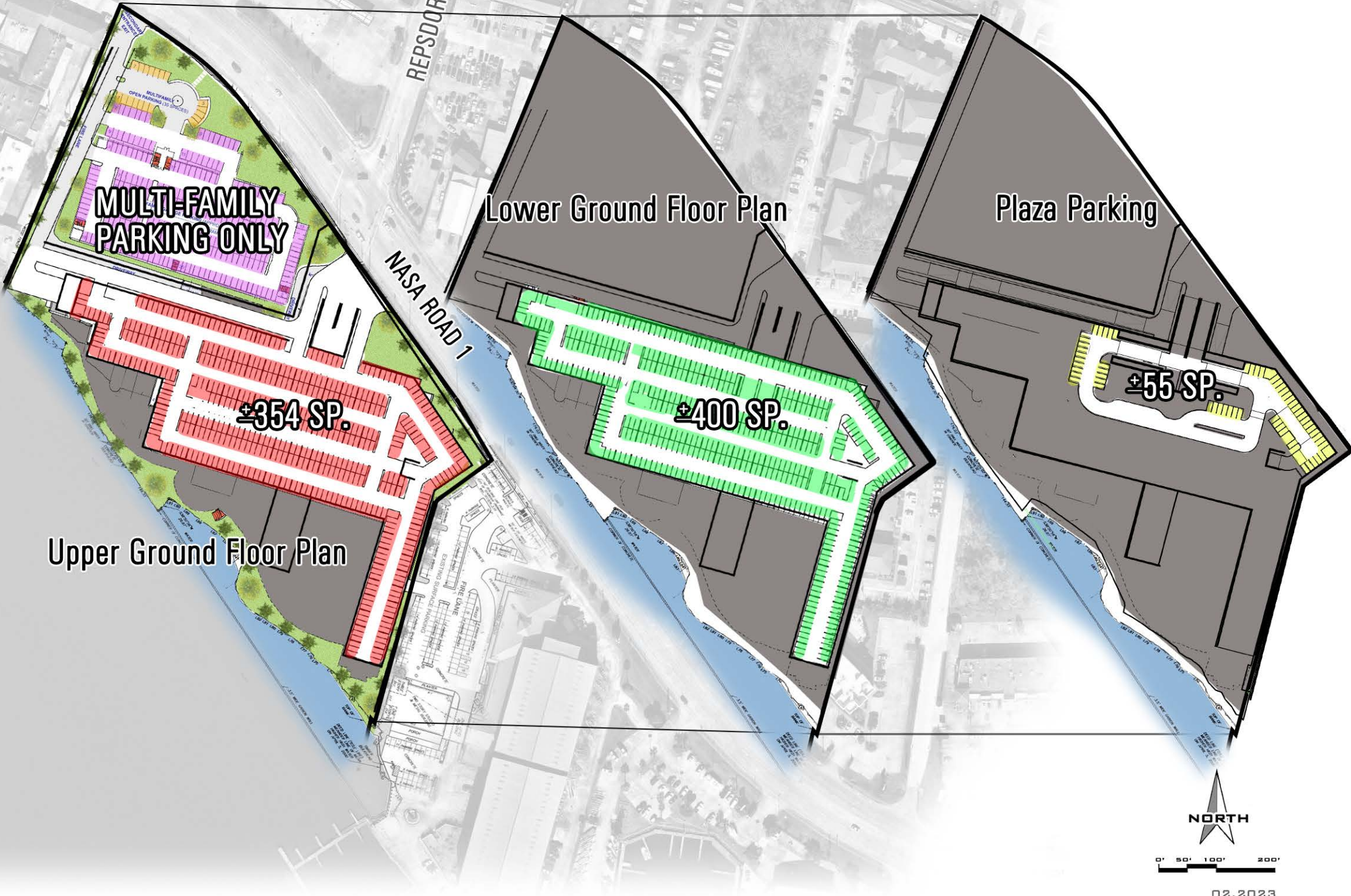
Hotel, One Particular Harbor, Event Center, Retail/ Restaurant			
PARKING PROVIDED		PARKING REQUIRED*	
	No. Spaces		
 Plaza Parking	±55	Hotel 1 SP/ Unit	(175 SP)
 Podium Parking	±354	One Particular Harbor 1 SP/ Unit	(80 SP)
 Lower Ground Parking	±400	Event Center 1 SP/ 100 SF	(140 SP)
TOTAL MIN.PROVIDED: ±809**		Spa 5 SP/ 1,000 SF	(45 SP)
		Retail/ Rest. 1 SP/100 SF	
		TOTAL REQUIRED: ±801 SPACES	

TOTAL PROVIDED 1,177 SP

TOTAL REQUIRED 1,170 SP*

** Subject to change based on the final site plan.

* Final parking count to comply with requirements on Exhibit B Section D.4



NORTH

0' 50' 100' 200'

02.2023

SEABROOK PLAZA

Open Space Plan

Developed By:

Seabrook Plaza One, LP

Open Space Provided:	
● General Open Space	3.1 Acres
Open Space Required:	
10.7 Ac. x 20% =	2.7 Acres



SEABROOK PLAZA

Elevations

Developed By:
Seabrook Plaza One, LP

The graphics, elevations and designs shown hereon are conceptual in nature and are subject to change.



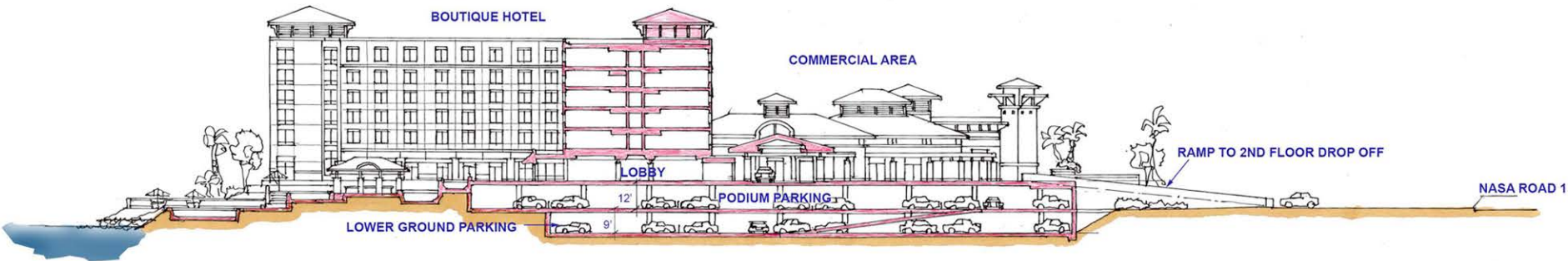
NASA PARKWAY (NORTH) ELEVATION

SCALE: 3/64" = 1'-0"



WATERFRONT (SOUTH) ELEVATION

SCALE: 3/64" = 1'-0"



CONCEPTUAL CROSS SECTION

SCALE: 3/64" = 1'-0"



SCALE: 1"=200'
DATE: 02.2023

SEABROOK PLAZA

Sign Location and Details

Developed By:

Seabrook Plaza One, LP

- INDICATES SIGNAGE, UNIQUE TO THE PD, IDENTIFYING THE OVERALL DEVELOPMENT
- INDICATES POSSIBLE ADDITIONAL SIGNS COMPLYING WITH REGULATIONS IN ARTICLE 6: SIGN STANDARDS

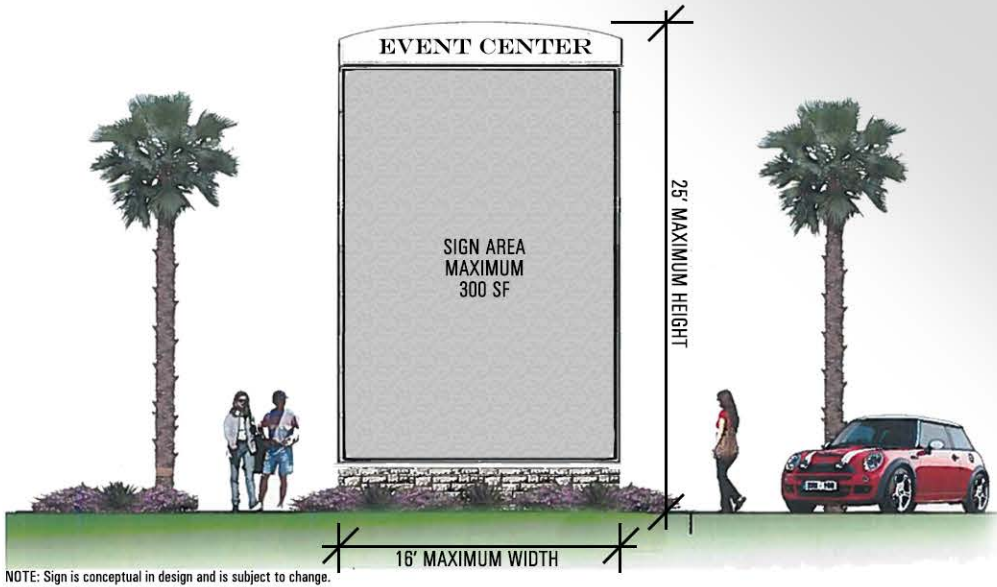


EXHIBIT B-8

**SEABROOK PLAZA
PLANNED UNIT DEVELOPMENT
PRELIMINARY DEVELOPMENT SCHEDULE**

PHASE 1: Multi-Family, Hotel, Event Center – Commercial and All Paving:

The following is an estimate based on favorable market conditions and project leasing:

- A. Fourth Quarter 2023: Design and plan review and approval
- B. First Quarter 2024: Begin on site construction.
- C. Fourth Quarter 2025: Construction complete. Construction of the Hotel and the Conference /Event Center must be at least 25% complete before occupancy of the multi-family will be permitted.
- D. First Quarter 2026: Begin occupancy.

ORDINANCE NO. 2023-04
SEABROOK PLAZA (PUD) “PLANNED UNIT DEVELOPMENT”

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SEABROOK, APPENDIX A, “COMPREHENSIVE ZONING”, ARTICLE 2, “ADMINISTRATION”, SECTION 2.05, “OFFICIAL ZONING MAP”, BY REZONING THREE TRACTS OF LAND, APPROXIMATELY 11.096 ACRES SITUATED IN ABSTRACT 52, OF THE RITSON MORRIS SURVEY, IN SEABROOK, HARRIS COUNTY, TEXAS, GENERALLY LOCATED NORTH OF CLEAR LAKE, SOUTH OF NASA ROAD ONE AND WEST OF ELAM STREET, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT “A”, FROM (WAD) “WATERFRONT ACTIVITY DISTRICT”, TO (PUD) “PLANNED UNIT DEVELOPMENT”, FOR A MIXED USE DEVELOPMENT COMPRISING OF A BOUTIQUE HOTEL, EXTENDED STAY HOTEL, CONFERENCE CENTER AND BALLROOM, APPROXIMATELY 52,000 SQUARE FEET OF LEASEABLE COMMERCIAL/RETAIL SPACE, APPROXIMATELY 300 UNIT LUXURY MULTI-FAMILY APARTMENT COMPLEX, AND PARKING; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the owner, Seabrook Plaza One, LP, has requested rezoning of property consisting of approximately 11.096 acres generally located north of Clear Lake, south of NASA Road One and west of Elam Street within the City of Seabrook, the same to be divided for a boutique hotel, extended stay hotel, conference center and ballroom, approximately 52,000 square feet of commercial/retail space, and approximately 300 unit luxury multi-family apartment complex to be referred to as “Seabrook Plaza Planned Unit Development”, consisting of 3 tracts of land, with the first tract consisting of 6.962 acres, the second consisting of 3.303 acres, and the third consisting of 0.8310 acre, all being out of the 11.096 acres tract or parcel of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas, said 11.096 acres tract being more particularly described by metes and bounds in the attached “Exhibit A”, (the “Property”), which is incorporated by reference for all purposes; and

WHEREAS, Applicant has filed an application to rezone the Property from “WAD” (Waterfront Activity District) to “PUD” (Planned Unit Development) and has submitted a development plan providing for a Mixed Use Development, consisting of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 52,000 square feet of commercial/retail space, and approximately 300 unit luxury multi-family apartment complex, as further depicted in site PUD plan (“Plan”), referenced herein as Exhibit “B” which is on file with the City Secretary and incorporated by reference for all purposes; and

WHEREAS, the Seabrook Planning and Zoning Commission and the City Council conducted a public hearing to consider approval of the preliminary plan for PUD designation submitted by Applicants, with the Planning and Zoning Commission filing a report recommending approval on January 17, 2023, which was thereafter approved by City Council; and

WHEREAS, the Seabrook Planning and Zoning Commission and the City Council conducted a public hearing to consider approval of the final plan for PUD designation submitted by Applicants, with the Planning and Zoning Commission filing a report recommending approval on March 7, 2023; and

WHEREAS, the subject hearings were duly called as provided by the laws of the State of Texas and Appendix “A” of the Code of Ordinances of the City, that at such hearings all persons attending were allowed to be heard on the question of whether or not to rezone the Property from WAD to PUD, as requested, (as further depicted in the site PUD Plan, Exhibit “B”, which is incorporated by reference), to determine whether such rezoning would promote the public health, safety, convenience, or general welfare of the citizens and is in conformance with the zoning ordinance and comprehensive plan for development of the City; and

WHEREAS, all public notices have been published, mailed and provided in accordance with statute and Appendix “A” of the City Code of Ordinances (Zoning Code); and

WHEREAS, as a result of the said public hearings and the recommendation of the Planning and Zoning Commission as contained in its final report, the City Council, by the affirmative vote of all members, deems it appropriate to grant such request, subject to certain regulations, restrictions, conditions, and City Code;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEABROOK, STATE OF TEXAS:

SECTION 1. FINDINGS.

The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct, it being understood that City Council is relying upon the express representations of Applicants appearing in the documents submitted for final approval, including the application for rezoning, oral representations made to the Planning and Zoning Commission and City Council to induce approval of the rezoning made the subject of this Ordinance, the final report from the Planning & Zoning Commission, the minutes of Planning and Zoning/City Council, the property identification, (Exhibit “A”) and Plan, (Exhibit “B”).

SECTION 2. AMENDMENT TO THE SEABROOK CITY CODE AND TO THE OFFICIAL ZONING MAP.

The Seabrook City Code of Ordinances, Appendix A, "Comprehensive Zoning", Article 2, "Administration", Section 2.05, "Official Zoning Map" is hereby amended by rezoning the Property from WAD to PUD *strictly conditioned upon full and complete compliance with the approved PUD Plan, the regulations, restrictions, and conditions* hereinafter set forth in "Exhibit B", (the "Plan"), on file with the City Secretary and incorporated by reference, for the subject 11.096 acres generally located north of Clear Lake, south of NASA Road One and west of Elam Street within the City of Seabrook, the same to be a Mixed Use Development and to be referred to as "Seabrook Plaza", consisting of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 52,000 square feet of commercial/retail space, and approximately 300 unit luxury multi-family apartment complex, legally described as approximately 11.096 acre Tract, situated in Abstract 52 of Ritson Morris Survey, in Seabrook, Harris County, Texas being more particularly described by metes and bounds in the attached "Exhibit A", which is incorporated by reference for all purposes.

SECTION 3. AMENDMENT OF ZONING MAP.

The Official Zoning Map of the City of Seabrook shall be revised and amended to show the designation of the Property, as described and as provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance, and a brief description of the nature of the change.

SECTION 4. INCORPORATION INTO THE CODE; PENALTY CLAUSE.

This ordinance is hereby incorporated and made a part of the Seabrook City Code. Violation of this Ordinance is subject to the penalty section of said Code including, Section 11.06, "Criminal Enforcement" which provides that any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense. Additionally, should the subject PUD project fail to meet the schedule as approved herein, or otherwise fail to comply with this Ordinance, the PUD Plan, the PUD classification and all related permits shall be immediately terminated, and the Property shall be subject to rezoning by City Council.

SECTION 5. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance are hereby expressly repealed. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Seabrook, save and except the change in zoning classification and specific uses/structures approved in the Plan, as provided herein.

SECTION 6. SEVERABILITY.

In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Seabrook, Texas, declares that it would have passed each every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 7. NOTICE.

The City Secretary shall give notice of the enactment of this Ordinance by promptly publishing it or its descriptive caption and penalty after final passage in the official newspaper of the City; the Ordinance to take effect upon publication.

PASSED AND APPROVED on first reading with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this 7th day of March, 2023

PASSED, APPROVED, AND ADOPTED on final reading with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this 21st day of March, 2023.

By: Thomas G. Kolupski
Thomas G. Kolupski, Mayor

ATTEST:

By: Robin Lenio
Robin Lenio, TRMC
City Secretary

APPROVED AS TO FORM:

David W. Olson
David Olson
City Attorney

[EXHIBITS FOLLOW]

Exhibit “A” to Ordinance No. 2023-04

The Property – Metes & Bounds
11.096 acres

Legal Description:

BEING 6.962 acres (303,244 square feet) of land in the Ritson Morris Survey, Abstract Number 52, Harris County, Texas, being all of the called 1.8819 acre tract of land described in the deed from Marker 1, Ltd. to Endeavor Lofts Clear Lake LP recorded in File Number Z279237 of the Official Public Records of Harris County, Texas, the same being Restricted Reserve “A”, Block 1 of MARKER 1 ADDITION, the plat thereof recorded in Film Code 513034 of the Harris County Map Records, further being all of the called 1.777 acre tract of land described in the deed from ENDEAVOR LOFTS CLEAR LAKE LP to LAMROCK 3/2001 LP recorded in File Number RP-2020-13580 of the Official Public Records of Harris County, Texas, further being all of the called 1.737 acre tract of land (“Tract I”) and the called 1.587 acre tract of land (“Tract II”) described in the deed from Celox, LLC to Lamrock 3/2001 LP recorded in File Number 20070130413 of the Official Public Records of Harris County, Texas.

BEING 3.303 acres (143,889 square feet) of land in the Ritson Morris Survey, Abstract Number 52, Harris County, Texas, being a portion of the called 5.7470 acre tract of land described in the deed from Endeavour Marina Clear Lake LP to Lamrock 3/2001 LP recorded in File Number 20070236698 of the Official Public Records of Harris County, Texas, and being a portion of the called 2.8408 acre tract of land described in the deed from ENDEAVOUR LOFTS CLEAR LAKE LP to Lamrock 3/2001 LP recorded in File Number RP-2020-130148 of the Official Public Records of Harris County, Texas, and being a portion of MARKER 1 ADDITION, the plat thereof recorded in Film Code 513034 of the Harris County Map Records.

BEING 0.8310 acre (36,198 square feet) of land in the Ritson Morris Survey, Abstract Number 52, Harris County, Texas, being a portion of Lot 2-A and a portion of the 60-foot road dedicated by REPSDORPH SUBDIVISION according to the plat thereof recorded under Volume 18, Page 63 of the Map Records of Harris County, Texas, said road dedication later released to Allen Repsdorph et al. under Volume 1482, Page 239 of the Deed Records of Harris County, Texas.

Exhibit “B” to Ordinance No. 2023-04

1. Planned Unit Development Plan (on file with City Secretary)

Title	FOR SIGNATURE - Ordinance 2023-02_Seabrook Plaza...
File name	CONSENT_Ord 2023-...aza Final PUD.pdf
Document ID	06646264e336c22fb3f95d0a52b794bef544405c
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



03 / 22 / 2023
13:54:16 UTC

Sent for signature to David Olson (dolson@olsonllp.com), Thomas G. Kolupski (mayor@seabrooktx.gov) and Robin Lenio (rlenio@seabrooktx.gov) from rlenio@seabrooktx.gov
IP: 165.254.153.10



03 / 22 / 2023
13:55:40 UTC

Viewed by Robin Lenio (rlenio@seabrooktx.gov)
IP: 165.254.153.10



03 / 22 / 2023
13:55:53 UTC

Signed by Robin Lenio (rlenio@seabrooktx.gov)
IP: 165.254.153.10



03 / 22 / 2023
15:14:12 UTC

Viewed by David Olson (dolson@olsonllp.com)
IP: 209.10.146.36



03 / 22 / 2023
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The City Council of the City of Seabrook and the Seabrook Planning & Zoning Commission met in special joint session on Thursday, December 16, 2021 at 6:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

CITY COUNCIL

THOM KOLUPSKI

ED KLEIN

ROB HEFNER

JEFF LARSON - ex. abs.

MIKE GIANGROSS

BUDDY HAMMANN

JOE MACHOL

MAYOR

COUNCIL PLACE NO. 1

COUNCIL PLACE NO. 2

COUNCIL PLACE NO. 3

COUNCIL PLACE NO. 4

MAYOR PRO TEM

COUNCIL PLACE NO. 5

COUNCIL PLACE NO. 6

PLANNING & ZONING

GARY RENOLA

ROSEBUD CARADEC – ex. abs.

GREG AGUILAR

GUY RODGERS

RHONDA THOMPSON

DARRELL PICHA

SCOTT REYNOLDS

CHAIR

VICE CHAIR

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

GAYLE COOK

SEAN LANDIS

STEVE WEATHERED

ROBIN LENIO

CITY MANAGER

DEPUTY CITY MANAGER

CITY ATTORNEY

CITY SECRETARY

Mayor Kolupski and Planning & Zoning Commission Chair, Gary Renola, called the meeting to order at 6:00 p.m. and established a quorum of both bodies. Mayor Kolupski led the audience in the United States and Texas Pledges of Allegiance.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS - NONE

2. JOINT PUBLIC HEARING

2.1 Conduct a Joint Public Hearing on a Request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Warehouse Complex comprising of approximately 1,500,000 square feet of warehouse space located on approximately 122.8 acres tract of land. *Sean Landis, Deputy City Manager*

Applicant: Transwestern Ventures, 1900 West Loop South, Suite 1300, Houston, Texas 77027.

Owner: Seabrook Assets, LLC & Liberty Lake, LLC 1254 Ripple Creek Drive, Houston, Texas 77057.

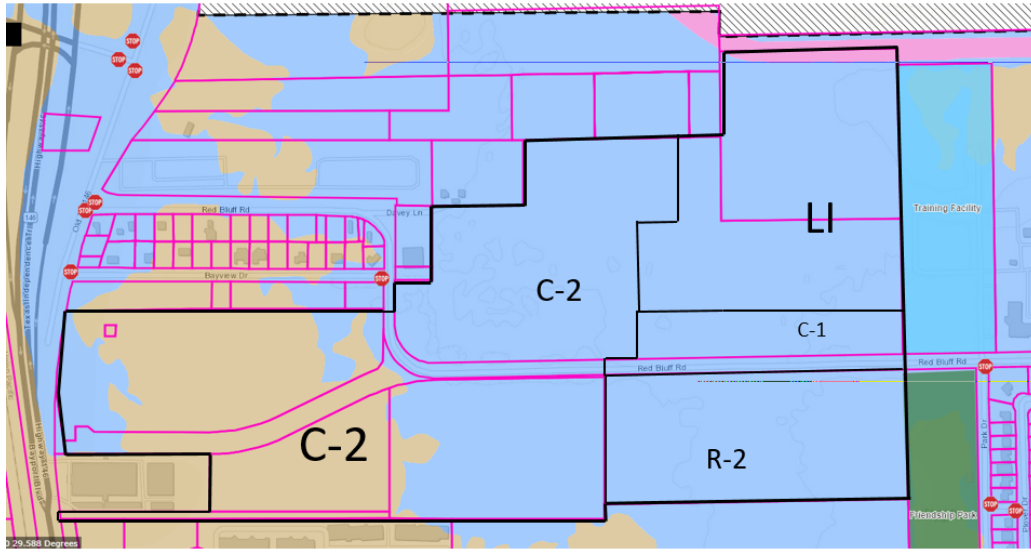
Legal Description:
BEING 119.8223 ACRES OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS AND BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND:

TRACT 1:
PART OF RESERVE A AND ALL OF RESERVE B, BAYVIEW COMMERCIAL SUBDIVISION OF ONE BLOCK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 645115, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; AND

TRACT 2:
A TRACT OF LAND CONTAINING 18.569 ACRES BEING OUT OF A PORTION OF A CALLED 53.878 ACRE TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20090310096, AND BEING LOCATED IN THE RITSON MORRIS SURVEY ABSTRACT NO. 52, HARRIS COUNTY, TEXAS; AND

TRACT 3:
FIELD NOTES OF A 45.6371 ACRE TRACT OF LAND SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS AND BEING ALL OF THOSE CERTAIN TRACTS NO. ONE (CALLED 45.925 ACRES), TRACT NO. TWO (CALLED 0.90 OF AN ACRE) AND TRACT NO. THREE (CALLED 0.9311 OF AN ACRES AND BEING THE SAME LAND AS TRACT NO. TWO), CONVEYED BY CRAIG C. LAZZARI TO TRUST ME, INC. BY DEED DATED JANUARY 2, 1996 AND RECORDED UNDER COUNTY CLERK'S FILE #R732953 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS; SAVE & EXCEPT THAT CERTAIN 0.1878 OF AN ACRE (PARCEL 98) CONVEYED BY TRUST ME, INC. TO THE STATE OF TEXAS BY DEED DATED SEPTEMBER 6, 2017 AND RECORDED UNDER COUNTY CLERK'S FILE #RP-2017-552632 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS AND SAVE AND EXCEPT THAT CERTAIN 0.058 OF AN ACRE (TRACT I) CONVEYED BY TRUST ME, INC. TO THE CITY OF SEABROOK BY DEED DATED FEBRUARY 26, 2007 AND RECORDED UNDER COUNTY CLERK'S FILE #20070268941 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. SAID TRACT NO. ONE (CALLED 45.925 ACRES) INCLUDES ALL OF LOTS 11-15, INCLUSIVE, AND ALL OF LOTS 45-51, INCLUSIVE, OF BAYSHORE ACRES AS RECORDED IN VOLUME 998 AT PAGE 292 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. SAID LOTS BEING PART OF THAT CERTAIN TRACT 2 CONVEYED BY CRAIG C. LAZZARI TO SEABROOK ASSETS LLC BY DEED DATED NOVEMBER 14, 2012 AND RECORDED UNDER COUNTY CLERK'S FILE #20120539574 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. SAID TRACT NO. ONE (CALLED 45.925 ACRES) INCLUDED 0.6322 OF AN ACRE OUT OF THAT CERTAIN 1.150 ACRES BEING TRACT 3 IN SAID DEED FROM LAZZARI RECORDED UNDER FILE #20120539574 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS.

91 **Location:**



92
93
94
95 Sean Landis, Deputy City Manager, presented the information

96
97 James Duncan, Fred Knapp, and Jeff Paiton, Transwestern, gave a presentation for

98
99 Mary Hoepner, Steve Eckhardt, Susan Pierce, Debra DeLuca, Ron Ahlhorn, Katherine
100 Cucco, Leslie Murphey, Kevin Lilly, Terry Moore, Duane Moody, Kathy Morgan, Christina
101 Huches, Ann Wacker, Tim Cowart, Matt Lucas, Christina Lucas, Dena May, Kelly Bowman,
102 Carlos Nerey, Karen Boatwright, Derrick Martin, Richard Green, Linda Reyna, Kelsey Fennell,
103 Quintana, Derek Wilson, Katrina McGuire, Ralls Lee, Amanda Vermillion, and Ed Kooney all
104 spoke in opposition to the preliminary PUD and expressed concerns regarding air pollution; traffic;
105 heavy haul trucks; flooding; value to the City; zoned for residential; requirement to upgrade City
106 services like police, fire, ems; hazardous material storage; access; other uses that are more in line
107 with Seabrook's natural and small town environment; property values; emergency equipment and
108 evacuation notices; crime; wild life; view of warehouses instead of greenspace; noise pollution;
109 community input; consistency with Comprehensive Master Plan; and quality of life
110

111 **3. PLANNING & ZONING ONLY - SPECIFIC PUBLIC HEARING**

112
113 **3.1** Conduct a Public Hearing on a request for the Old Seabrook Village, Section C, Preliminary
114 Plat. *Sean Landis, Deputy City Manager*
115

116 **Applicant:** Mark Caldwell, OSV Development, LLC. 2510 De Four Trace, Seabrook, TX
117 77586

118 **Owner:** OSV Development LLC. 2510 De Four Trace, Seabrook, TX 77586

119 **Purpose:** The applicant is requesting to subdivide the property into 36 Residential Lots, 3
120 Blocks and 6 Reserves

Legal Description: All of that certain 4.43 acres (192,867 square feet) tract or parcal of land being out of and a part of the RITSON MORRIS SURVEY, Abstract Number 52, Harris County, Texas, and out of and a part of Lots One (1) - Seven (7), Inclusive, Block One (1) and Lots One (1) - Seven (7), Inclusive, Block Two (2) of BAYBROOK SUBDIVISION, SECTION 1, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 87, Page 32 of the Map of Records of Harris County, Texas, (H.C.M.R.); said 4.43 acres tract being out of a part of Tract II and Tract III described in that certain Special Warranty Deed from Oslic Texas III, LP, to OS Village LL C recorded under Clerk's File number 20130033751 in the Official Public Records of Harris County

Location: This property is located immediately east of North Meyer, south of Brookwood and north of 1st Street.

Chair Renola opened the Public Hearing.

Mr. Landis gave the presentation in Attachment C.

Having no speakers come forward, Chair Renola closed the Public Hearing.

4. ***NEW BUSINESS***

PLANNING & ZONING ONLY

4.1 Consider and take all appropriate action on a request for the Old Seabrook Village, Section C, Preliminary Plat. *Sean Landis, Deputy City Manager*

Motion was made by Commissioner Picha and seconded by Commissioner Thompson to approve the Preliminary Plat for Old Seabrook Village, Section C.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create a Warehouse space located on approximately 122.8 acres tract of land. *Sean Landis, Deputy City Manager*

Scott Reynolds stated that he cannot approve without a thorough understanding of the concerns about traffic, public safety, etc. that were voiced by the many speakers tonight.

Rhonda Thompson stated that this project does not fit the current zoning and the City's Comprehensive Master Plan should be taken into consideration on any activity the Planning & Zoning Commission considers for approval. Because of traffic and flooding issues, I am not in favor of approval.

Guy Rodgers stated that it might not be a good time for the City for this project, even with the \$3.1 million in increased tax revenue. Only \$720,000 of the new revenue will go to the City and without a population increase, how much of the taxes will come back?

Greg Aguilar stated that a change in zoning needs to be a value to the City.

Darrell Picha stated that the City has spent a lot of time and money on the SH 146 expansion project and something in the middle would mess up the highway project progress. Even though the PUD is beautiful, it has no value at this time.

Chair Renola stated that there have been 23 unique concerns from speakers tonight and those speakers need to know that they were heard. In addition, the egress to the north would have to be put in place as a condition of approval of this preliminary PUD. This PUD is specifically not consistent with the Comprehensive Master Plan.

Motion was made by Commissioner Picha and seconded by Commissioner Aguilar to deny the approval of the Preliminary Planned Unit Development (Preliminary PUD) to create a Warehouse space located on approximately 122,8 acres tract of land.

MOTION CARRIED BY UNANIMOUS CONSENT

Upon motion duly made and seconded, Chair Renola adjourned the Planning & Zoning meeting at 8:42 p.m.

CITY COUNCIL ONLY

4.3 Consider and take all appropriate action on a Joint Participation Interlocal Agreement between the City of Seabrook and Harris County for engineering and construction of a sidewalk from State Highway 146 to N. Meyer Ave. along E. Meyer Ave. *Brian Craig, City Engineer and Assistant Director of Public Works*

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Klein to approve a Joint Participation Interlocal Agreement between the City of Seabrook and Harris County for engineering and construction of a sidewalk from State Highway 146 to N. Meyer Ave. along E. Meyer Ave.

MOTION CARRIED BY UNANIMOUS CONSENT

4.4 Consider and take all appropriate action on a Preliminary Planned Unit Development (PUD) for North District PUD, generally located along Red Bluff Road, east of Old Highway 146, and west of Park Drive. *Sean Landis, Deputy City Manager*

Joe Machol stated that he likes Transwestern and hopes that they stay around to create something that people want to see in Seabrook.

Mike Giangrosso stated that the residents have spoken and the warehouse PUD is not a good fit for the City right now. Maybe we can take a look once the 146 project is completed.

Traffic is crazy and getting worse and we don't want additional traffic issues for our City right now.

Mayor Pro Tem Hammann stated that this land will be developed, but there are far too many unanswered questions for this project and the citizens have good concerns and need to be informed. There are other projects that can go there by right.

Rob Hefner stated that Red Bluff is going to be a problem, no matter what kind of traffic; however, I have been looking for a way to support this project and I can't get there. There are other project by right in that zoning district. Drainage is a problem.

Ed Klein stated that having to require trucks to make a u-turn at Repsdorph is a deal breaker. The Council's job is to do what's best for the City and the residents and all of the speakers tonight are against this project, so I can't vote for it. Other businesses there would be great.

Mayor Kolupski stated that at first he was excited about the project. It is a beautiful design and well thought out. My biggest concern is what is the alternative? Any commercial development will cause problems on Red Bluff. I'm for the project because I'm afraid of the consequences of what will come instead of this project, but I see that this project is not going to pass.

Motion was made by Mayor Pro Tem Hammann and seconded by Councilmember Machol to deny the approve of a Preliminary Planned Unit Development (PUD) for North District PUD, generally located along Red Bluff Road, east of Old Highway 146, and west of Park Drive.

MOTION CARRIED BY UNANIMOUS CONSENT

Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 8:53 p.m.

CITY COUNCIL

PLANNING & ZONING COMMISSION

Thomas G. Kolupski
Mayor

Gary Renola
Chair

Date

Date

ATTEST:

ATTEST:

Rachel Lewis for Robin Lenio, TRMC
City Secretary

Kiarra Bellow for Pat Patel
City Adm Asst



MEETING MINUTES
February 7, 2024
Regular Seabrook City
Council Meeting

Mayor Thom Kolupski called the Seabrook Council Meeting to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jackie Rasco, Rob Hefner, Tom Tollett, Mike Giangrosso, Buddy Hammann, and Joe Machol. Also in attendance were City Manager Gayle Cook and City Secretary Rachel Lewis. Mayor Thom Kolupski declared a quorum and pledges were conducted.

1. Public Comments and Announcements

The following citizens gave public comments:

NAME	ADDRESS	TOPIC
Joann Ashland	League City	Feral Cats & Non-profit

1.1 Mayor, City Council and/or City Staff Announcements

Councilmember Rob Hefner made the following announcements:

- Bayside Little League Parade on March 2, 2024
- Crafts With a Cop on March 13, 2024
- Seabrook Trails event on March 16, 2024
- Trash Bash on March 23, 2024
- Easter Excursion on March 30, 2024

2. Presentations

2.1 Mayor Thom Kolupski to present a Proclamation to the Bay Area Turning Point, declaring February, 2024 Teen Dating Violence Awareness Month in the City of Seabrook.

Mayor Kolupski issued a proclamation declaring February 2024 as Teen Dating Violence Awareness Month. Melissa Prentice from The Bay Area Turning Point was present to accept the proclamation.

2.2 Hear a presentation on an update for the Planned Unit Development (PUD) to create "Seabrook Plaza Planned Unit Development" consisting of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 25,000 sq. ft. of retail space, and a luxury multi-family apartment complex of approximately 260 units located on an approximately 11.096 acre tract of land.

Mayor Kolupski announced this presentation item would be postponed until the February 20, 2024 meeting.



MEETING MINUTES
February 7, 2024
Regular Seabrook City
Council Meeting

3. Consent Agenda

3.1 Approve Minutes from the meetings of: January 23, 2024.

Motion: To approve the Consent Agenda
Made By: Councilmember Hammann
Seconded By: Councilmember Giangrosso
Vote: **Motion carried** unanimously by all present

4. New Business

4.1 Consider and take all appropriate action on the approval of a proposal with Cobb Fendley for consulting services regarding Seabrook Water Supply Feasibility in an amount not to exceed \$25,000. (Strategic Plan 2023-04, Initiative 2, 'Supply Excellent Water and Protect and Preserve our Current and Future Water Resources' and authorize the City Manager to execute the agreement and any other supporting documents.

Carey Lackey with Cobb Fendley presented the proposal. See attachment A.

Motion: To Approve
Made By: Councilmember Hammann
Seconded By: Councilmember Hefner
Vote: **Motion carried** unanimously by all present

4.2 Consider and take all appropriate action on CIP #P24, 'Pelican Bay Municipal Pool Facility' and authorize the City Manager or his/her designee to participate in an interlocal cooperative through the Texas Association of School Boards (TASB) BuyBoard for the Assessment and/or Aquatic Renovation of Pelican Bay Pool in an amount not to exceed \$23,100 depending on the approved scope.

Kelley Humble with Progressive Commercial Aquatics presented a proposal to conduct an assessment of the needs for updates and improvements for Pelican Bay Municipal Pool. See attachment B.

Motion: To Approve
Made By: Councilmember Hammann
Seconded By: Councilmember Hefner
Vote: **Motion carried** unanimously by all present

4.3 Consider and take all appropriate action on Resolution 2024-03 entitled, FEMA Flood Mitigation Assistance (FMA) Home Elevation Program.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS GRANTING SIGNATORY AUTHORITY TO THE CITY MANAGER OR



MEETING MINUTES
February 7, 2024
Regular Seabrook City
Council Meeting

HIS/HER ASSIGNED DESIGNEE TO APPLY FOR AND ACCEPT FUNDING FOR CERTAIN STATE AND FEDERAL GRANTS; AND AUTHORIZING CERTAIN OTHER MATTERS RELATING THERETO.

Motion: To Approve
Made By: Councilmember Hammann
Seconded By: Councilmember Giangrosso
Vote: **Motion carried** unanimously by all present

4.4 Consider and take all appropriate action on Resolution 2024-04 authorizing a signatory for Houston-Galveston Area Council Energy Purchasing Corporation for Electric Power.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, AUTHORIZING THE CITY MANAGER TO ACT ON BEHALF OF THE CITY OF SEABROOK TO REVIEW H-GAC APPROVED PRICING OFFERS FROM A RETAIL ELECTRIC PROVIDER AUTHORIZED TO SUBMIT BIDS THROUGH THE H-GAC ENERGY PURCHASING CORPORATION AND TO EXECUTE A FAVORABLE CONTRACT FOR THE SUPPLY OF ELECTRICITY.

Motion: To Approve
Made By: Councilmember Hammann
Seconded By: Councilmember Tollett
Vote: **Motion carried** unanimously by all present

4.5 Consider and take all appropriate action on Resolution 2024-05 authorizing the submission of a 2024 grant program for rifle-resistant body armor through the State of Texas.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, AUTHORIZING THE SUBMISSION OF A 2024 GRANT PROGRAM FOR RIFLE-RESISTANT BODY ARMOR THROUGH THE STATE OF TEXAS OFFICE OF THE GOVERNOR FOR \$52,998.00 IN GRANT FUNDS; AND AUTHORIZING THE CHIEF OF POLICE TO ACT AS THE CITY'S AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN CONNECTION WITH THE GRANT.

Motion: To Approve
Made By: Councilmember Machol
Seconded By: Councilmember Tollett
Vote: **Motion carried** unanimously by all present



MEETING MINUTES
February 7, 2024
Regular Seabrook City
Council Meeting

- 4.6 Consider and take all appropriate action on Resolution 2024-06, authorizing the submission of a 2024 grant program for Ballistic Shields through the State of Texas.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, AUTHORIZING THE SUBMISSION OF A 2024 GRANT PROGRAM FOR BALLISTIC SHIELDS THROUGH THE STATE OF TEXAS OFFICE OF THE GOVERNOR FOR \$27,733.88 IN GRANT FUNDS; AND AUTHORIZING THE POLICE CHIEF TO ACT AS THE CITY'S AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN CONNECTION WITH THE GRANT.

Motion: To Approve
Made By: Councilmember Machol
Seconded By: Councilmember Rasco
Vote: **Motion carried** unanimously by all present

5. Routine Business

- 5.1 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, SH 146 Expansion Projects, Port of Houston Rail Spur, City of Seabrook CIP Projects, Short-Term Rentals, and any City of Seabrook Grant Administration.**

City Manager Gayle Cook presented the update. See attachment C.
Council requested city logos be painted blue on the concrete walls presented.

- 5.2 Establish future meeting dates and agenda items.**

City Secretary Rachel Lewis stated the next meeting were scheduled for
February 13, 2024 at 6:00 pm for a Special Joint Meeting with Open Space and Trails Committee
February 20, 2024 at 6:00pm for a Regular City Council Meeting

Motion: To adjourn
Made By: Councilmember
Seconded By: Councilmember
Vote: **Motion carried** unanimously by all present.

Council was adjourned at 6:57 pm.



MEETING MINUTES
February 7, 2024
Regular Seabrook City
Council Meeting

Signature Page:

APPROVED: _____
Thom Kolupski, Mayor

DATE: _____

ATTEST: _____
Rachel Lewis City Secretary



MEETING MINUTES

February 13, 2024

Joint Open Space & Trails and Seabrook City Council Meeting

Mayor Thom Kolupski called the Seabrook Joint Council Meeting to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jackie Rasco, Rob Hefner, Tom Tollett, Mike Giangrosso, Buddy Hammann, and Joe Machol. Nehemiah Jackson, Sally Antrobus, John Coggeshall, Jesse Jones, Monica Comeaux, Debra Harper, and David Popken from the Open Space and Trails Committee were in attendance. Also in attendance were City Manager Gayle Cook, City Secretary Rachel Lewis, and Deputy City Secretary Amanda Morales. Mayor Thom Kolupski declared a quorum and pledges were conducted.

1. Public Comments and Announcements

There were no public comments.

2. Closed Executive Session

The Council held a closed executive meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with authority contained in.

2.1 Section 551.071

Conduct a closed executive session for consultation with attorney regarding an agreement with a 501(c)(3) for matters protected by the attorney/client privilege.

Mayor Kolupski adjourned into Executive Session at 6:01 pm.

3. Open Session

Mayor Kolupski reconvened the regular meeting into open session at 7:00 pm.

3.1 **Consider and take all appropriate action on a recommendation by Open Space and Trails Committee on the February 1, 2024 meeting recommending that Open Space and Trails Committee supports current Carothers Coastal Gardens redevelopment plan as put forth by the Carothers Coastal Gardens Task Force II and further supports a timely execution of a Memorandum of Understanding with Carothers Coastal Gardens 501(c)(3) to carry on the plan.**

The Mayor explained that after meeting with legal counsel, while the Mayor and Council support the work the group is doing, there were too many legal ramifications associated with the City entering into an agreement with a 501 (c)(3). He encouraged the group to continue their work and asked they bring any grant options to Council for consideration.

Motion:	To Deny
Made By:	Councilmember Hammann
Seconded By:	Councilmember Tollett
Vote:	Motion carried unanimously by all present

Monica Comeaux, Chair of the Open Space and Trails Committee opened the joint workshop session for the Committee at 7:15 pm.



MEETING MINUTES

February 13, 2024

Joint Open Space & Trails and Seabrook City Council Meeting

4. Workshop

4.1 Discuss a presentation and update on CIP #P20 Carothers Coastal Gardens East Tract.

a. Master Plan for the East Tract and agreed elements in the plan including: trails, berms, drainage, irrigation, electrical, and future building sites.

City Council and the Open Space and Trails Committee discussed the original plan and questioned the necessity of drainage for the trails and plants. While some members of the Committee stated drainage was necessary, some stated it was not. Mayor Kolupski asked that the Committee come to an agreement for a plan. Councilmembers Hefner, Machol, and Giangrosso stated they would like to move forward with the project and were in support of its completion.

4.2 Discuss a presentation and update from Norex Engineering on a proposed grading and engineering plan including cost estimates.

Alex Scanlon with Norex Engineering presented a modified plan with three options and reduced costs associated with each. See attachment A. The options did not include the possibility of no drainage with wetland areas. After discussions it was determined that Mr. Scanlon would attend an Open Space and Trails meeting to go over development possibilities and the Committee would come to an agreement about what they would like to recommend to Council from the engineers. Mayor Kolupski stated the committee would need to vote in agreement with the plan before it is presented to Council.

Chairperson Comeaux closed the joint workshop session for the Open Space and Trails Committee at 8:00 pm.

5. Adjourn Workshop Session Into Special Meeting Session

Mayor Kolupski adjourned the workshop session into the Special Meeting session at 8:01 pm.

6. New Business

6.1 Consider and take all appropriate action to direct the City Manager on a grading and drainage plan for the Carothers Coastal Gardens East Tract project.

Mayor Kolupski stated after the workshop discussions there was no need to consider at this time.



MEETING MINUTES

February 13, 2024

Joint Open Space & Trails and Seabrook City Council Meeting

Motion: To adjourn
Made By: Councilmember Hammann
Seconded By: Councilmember Tollett
Vote: **Motion carried** unanimously by all present.

The Meeting was adjourned at 8:02 pm.

APPROVED: _____
Thom Kolupski, Mayor

DATE: _____

ATTEST: _____
Rachel Lewis City Secretary

RESOLUTION 2024-07

A RESOLUTION OF THE CITY OF SEABROOK, TEXAS FINDING THAT THE STATEMENT OF INTENT OF CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TO CHANGE RATES FILING WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Seabrook, Texas ("City") is a gas utility customer of CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas ("CenterPoint" or "Company") within the unincorporated areas of the Houston, Texas Coast, Beaumont/East Texas, and South Texas Divisions, and a regulatory authority with an interest in the rates and charges of CenterPoint; and

WHEREAS, the City is a member of Cities Served by CenterPoint Gas ("Cities") (such participating cities are referred to herein as "Cities"), a coalition of similarly situated cities served by CenterPoint that have joined together to efficiently and cost effectively review and respond to natural gas issues affecting rates charged in the Houston, Texas Coast, Beaumont/East Texas, and South Texas Divisions; and

WHEREAS, on or about October 30, 2023, CenterPoint filed with the City a Statement of Intent to Increase Rates seeking to increase natural gas rates by \$37.4 million annually and to all customers residing in the City; and

WHEREAS, Cities is coordinating its review of CenterPoint's Statement of Intent filing with designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the application, Cities' consultants determined that CenterPoint's proposed rates are excessive; and

WHEREAS, the Cities' members and attorneys recommend that Cities members deny the Statement of Intent; and

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

Section 1. That the rates proposed by CenterPoint to be recovered through its gas rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

Section 3. That the City's reasonable rate case expenses shall be reimbursed in full by CenterPoint within 30 days of the adoption of this Resolution.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to Keith L. Wall, CenterPoint Energy, at P.O. Box 2628, Houston, Texas 77252-2628, and to Jamie Mauldin, General Counsel to the Cities Served by CenterPoint Gas at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this _____ day of _____, 2024.

Thomas G Kolupski
Mayor

ATTEST:

Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

David Olsen
City Attorney



Agenda Briefing

Date of Meeting: February 20, 2024

Responsible Department: Community Development

Presenter: Sean Landis, Deputy City Manager | Planning and Zoning Director

Briefing Prepared By: Sean Landis

Strategic Focus Area: Economic Development

General Information:

Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (PUD), to create, “5815 Old Hwy 146 Monroe Quiet Warehousing Project”, comprising of two 23,980 square feet tilt wall constructed warehouses located on a 3.695-acre tract of land.

Executive Summary / Background:

The purpose of the Preliminary Planned Unit Development (PUD) is to provide a flexible approach for development, allow a more flexible response to the market, encourage innovative mixed uses and site plan design.

The applicant: Starship Texas City LP, (Scott Monroe) is requesting the approval of a Preliminary Planned Unit Development (PUD) “5815 Old Hwy 146 Monroe Quiet Warehousing Project”.

The proposed project will be constructed on a 3.695 acre site located at 5815 Old Hwy 146, Seabrook, TX 77586, which is located east of Old State Highway 146, north of Red Bluff Drive, and south of Port Road. The request is to develop a warehouse project consisting of two 23,980 square feet tilt wall constructed warehouses.

The property is located within the C-2 (Medium Commercial) zoning district.

The C-2 medium commercial district is designed to facilitate centers which accommodate trade and personal services. These businesses are free (beyond their property lines) of pollution caused by noise, offensive odors, and the emission of airborne particles. Heavy arterial street traffic is characteristic of the district. The regulatory provisions of this district are aimed at achieving the specific goals and objectives identified in Comprehensive Master Plan 2040.

The applicant has stated that Starship Texas City, LLC., is seeking the PUD designation because it wishes to retain the underlying C-2 allowed uses and to add several additional uses not currently allowed in C-2, but allowed in other zoning districts. The current zoning of the entire tract as C-2 is not economically viable, as the site suffers from narrow geometry, lack of business visibility and minimal frontage along the SH-146 commercial corridor. The existing C-2 zoning, location and site geometry have deterred development of this site, creating a "long-term" vacant parcel, with no economic benefit to Seabrook. Starship Texas City, LLC., believes the combination of requested PUD uses will create a viable business and community asset. The Concrete Tilt Wall Warehouses will bring additional jobs, sales tax revenue and hotel tax revenue to the City of Seabrook. The limited commercial visibility is sufficient for the Warehouse's primary entrance via the existing driveway on Old SH-146, and will accommodate the project's limited auto and tractor trailer truck traffic. Should the tract be developed for PUD Warehousing, all vehicle traffic would enter off of Old SH-146 and would not adversely impact neighbors to the south or other vehicles using Old SH-146 or Red Bluff. Warehousing traffic will give the right of way to all traffic entering and exiting the facility. In the event TX- DOT recommends a new and wider driveway to the existing, the location will remain the same. Both Red Bluff and Old SH-146 exits will be necessary for EMS service. A traffic study has been ordered to verify that the site lines exceed roadway safety standards for the 25 MPH speed limit currently posted on Red Bluff Road. As mentioned in the previous (SRV-PUD) performed by Stonemarc developing dated 2/7/2017.

The growing market demand for Port Warehousing in the Clear Lake area is very strong. This will remain so, due to the lack of quality warehousing locations and its proximity to Bayport Container Terminal. The need for Port Warehousing has substantially increased due to consumer demands and supply chain shortages. Our project will supply needed warehousing and accommodate the growing demands. All while ensuring low noise levels, no pollution and removal of any loose debris to ensure a great partnership with the City of Seabrook and the residents we call neighbors.

Funding / Fiscal Information:

N/A

Supporting Materials Attached:

1. Staff Presentation
2. Applicant Presentation
3. P&Z Report

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Prior Action / Review by Council, Boards, Commissions:

The Planning and Zoning Commission considered this subject at their December 21, 2023, regular meeting. The Commission recommendation to City Council is approval of this item.

A motion was made for approval by Ed Klein and seconded by Guy Rodgers, the motion carried by unanimous consent.

Staff Recommendation:

N/A

Request for Approval of a Preliminary PUD to Create 5815 Old Hwy 146 Monroe Quiet Warehouse Project

City Council Meeting
February 20, 2024

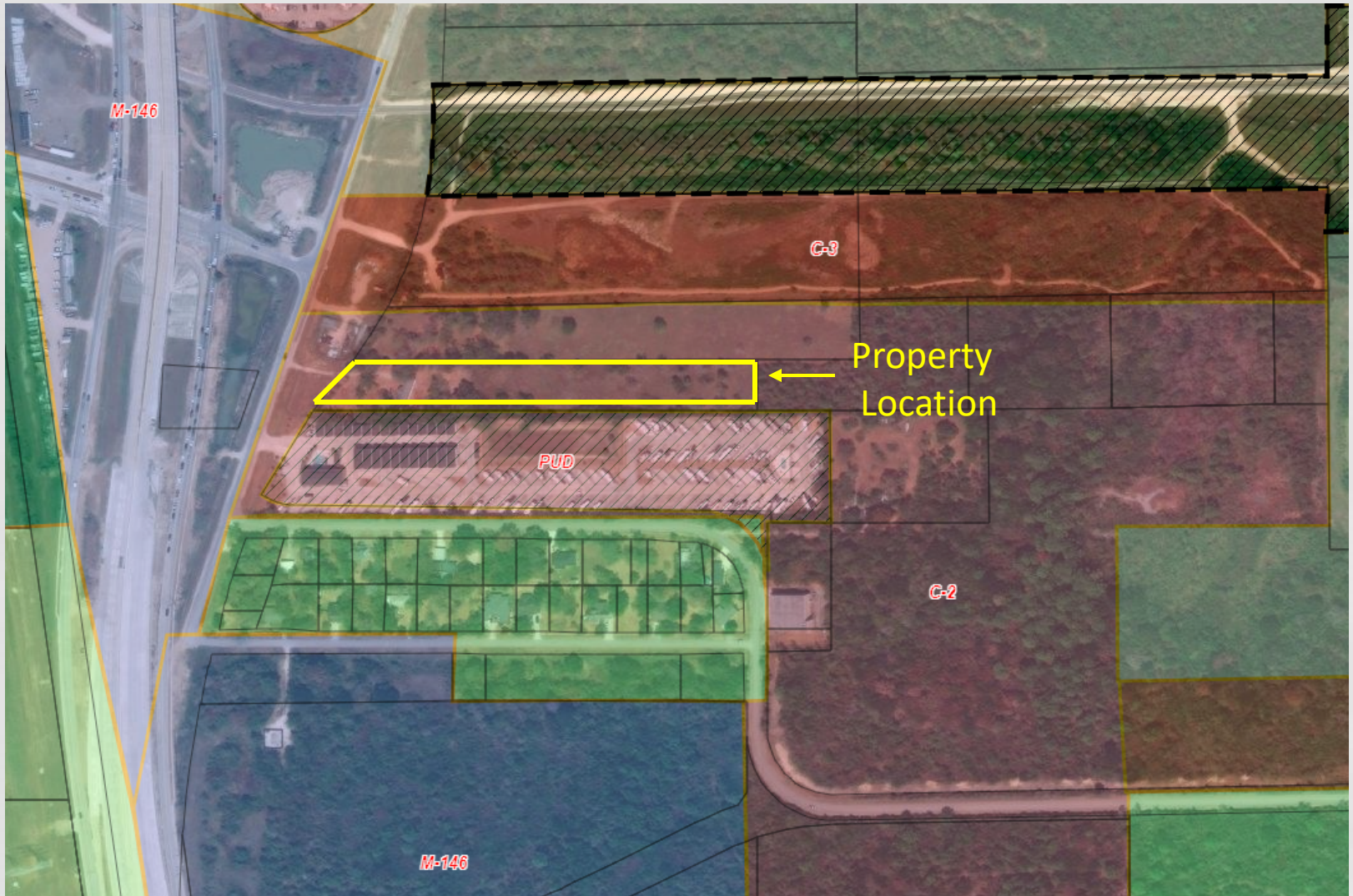


Purpose of a Preliminary PUD

The purpose of the Preliminary Planned Unit Development (PUD) is to provide a flexible approach for development, allows a more flexible response to the market, encourage innovative mixed uses and site plan design.

Medium Commercial District (C-2)

The C-2 medium commercial district is designed to facilitate centers which accommodate trade and personal services. These businesses are free (beyond their property lines) of pollution caused by noise, offensive odors, and the emission of airborne particles. Heavy arterial street traffic is characteristic of the district. The regulation provisions of this district are aimed at achieving the specific goals and objectives identified in Comprehensive Master Plan 2040.



Proposed Location



[illegible]



Public Works/
Animal Control
Facility

Wildlife
Refuge
& Park

OFFICE WAREHOUSE DISTRICT

Due to its proximity to the port, this area provides a good opportunity for office and warehousing development. The location gives the site significant visibility and direct access to SH 146 making it optimal for office, warehousing, or heavy commercial uses. This area could prove a strong tool to attract new industry to the City. Alternatively, this land is directly adjacent to residential and commercial areas to the south and is not appropriate for heavy industrial uses. Office parks and warehouses would be the most appropriate use for this area. Coordination with the port will ensure appropriate development occurs. There will need to be special screening requirements utilized in order to shield the residential uses to the south. As of 2022, this district contains the three Industrial Development Agreements (IDAs) the City holds with the Port, Baystar, and Ineos which are indicated by the hatched areas in the above map. While these areas are currently outside of the City limits, they are shown as encompassed by the Office Warehouse District to ensure that future growth can be guided by the future land use plan should they be returned to the City.



INTENT:

- *Creation of an area to facilitate and promote office and warehouse development*

CHARACTER:

- *Establish a branded office warehouse district with unique design requirements*
- *Office and warehouse uses compatible with the port-related facilities*
- *Establish special requirements to screen (noise, light, visual) office warehouse and industrial support uses from the residential uses*
- *Provide adequate transportation facilities and utilities*

Recommendation

The Planning and Zoning Commission considered this subject matter at their December 21, 2023, regular meeting. The Commission recommendation to City Council is approval of this item.

A motion was made for approval by Ed Klein and seconded by Guy Rodgers, the motion carried by unanimous consent.

Questions?

Welcome Everyone !
Thank you for Hosting



"Quiet Warehousing" Tilt Wall Facility

Dock High Port Warehousing Facility

Owner: **Starship Texas City, LLC**



2023

Presented by:



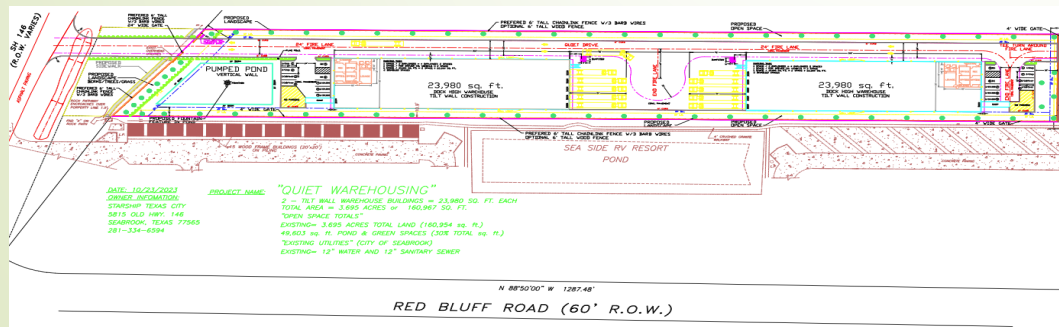
Avery Ryan & Company

2419 Daffodil Street, Highlands Tx. 77562

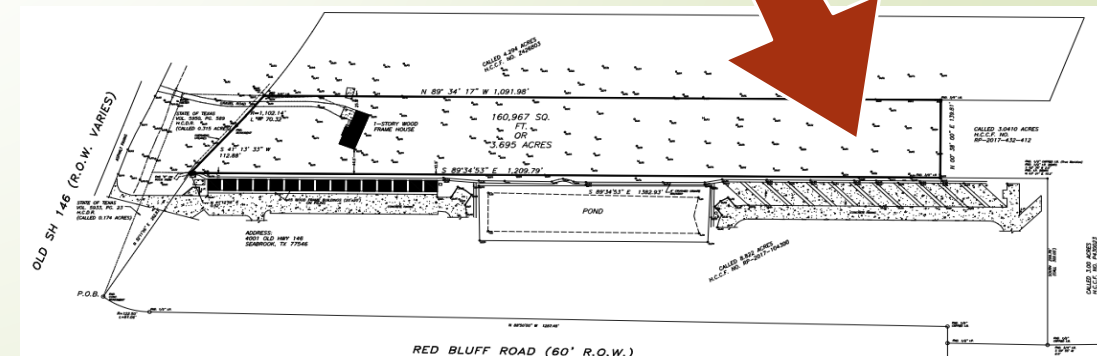
c_bennett1@comcast.net

Preliminary Submittal for the P & Z Committee

December 2023



PROPOSED SITE



EXISTING SITE

“Quiet Warehousing”

Concrete Tilt Wall Facility

Dock High Port Warehousing Facility

Ownership: Starship Texas City, LLC



2023

Presented by: Avery Ryan & Company
2419 Daffodil Street, Highlands Tx.
c_bennett1@comcast.net



Project Address: 5815 Old Hwy. 146

Seabrook Tx., 77565

Preliminary P & Z Committee Submittal
2023



WHO ARE WE.....

Starship Texas City, LLC. Development Company

100's of Projects 30 Years of Development

2023

Tilt Wall Projects

Morgan's Point



Pasadena



Climate Controlled Storage

Bayview



Webster



Presented by: Avery Ryan & Company
2023 2419 Daffodil Street, Highlands Tx.
c_bennett1@comcast.net



Established 2012
30 Years of Experience
Drafting & Engineering Services
Project Management

Civil – Roadway and Utilities,
Land Planning, Surveying.

Commercial / Residential –
Subdivisions, Platting, RV Parks,
Tilt Wall Warehousing, CC
Storage Facilities, Dental
Office, Convenience Store,
Permitting, Strip Centers.

Petrochemical – Plot Plans,
Flow Diagrams, I&E, P&ID's,
Single Lines, One Lines, Double
Lines, Structural Steel.

“Quiet Warehousing” Tilt Wall Facility

LEGAL DESCRIPTION:

A tract of land containing 3.695 acres (160,967 square feet), more or less, out of the Ritson Morris Survey, Abstract 52, in Harris County, Texas, and being a that same tract of land as described as four acres save and except 0.315 acres to the State of Texas in Harris County Clerk's File No. M513651 of the Deed Records, Harris County, Texas, said tract being more fully described by metes and bounds as follows:

BEGINNING at a "X" in a rock path at the Northwest corner of a called 8.822 acre tract as described in Deed recorded in RP-2017-104300, Deed Records, Harris County, Texas, with the Easterly right of way line of State Highway No. 146, and being the Southwest corner of the tract herein described;

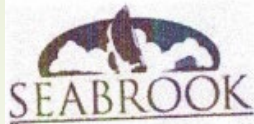
THENCE with the North line of said 8.822 acre tract, South 89 deg. 34 min. 53 sec. East 1,209.79 feet to a found 3/8 inch iron rod, the Southeast corner of this tract, Southwest corner of a called 3.0410 acre tract described in Deed recorded in RP-2017-432-412, Deed Records, Harris County, Texas, from which the Northeast corner of the above mentioned 8.822 acre tract bears South 89 deg. 34 min. 53 sec. East, 173.14 feet;

THENCE North 00 deg. 38 min. 00 sec. East, along the East line of the herein described tract, same being the West line of said 4.00 acre tract, a distance of 139.81 feet (Called North 140.00 feet) feet to a found 3/4 inch iron rod, the Northeast corner of this tract, and along the South line of a called 4.294 acre tract as described in Deed recorded in Z426803, Deed Records, Harris County, Texas;

THENCE North 89 deg. 34 min. 17 sec. West, along the North line of the herein described tract, same being the South line of said 4.294 acre tract, a distance of 1,091.98 feet to a found 3/8 inch iron rod on the Easterly right of way line of State Highway No. 146, for the Northwest corner of this tract;

THENCE with the Easterly right of way line of said Highway No. 146, being a curve to the right with a radius of 1,102.14 feet, arc length of 70.32 feet (Chord Bears South 39 deg. 19 min. 48 sec. West 70.14 feet) to a found TXDOT Concrete Monument;

THENCE with the Easterly right of way line of said Highway No. 146, South 41 deg. 13 min. 33 sec. West, a distance of 112.88 feet to the POINT OF BEGINNING.



Application for Land Development Permit

****Incomplete applications cannot be processed****

☐ Zoning Change ☐ Text Change ☐ Zoning Variance ☒ Planned Unit Development
☐ Conditional Use Permit ☐ Subdivision Plat ☐ Preliminary ☐ Final ☐ Amending

APPLICANT INFORMATION

Check appropriate box(es)

Name: Starship Texas City LP
Address: 925 Marina Bay Dr
City: Kemah
State: TX ZIP: 77565

E-Mail: scott@cyberbay.net
Fax #: _____
Phone: 281-334-6594

Applicant is ☒ Owner of property ☐ Agent for Owner ☐ Agent for Purchaser ☐ Purchaser ☐ City of Seabrook

If Applicant is acting on behalf of Owner in this application, Owners signature below authorizes this application.

Owner(s): Starship Texas City LP
Date: 10/13/2023

Signature: [Signature]
Signature: Scott Monroe

Owner(s) Mailing address(es):
Name: Starship Texas City LP
Address: 925 Marina Bay Dr
City: Kemah
State: TX Zip: 77565

Phone #: 281-334-6594
Name: _____
Address: _____
City: _____
State: _____ Zip: _____

PROPERTY INFORMATION

Property Address: 5815 OLD HWY. 146 SEABROOK, TX 77565
Legal Description: Lot _____ Block _____

Addition: ATTACHMENT
(You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: C2 (Available from Building Department)

Current Use of Property: VACANT LAND (Be specific)

Number of existing Driveways: ONE

General Dimensions of Property: Width: 140' Depth: 1,092' Land Area: _____ Sq. Feet: _____ Acres: 3.695

Adjoining Uses: North VACANT LAND (C2) South RVPARK

East _____ West _____

Adjacent Streets: North _____ South _____

East _____ West _____

Is the property served with: City Water? ☒ Yes ☐ No City Sewer? ☒ Yes ☐ No

OWNER/AGENT AFFIDAVIT

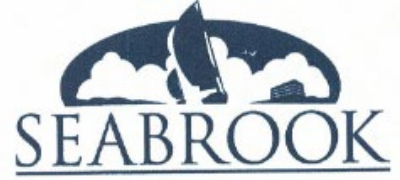
I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed: [Signature] Date: 10.12.2023

**ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
FEES ARE NON-REFUNDABLE OR TRANSFERABLE**



Reserved for Plat Application



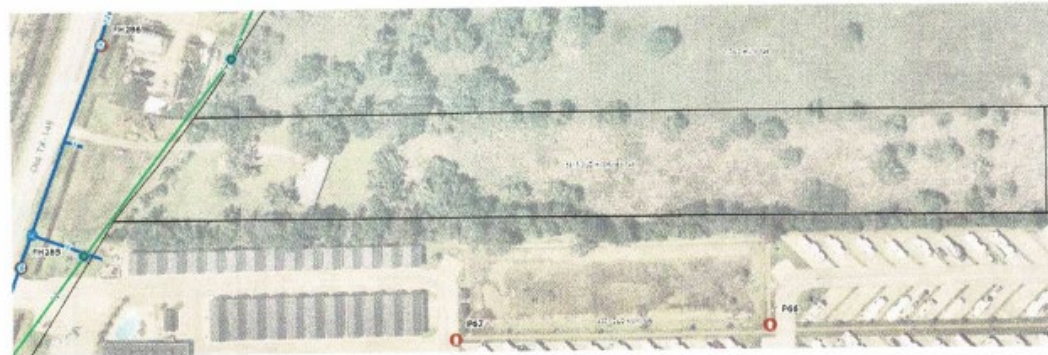
October 4, 2023

To: Chance Bennett

Reference: Utility Availability Letter for property located at 5815 Old Highway 146.

To Whom It May Concern,

This letter is to serve as notice that the property located at 5815 Old Highway 146 has water and sanitary sewer capacities available from the City of Seabrook. Access to City utilities will be off the 12" waterline and 12" gravity sanitary sewer line along Old SH 146.

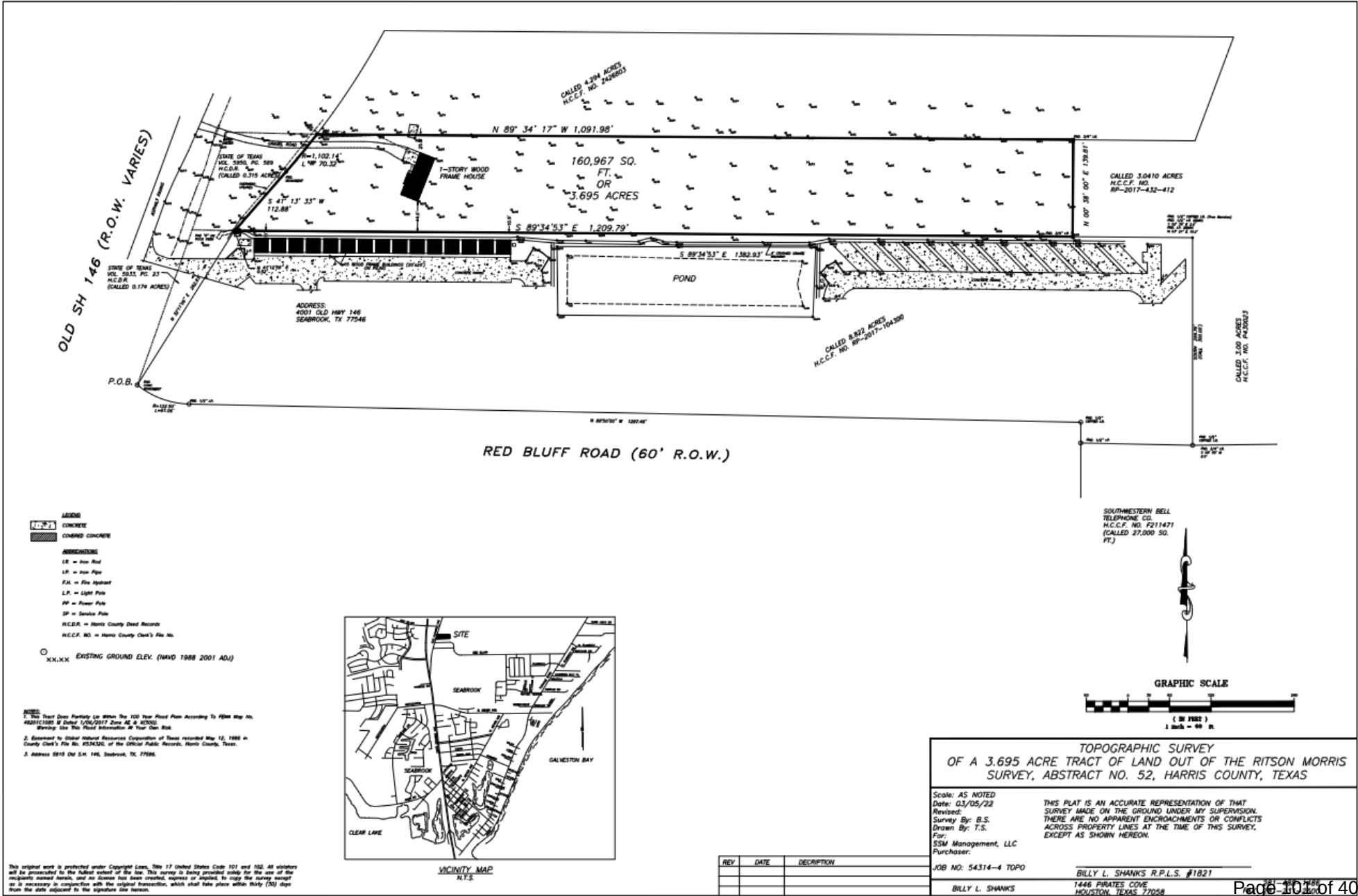


If you have any questions please do not hesitate to call (281-291-5719) or email me (bcraig@seabrooktx.gov).

Sincerely,

Brian Craig, P.E.
Assistant Director of Public Works, Engineer
b.craig@seabrooktx.gov
281-291-5719

Boundary Survey



“Quiet Warehousing” Tilt Wall Facility

LEGAL DESCRIPTION:

A tract of land containing 3.695 acres (160,967 square feet), more or less, out of the Ritson Morris Survey, Abstract 52, in Harris County, Texas, and being a that same tract of land as described as four acres save and except 0.315 acres to the State of Texas in Harris County Clerk's File No. M513651 of the Deed Records, Harris County, Texas, said tract being more fully described by metes and bounds as follows:

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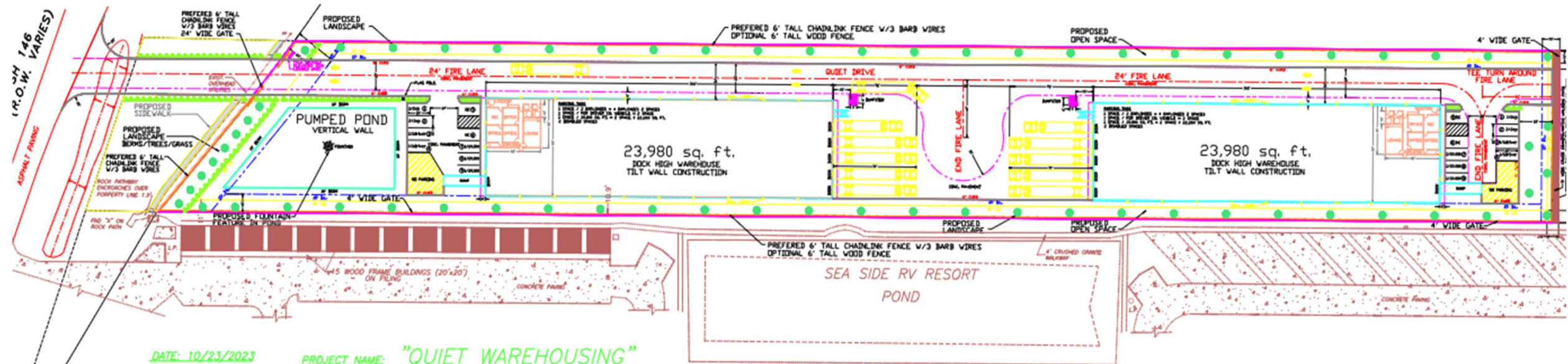
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THENCE with the Easterly right of way line of said Highway No. 146, South 41 deg. 13 min. 33 sec. West, a distance of 112.88 feet to the POINT OF BEGINNING.

"Quiet Warehousing" Tilt Wall Facility

General Site Plan



N 88°50'00" W 1287.48'

RED BLUFF ROAD (60' R.O.W.)

"Quiet Warehousing" Tilt Wall Facility

Sec. 4.10. - Planned unit developments.

4.10.01. Description:

A planned unit development (PUD) is a land use design incorporating the concepts of density transfer and common open space. The PUD designation serves as an "overlay zone." In this capacity, the designation applies a new and different set of developmental guidelines to the base zoning district in which the parcel or property is located.

When a parcel of land receives the PUD designation it continues to retain its standard zoning district classification. However, the added PUD designation enables the developer of the tract to modify the yard and setback requirements in concert with a documented plan that meets the regulations prescribed herein and which has been reviewed and approved by the planning and zoning commission.

In many instances the creative use of the PUD concept facilitates urban design which is more efficient, safe, environmentally sensitive, interesting, visually pleasing, and socially integrated than the standard lot design. Within the City of Seabrook, and in conformance with the goals, objectives, and policies of Comprehensive Master Plan 2030, the PUD designation is aimed at the following purposes:

- A. To encourage a more efficient use of land;
- B. To reflect changes in the technology of land development so that resulting economies may inure to the benefit of those who need shelter;
- C. To lessen the burden of traffic on streets and highways;
- D. To provide common open space for the utilization of neighborhood residents;
- E. To encourage urban design that results in smaller networks of utilities and streets;
- F. To provide for a procedure that can relate the type, design, and layout of urban development to the respective site and the particular demand for land uses in a manner consistent with the preservation of property values within established parts of the City of Seabrook;
- G. To provide for a more desirable environment than would be possible through the strict application of other sections of this ordinance.

4.10.02. *PUD location:* PUD designation may be applied to property located within any zoning district within the City of Seabrook. PUD designation shall be subject to the regulations contained in this section of the ordinance, and the approval of the city council.

4.10.03. *Mixed use projects permitted:* Mixed use projects involving both residential and commercial land use activities shall be permitted in any zoning district, subject to the regulations contained in this section of the ordinance, and the approval of the city council.

4.10.04. *PUD projects may cross zoning districts:* PUD projects may cross two or more zoning districts. The arrangement and the mixture of land use activities shall be subject to the regulations contained in this section of the ordinance, and the approval of the city council.

4.10.05. *Minimum common open space:* Not less than 20 percent of the land shall be reserved for "common open space," as defined in section 1.10, "definitions." The term "common open space," as used herein, may include boardwalks and 20 percent of parking areas. In calculating the minimum area required, the measurement may also include the area of all dedicated streets entirely within the site and one-half of the area of the boundary streets.

4.10.06. *PUD designation procedure:* The process for the filing of an application, requirements for notice and advertisement of public meetings, procedures for protest of the establishment of PUD designation and other related action shall be the same as those provided for in the rezoning process as described in article 2, section 2.04, "Amendments to the Zoning Map and Zoning Text," of the Code. In addition to the above, the landowner shall be governed by the following requirements:

- A. *Submission of a preliminary PUD plan:* The planning and zoning commission shall hold a public hearing on an application for PUD designation. Prior to the approval of such designation, the

"Quiet Warehousing" Tilt Wall Facility

landowner shall submit a preliminary plan. The following information shall be shown on the preliminary plan:

1. The name, address and telephone number of the landowner;
2. The date that the project is submitted to the planning and zoning commission;
3. The name of the proposed project;
4. The names and addresses of adjoining property owners within 500 feet of the proposed project site;
5. A key map;
6. All existing streets, drives, buildings, watercourses, and bodies of water;
7. The location and size of existing utilities within or adjacent to the proposed project site; and
8. The proposed location, type and size of the following:
 - (a) Buildings and structures;
 - (b) Streets, drives, alleys, and curbs;
 - (c) Off-street parking areas with parking spaces individually drawn and counted;
 - (d) Sidewalks;
 - (e) Landscaping;
 - (f) Common open space and amenities sites;
 - (g) Sites for solid waste containers; and
 - (h) Signs.

The planning and zoning commission is empowered to require additional information necessary for a complete understanding of the proposed PUD. After appropriate review and consideration, the planning and zoning commission shall file a report with the city council, recommending approval, approval with modifications to the PUD plan, or denial of PUD designation of the site.

In accordance with article 2, section 2.04, of this Ordinance, the city council shall hold a public hearing and shall review the PUD report from the planning and zoning commission. The city council may require additional information of the proposed PUD. After appropriate review and consideration, the city council may approve the preliminary PUD plan with or without modifications or deny the PUD.

- B. *Submission of a final PUD plan:* Before a building permit may be issued or before any development action on a proposed PUD may begin, the landowner shall submit a final plan to the planning and zoning commission for consideration and then city council for final approval. The submission may be for all of the land included within a proposed PUD site or for a part of the site. The submission shall include all of the information prescribed in subsection A., above, and shall additionally include specifications, covenants, easements, conditions, bonds, or other information required by the commission and/or city council.

4.10.07. *Standards for PUD development:* Within a PUD site, lot lines per se, lot sizes, dimensions, setbacks, and yards shall be freely disposed and arranged in conformity to the PUD plan as approved by the city council. Although lot sizes, dimensions, setbacks, and yards are not specified, the planning and zoning commission shall be guided in its review by the regulations associated with the base district in which the PUD is located.

4.10.08. *Creation of a homeowner's or business owner's association:* The city may at any time and from time to time accept the dedication of land or any interest therein for public use and maintenance. The city may require the PUD developer to create a homeowner's association or a business owner's association to act as the owner and maintenance agent for common open space areas.

"Quiet Warehousing" Tilt Wall Facility

4.10.09. Failure to maintain common areas:

In the event that a homeowner's or business owner's association fails to maintain the common open space or fails to fulfill other conditions associated with PUD designation, the city may serve written notice on the association, setting forth the manner in which the association has failed to fulfill its responsibilities.

Such a notice shall include a demand that the deficiencies be cured within a specified period of time. If the deficiencies are not cured within the specified period of time, the city, in order to preserve the taxable values of the properties in both the PUD area and the surrounding environs, and to prevent the common open space from becoming a public nuisance, may enter upon the common open space, may maintain it, and may perform other related duties until such time as the association resumes its responsibilities. All costs incurred by the City of Seabrook in carrying out the obligations of the association will be assessed against the properties within the PUD regime and shall become a tax lien on those same properties.

4.10.10. Development schedule: Prior to the issuance of any building permits, a construction schedule must be submitted to and approved by the planning and zoning commission for consideration and then city council. The schedule shall include a detailed timeframe in which street, utility and building construction shall be completed. The owner/developer of the PUD shall appear and present a status report before the planning and zoning commission and then city council on no less than a bi-annual basis commencing on the date of approval by city council of the PUD and until completion of the project.

4.10.11. Dissolution of the PUD: Should the PUD project fail to meet the schedule as approved by the city council the PUD classification and related permits shall be immediately terminated and, the land shall return to the zoning that existed immediately prior to the PUD conditional approval.

(Ord. No. 2013-08, § 2, 6-18-2013; Ord. No. 2013-14, § 2, 9-3-2013; Ord. No. 2014-10, § 2, 6-17-2014; [Ord. No. 2015-08, § 2](#), 4-21-2015)

End of (PUD) ordinance

**“Quiet Warehousing”
Concrete Tilt Wall Facility**
Dock High Port Warehousing Facility

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1. Project Overview
2. Zoning Ordinance - “Quiet Warehousing”
3. Master Plan Set – Avery Ryan & Company

- Site Plan
- Landscape Plan
- Lighting Plan
- Sanitary Sewer & Water Plan
- Aerial Plan
- Water Details
- Sanitary Sewer Details
- Building Elevations

4. Traffic Study – Ordered
5. Survey

1. PROJECT OVERVIEW

Starship Texas City, LLC owners of an 3.695 acre site located at 5815 Old Highway 146 Seabrook Tx., 77565, is requesting a zoning change from C-2 to PUD for the purpose of developing the “Quiet Warehousing” concrete tilt wall port warehousing. The development is planned to have two identical first class professional commercial buildings.

The tract is currently vacant land, zoned C-2 and is approximately 1,092’ feet deep by 240 feet wide and is within the “North Planning Area”. The property has frontage on Old SH-146(TXDOT ROW). The property is served by City of Seabrook water and sanitary sewer service. All storm water drainage is into TXDOT right-of-way, along Old SH-146. The existing entrance is located in the Northwest property corner accessing Old SH-146. Starship Texas City is respectfully requesting that the parcel be rezoned to a Planned Unit Development (“PUD”) to serve the Bayport Container Terminal.

Economic Impact:

The typical Warehouse averages 50 port terminal visits per day. “Quiet Warehousing” visitors are expected to spend \$100 per day on food and fuel, Employees of “Quiet Warehousing” are expected to spend \$25 per day in Seabrook and the surrounding area. Long distance and International drivers periodically have layovers and choose to stay in hotels close to their trucks. “Quiet Warehousing is expected to generate HOT revenue for the City of Seabrook, in addition to substantial property taxes to CCISD, Harris County and the City of Seabrook.

“Quiet Warehousing”

LOCAL RETAIL SALES

Est. drives daily	50
Est. daily spending rate	\$80
Annual local spending	\$4,000
Est. 5 year – local retail sales	\$20,000
Est. employees daily	100
Est. daily spending rate	\$25
Est. annual spending	\$2,500
Est. 5 year – local retail sales	\$12,500
Est. 5 year – local retail sales total	\$32,500

Property Taxes

.457755%

Current assessment-currently	\$307,000	\$1,405
Future Improvements assessment estimate	\$4,000,000	\$18,310
Increase in Property Tax	\$3,693,000	\$16,905
5 Year – Property Tax Revenue Projection		\$84,525

Why A Planned Unit Development (“PUD”)

A planned unit development (PUD) is a land use design incorporating the concepts of density transfer and common open space. The PUD designation serves as an “overlay zone.” In this capacity, the designation applies a new and different set of developmental guidelines to the base zoning district in which the parcel or property is located. When a parcel of land receives the PUB designation it continues to retain its standard zoning district classification. However, the added PUD designation enables the developer of the tract to modify the yard and setback requirements in concert with a documented plan that meets the regulations prescribed herein and which has been reviewed and approved by the planning and zoning commission. In many instances the creative use of the PUD concept facilitates urban design which is more efficient, safe, environmentally sensitive, interesting, visually pleasing, and socially integrated than the standard lot design.” (Municode- City of Seabrook TX Zoning Ordinance).

Starship Texas City, LLC., is seeking the PUD designation because it wishes to retain the underlying C-2 allowed uses and to add several additional uses not currently allowed in C-2, but allowed in other zoning districts. The current zoning of the entire tract as C-2 is not economically viable, as the site suffers from narrow geometry, lack of business visibility and minimal frontage along the SH-146 commercial corridor. The existing C-2 zoning, location and site geometry has deterred development of this site, creating a “long-term” vacant parcel, with no economic benefit to Seabrook.

Starship Texas City, LLC., believes the combination of requested PUD uses will create a viable business and community asset. The Concrete Tilt Wall Warehouse,s will bring additional jobs, sales tax revenue and hotel tax revenue to the City of Seabrook. The limited commercial visibility is sufficient for the Warehouse’s primary entrance via the existing driveway on Old SH-146, and will accommodate the project’s limited auto and tractor trailer truck traffic. Should the tract be

Why A Planned Unit Development (“PUD”) cont.

developed for PUD Warehousing, all vehicle traffic would enter off of Old SH-146 and would not adversely impact neighbors to the South or other vehicles using Old SH-146 or Red Bluff. Warehousing traffic will give the right of way to all traffic entering and exiting the facility. In the event TXDOT recommends a new and wider driveway to the existing location will remain the same. Both Red Bluff and Old SH-146 exit will be necessary for EMS service. A traffic study has been ordered to verify that the site lines exceed roadway safety standards for the 25 MPH speed limit currently posted on Red Bluff Road. As mentioned in the previous (SRV-PUD) performed by Stonemarc developing dated 2/7/2017.

The growing market demand for Port Warehousing in the Clear Lake area is very strong. This will remain so, due to the lack of quality warehousing locations and their proximity to Bayport Container Terminal. The need for Port Warehousing has substantially increased due to consumer demands and supply chain shortages. Our project will supply needed warehousing and accommodate the growing demands. All while ensuring low noise levels, no particulate pollution and removal of any loose debris to ensure a great partnership with the City of Seabrook and the residents we call neighbors.

Conceptual Plan Objectives

The attached conceptual plan objective is to create an attractive and viable facility with two identical Concrete Tilt Wall Warehouses. Designed to reduce noise, have low impact on the City's services and the residents. serve the Port Container Terminal offering with trucking and warehouseing along with distribution of goods and materials nation wide. Each warehouse is limited to 24,000 sq. ft., five bay doors for transloads, spacious offices, reception area, restrooms, break room with vending machines, televisions, computers, wifi and comfortable seating for truckers and employees to relax. The limited bay doors help create a limited or estimated number of trucks daily to fifty reducing traffic along Old-SH 146. The facility will have a primary entrance and exit on the "West" of this project on Old SH-146.

While the narrow site geometry creates several undue hardships for a traditional C-2 development, it works very well for Port Warehousing. The site is 140 feet wide by 1,092 feet deep. The site will accommodate two identical Concrete Tilt Wall Warehouses with dimensions of 80 feet wide and 300 feet long. The tilt wall warehouse building height will be at twenty eight (28) feet high. Parking for employees will have standard concrete thickness, thirty foot wide private drive will have heavy duty concrete pavement for trucking, twenty four foot wide fire lane with turn arounds allowing fire trucks to exit with ease. Ten foot wide landscape easements, fifteen foot wide building setbacks, five bay doors per building for truck unloading and loading. Onsite security and surveillance, six foot high chain link fence with three rails of barb wire. The fencing will enclose the entire tract. Low impact wall lighting, trash receptacles, entrance signage, and internal signage on buildings, bay doors, office doors, speed limit signs set to ten (10) miles per hour for safety.

The required detention unduly constrains the site, by the low elevation of the only available drainage ditch, relative to the site elevation. Drainage will be collected internally and collected within a

Conceptual Plan Objectives cont.

The required detention unduly constrains the site, by the low elevation of the only available drainage ditch, relative to the site elevation. Drainage will be collected internally and collected within a vertical block wall pumped detention pond. The pond out flow will be destrubted into the road side ditch within the R.O.W of TXDot. As a amenity to the pond, float switches will kick on the water fountain feature, luminated at night and switch of when float switch lowers. The project will utilize the pumped detention pond as part of open space requirements of 32,190 square feet with 49,603 provided. The open space includes lanscaping, berms, trees, shrubs and grass areas.

The properties to the North and East of the property are zoned C-2, and the Quite Warehousing will make an excellent transitional use between the SRV-PUD to the South and the future commercial uses to the North. The requested rezoning is within the spirit of the PUD ordinance, and appropriately beneficial to the applicant, Seabrook residents and the retail businesses of Seabrook.

2. ZONING ORDINANCE – QUIET WAREHOUSING “C2-PUD”

A planned unit development (PUD) is a land use design incorporating the concepts of density transfer and common open space. The PUD designation serves as an "overlay zone." In this capacity, the designation applies a new and different set of developmental guidelines to the base zoning district in which the parcel or property is located.

When a parcel of land receives the PUD designation it continues to retain its standard zoning district classification. However, the added PUD designation enables the developer of the tract to modify the yard and setback requirements in concert with a documented plan that meets the regulations prescribed herein and which has been reviewed and approved by the planning and zoning commission.

1.01.01 Description: Quiet Warehousing — Planned Unit Development (“C2-PUD”) district is designed to facilitate a compatible transition between the SRV-PUD site to the South and the C-2 Medium Commercial District located to the North along with the Cities district plan 2035. The C2-PUD site is 3.695 acres located along Old Highway 146 North, in the City of Seabrook, Texas. The site proposes two twin 23,980 square foot concrete tilt wall warehouses, fully sprinkled, emergency access, offices space, concrete pavement, open space, landscaping, low lighting, site security, negative pollution, five bay doors per building allowing for port containers unloading overseas goods and materials. Warehouse storage space, fork truck loading semi tractor trailers vans and containers for shipping goods internationally. These businesses are free (beyond their property lines) of pollution caused by noise, offensive odors, and the emission of airborne particles. Heavy arterial street traffic is characteristic of the district. The regulatory provisions of this district are aimed at achieving the specific goals and objectives identified in Comprehensive Master Plan 2030.

1.01.02 Uses permitted by right and conditional uses: Please see the comprehensive land use regulation matrix at the end of this article of the ordinance.

The C2-PUD is intended to accommodate an additional select group of land-use activities not permitted within the underlying C-2 Zoned area of the community known as “North Planning Area.” In accordance with Comprehensive Master Plan 2035, the C2-PUD is designed to compliment the growing demand for warehousing in close proximity to Bayport Container Terminal. The C2-PUD will be served by public utilities and a private internal road. The land use within the C2-PUD is primarily intended to create a concrete tilt wall facility delevering to our nations retailers. The C2-PUD will provide the basic elements of a balanced and attractive commercial development. Internal stability, attractiveness, debris removal, efficient security, low noise, low demand on City services.

1.02.01 Area regulations:

- A. Front yard: All buildings shall be set back from the street right-of-way lines a minimum depth of 30 feet along designated arterial streets, and at least 25 feet along designated collector and local streets.
- B. Rear yard: A lot with a primary building located on it shall have a rear yard of not less than ten feet.

2. ZONING ORDINANCE – QUIET WAREHOUSING “C2-PUD” cont.

- C. Side yard: All buildings shall have side yard setbacks of not less than ten feet. However, for buildings located on corner lots, there shall be a side yard setback from the street of not less than 15 feet.
- D. Lot size: A minimum site of 10,000 square feet in area shall be required.
- E. Lot width: Each lot shall have a minimum width of not less than 80 feet at the front building line.
- F. Lot depth: Each lot shall have a minimum depth of not less than 125 feet.

1.02.02 Height: No building or structure may have a finished floor whose elevation exceeds 74 feet 11 inches elevation above finished grade. Structures exceeding 40 feet in height shall require a conditional use permit and shall be set back from properties zoned R-1 and R-2 a distance equal to the height of the structure. This setback shall not apply to church steeples, spires, belfries, cupolas, or other normal appurtenances usually required to be placed above the roof level and not intended for human occupancy.

1.02.03 Accessory structures: Accessory structures shall not occupy a required front or corner side yard, or project beyond the front building line of the principal structure on a site. Accessory structures shall be set back at least five feet from interior side and rear property lines. A minimum distance of not less than ten feet shall be maintained between the main structure and accessory buildings. The minimum distance between two main buildings on the same parcel shall be 20 feet. The total floor area of accessory structures more than 30 inches in height shall not exceed 40 percent of the area of the required rear yard. No accessory structures or other obstructions, including decks, pools, paving, landscaping structures, or trees and fountains, may be erected on any easement.

1.02.04 Outside storage and display:

- A. Outside display of merchandise is permitted except in any of the required parking areas or other restricted areas. No display shall be erected in a manner that obstructs the safe flow of pedestrian or vehicular traffic.
- B. Plants/flowers and boats for sale or rent may be displayed at all times. All other merchandise may be displayed during business hours only.
- C. Temporary permits for outside display in parking areas or other private areas may be issued to a business by the building official. These temporary permits may be for a period of no more than 72 consecutive business hours and shall not be issued to any business more frequently than every 90 days.
- D. Outside storage shall be permitted only when incidental to the commercial use located on the same premises and provided that:
 - 1. The storage area may not extend beyond the front line of the building.
 - 2. The storage area may not be located in any of the required parking areas.

2. ZONING ORDINANCE – QUIET WAREHOUSING “C2-PUD” cont.

3. All merchandise and equipment shall be stored behind a screen fence which shall be 100-percent impervious to sight and a minimum of six feet in height. Boats and plants only are excluded from this requirement.
4. Stored items shall not protrude above the height of the enclosed fence, walls or buildings. Boats and plants only are excluded from this requirement.

E. No trailer or semitrailer may be used for the storage of retail or wholesale merchandise on any property in this district for a period exceeding 72 hours. Furthermore, no trailer, semitrailer or shipping container may be used for the display, vending or retailing of any merchandise at any time.

1.02.05 Animal control: No farm fowl or animals shall be kept on the premises.

1.02.06 Parking: Parking shall be in accordance with article 5 of this ordinance. Please see the comprehensive off-street parking regulation matrix.

1.02.07 Landscaping: Shall be in accordance with article 5 of this ordinance.

1.02.08 External architectural finishes: On any new or rebuilt structure located on a tract or lot abutting a street, road or highway, or abutting the waterways of Clear Creek or Clear Lake or Galveston Bay or Taylor Lake or any slough or body of water subject to the ebb and flow of tidal water from any one or more of those navigable waterways, the entire width and length and 66 percent (from grade or slab skyward) of the facade of the structure facing or visible from the street, road, highway or navigable waterway shall be constructed of one or more of the following materials:

- A. Architectural brick.
- B. Architectural block such as broken face or fluted or other decoratively patterned face block.
- C. Precast or cast-in-place concrete.
- D. Glass.
- E. Architectural metals such as aluminum and steel window frames, mullions, muntins, column covers and spandrels.
- F. Plaster and/or surface bonding cements and/or cementitious field applied and/or premanufactured surfaces of like materials.

G. Wood.

The following materials are deemed unacceptable unless concealed by permitted materials used as veneers: metal or plastic surfaced curtain walls, whether loadbearing or not loadbearing.

1.02.09 Supplementary regulations:

- A. Lighting: Any light used for security or to illuminate the parking area shall be so arranged as to reflect away from any adjacent residential uses.

2. ZONING ORDINANCE – QUIET WAREHOUSING “C2-PUD” cont.

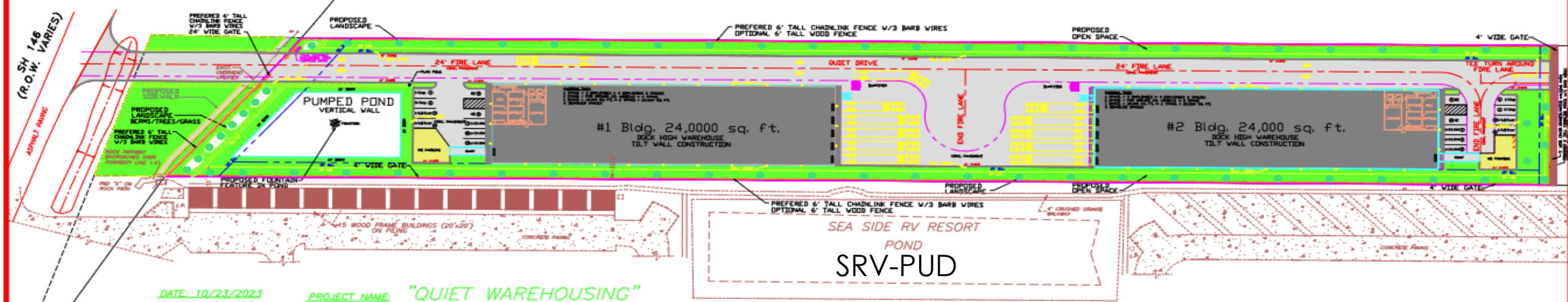
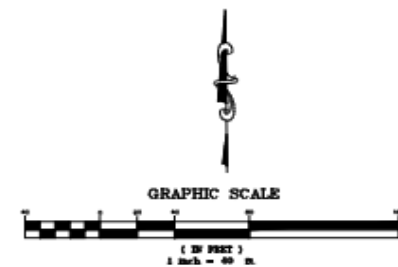
- B. Temporary structures for uses incidental to construction work on the premises which are removed upon completion or abandonment of construction work are allowed upon permit from the building official.
- C. No temporary structures, including recreational vehicles, construction trailers, or travel trailers may be used for on-site dwelling purposes.
- D. Eaves shall be permitted to encroach no more than 18 inches upon any setback.



KEY MAP
N.T.S.

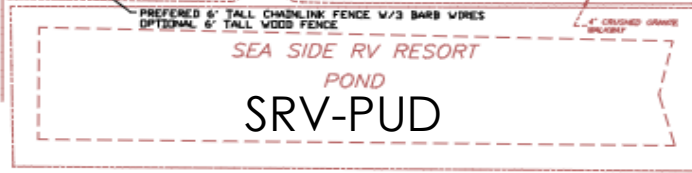
"Quiet Warehousing"
Tilt Wall Facility
Ownership: Starship Texas City, LLC.

VACANT LAND C-2



DATE: 10/23/2023
OWNER INFORMATION:
STARSHIP TEXAS CITY
5815 OLD HWY. 146
SEABROOK, TEXAS 77565
281-334-6594

PROJECT NAME: "QUIET WAREHOUSING"
2 - TILT WALL WAREHOUSE BUILDINGS = 23,980 SQ. FT. EACH
TOTAL AREA = 3.695 ACRES or 160,967 SQ. FT.
"OPEN SPACE TOTALS"
EXISTING= 3.695 ACRES TOTAL LAND (160,954 sq. ft.)
49,603 sq. ft. POND & GREEN SPACES (30% TOTAL sq. ft.)
"EXISTING UTILITIES" (CITY OF SEABROOK)
EXISTING= 12" WATER AND 12" SANITARY SEWER

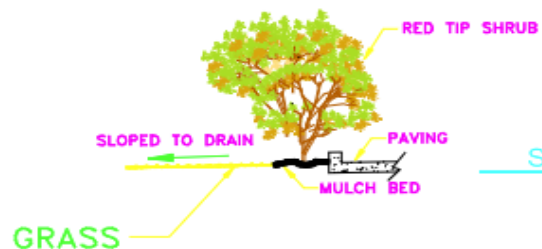


PREPARED BY:
AVERY RYAN & COMPANY
2419 DAFFODIL ST.
HIGHLANDS, TX. 77562
713-725-7302
c_bennett1@comcast.net

N 88°50'00" W 1287.48'
RED BLUFF ROAD (60' R.O.W.)

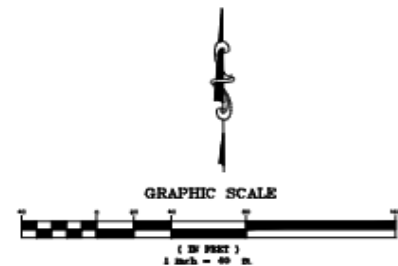


KEY MAP
N.T.S.



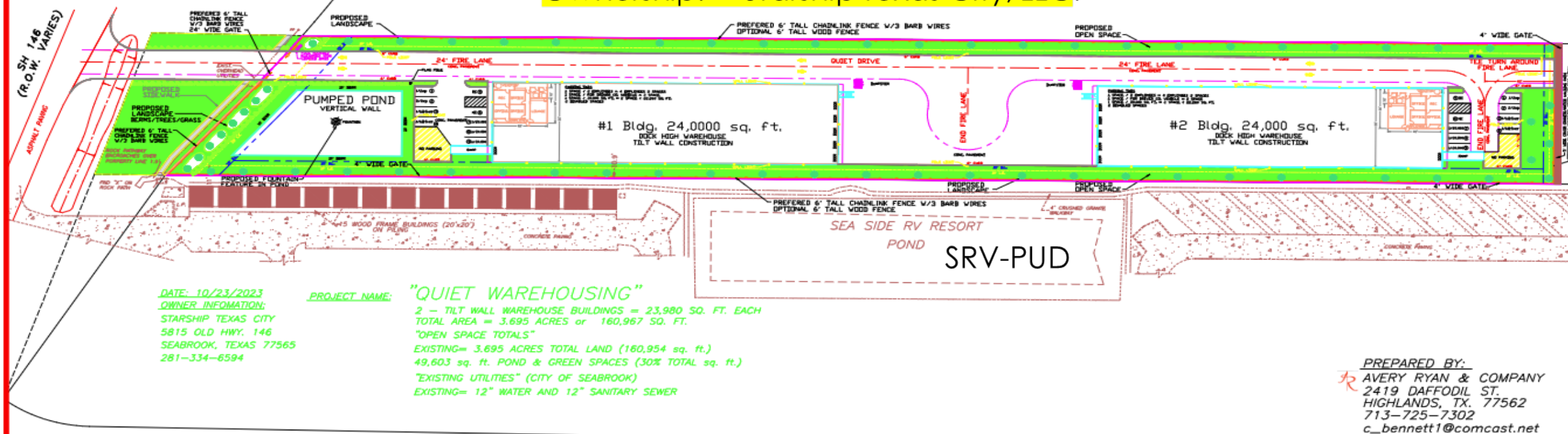
SHRUBS
N.T.S.

SECTION "B"
N.T.S.



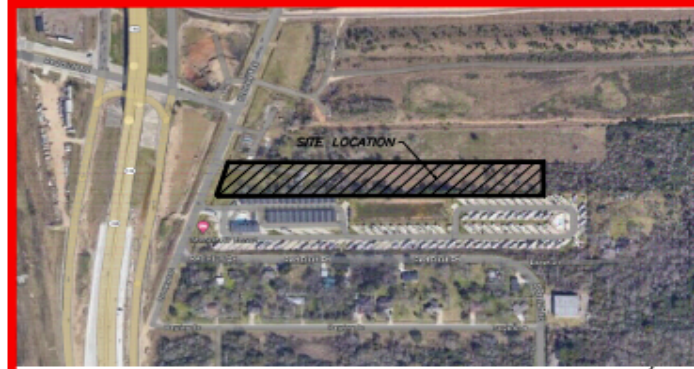
"Quiet Warehousing"
Tilt Wall Facility
Ownership: Starship Texas City, LLC.

VACANT LAND C-2



N 88°50'00" W 1287.48'

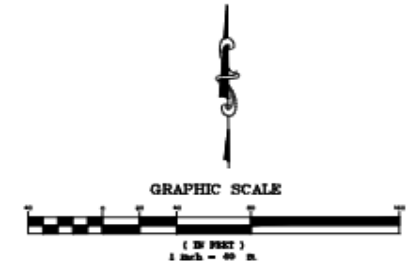
RED BLUFF ROAD (60' R.O.W.)



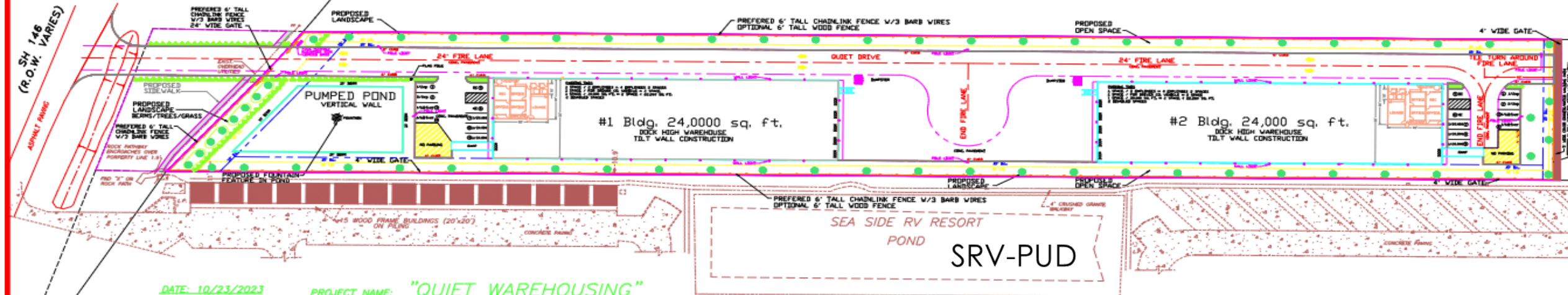
KEY MAP
N.T.S.

"Quiet Warehousing" Tilt Wall Facility

Ownership: Starship Texas City, LLC.



VACANT LAND C-2



DATE: 10/23/2023
OWNER INFORMATION:
STARSHIP TEXAS CITY
5815 OLD HWY. 146
SEABROOK, TEXAS 77565
281-334-6594

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EXISTING= 12" WATER AND 12" SANITARY SEWER

LIGHTING LEGEND
■ WALL PACK
■ POLE LIGHT

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c_bennett1@comcast.net

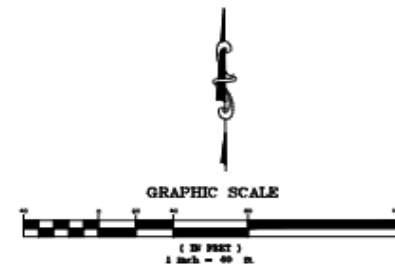
N 88°50'00" W 1287.48'

RED BLUFF ROAD (60' R.O.W.)

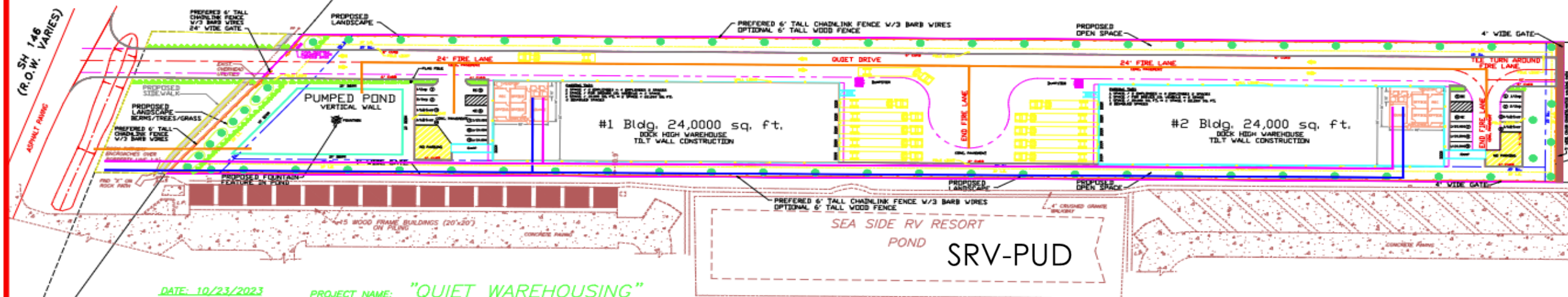


KEY MAP
N.T.S.

"Quiet Warehousing" Tilt Wall Facility Ownership: Starship Texas City, LLC.



VACANT LAND C-2



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SAN. / STR. SWR. AND WATER LEGEND

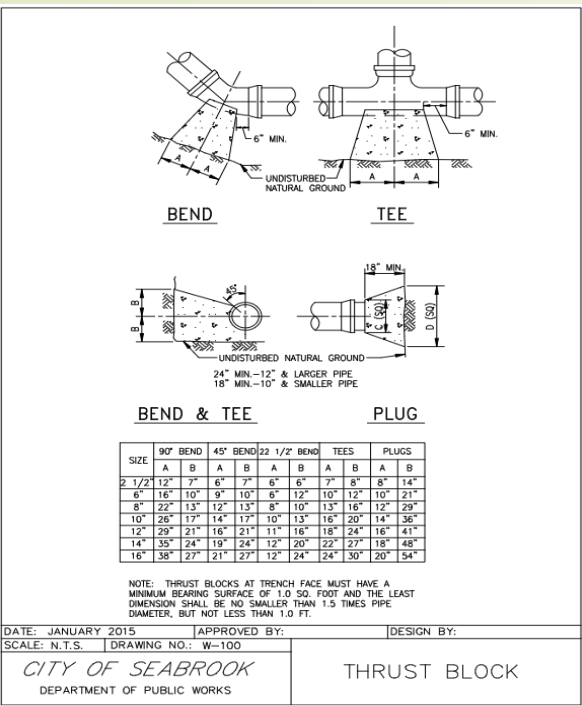
- SAN. SWR.
- WATER
- STM. SWR.

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N 88°50'00" W 1287.48'

RED BLUFF ROAD (60' R.O.W.)

WATER DETAILS



BEND

TEE

BEND & TEE

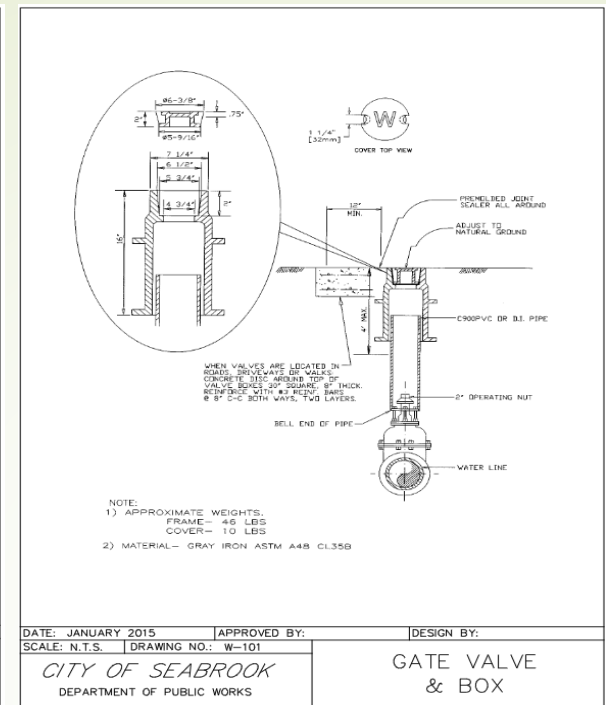
PLUG

SIZE	90° BEND		45° BEND		22 1/2° BEND		TEES		PLUGS	
	A	B	A	B	A	B	A	B	A	B
2 1/2"	12"	7"	6"	7"	6"	6"	7"	8"	8"	14"
3"	16"	10"	9"	10"	6"	12"	10"	12"	10"	21"
4"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
6"	26"	17"	14"	17"	10"	13"	16"	20"	14"	36"
8"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"
10"	35"	24"	19"	24"	12"	20"	22"	27"	18"	48"
12"	38"	27"	21"	27"	12"	24"	30"	20"	20"	54"

NOTE: THRUST BLOCKS AT TRENCH FACE MUST HAVE A MINIMUM BEARING SURFACE OF 1.0 SQ. FOOT AND THE LEAST DIMENSION SHALL BE NO SMALLER THAN 1.5 TIMES PIPE DIAMETER, BUT NOT LESS THAN 1.0 FT.

DATE: JANUARY 2015 APPROVED BY: DESIGN BY:
 SCALE: N.T.S. DRAWING NO.: W-100
CITY OF SEABROOK
 DEPARTMENT OF PUBLIC WORKS

THRUST BLOCK



COVER TOP VIEW

FORGED JOINT SCALER ALL AROUND

ADJUST TO NATURAL GROUND

CHOP PVC OR D.I. PIPE

2" OPERATING NUT

WATER LINE

BELL END OF PIPE

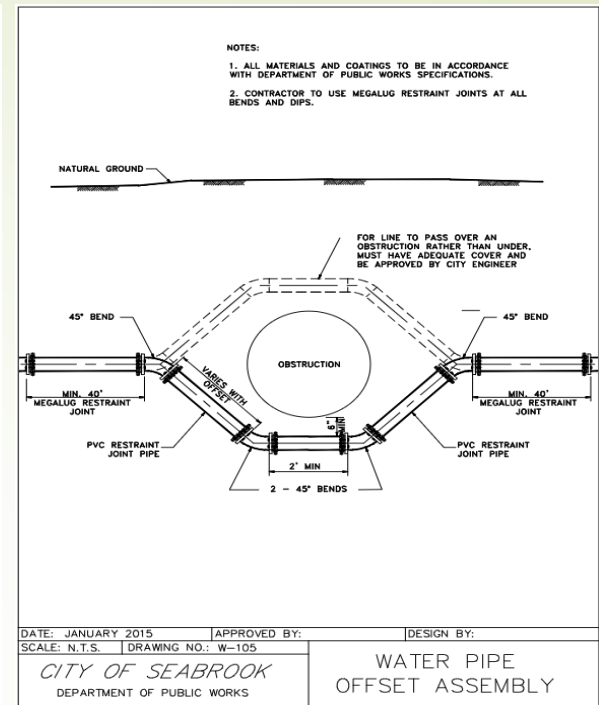
NOTE: 1) APPROXIMATE WEIGHTS:
 FRAME - 46 LBS
 COVER - 10 LBS
 2) MATERIAL - GRAY IRON ASTM A48 CL35B

DATE: JANUARY 2015 APPROVED BY: DESIGN BY:
 SCALE: N.T.S. DRAWING NO.: W-101
CITY OF SEABROOK
 DEPARTMENT OF PUBLIC WORKS

GATE VALVE & BOX

NOTES:

1. ALL MATERIALS AND COATINGS TO BE IN ACCORDANCE WITH DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
2. CONTRACTOR TO USE MEGALUG RESTRAINT JOINTS AT ALL BENDS AND DIPS.



NATURAL GROUND

FOR LINE TO PASS OVER AN OBSTRUCTION RATHER THAN UNDER, MUST HAVE ADEQUATE COVER AND BE APPROVED BY CITY ENGINEER

45° BEND

MIN. 40" MEGALUG RESTRAINT JOINT

OBSTRUCTION

PVC RESTRAINT JOINT PIPE

2 - 45° BENDS

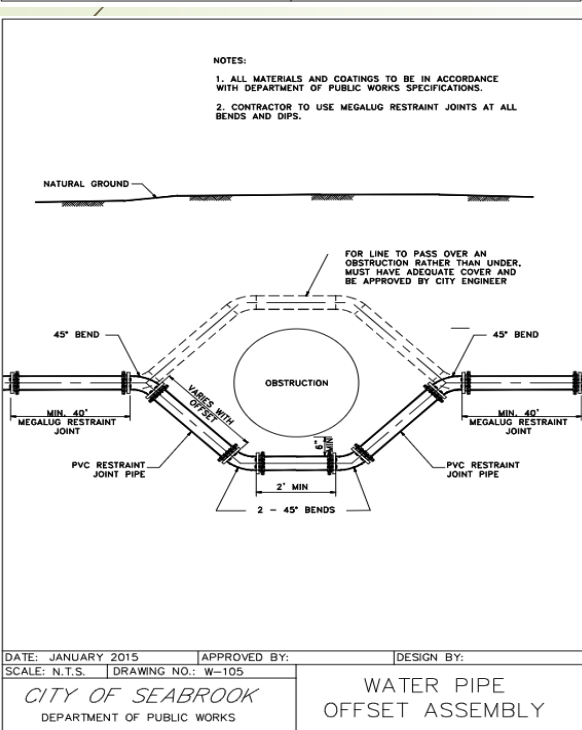
2' MIN

DATE: JANUARY 2015 APPROVED BY: DESIGN BY:
 SCALE: N.T.S. DRAWING NO.: W-105
CITY OF SEABROOK
 DEPARTMENT OF PUBLIC WORKS

WATER PIPE OFFSET ASSEMBLY

NOTES:

1. ALL MATERIALS AND COATINGS TO BE IN ACCORDANCE WITH DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
2. CONTRACTOR TO USE MEGALUG RESTRAINT JOINTS AT ALL BENDS AND DIPS.



NATURAL GROUND

FOR LINE TO PASS OVER AN OBSTRUCTION RATHER THAN UNDER, MUST HAVE ADEQUATE COVER AND BE APPROVED BY CITY ENGINEER

45° BEND

MIN. 40" MEGALUG RESTRAINT JOINT

OBSTRUCTION

PVC RESTRAINT JOINT PIPE

2 - 45° BENDS

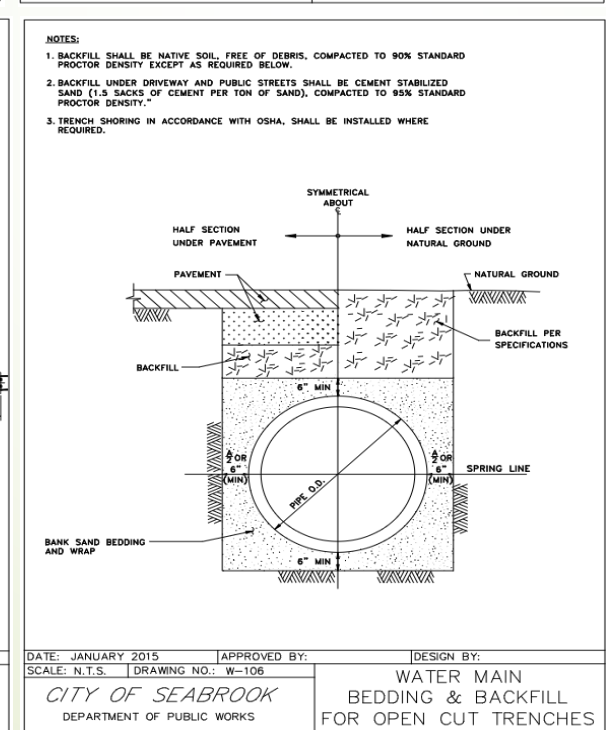
2' MIN

DATE: JANUARY 2015 APPROVED BY: DESIGN BY:
 SCALE: N.T.S. DRAWING NO.: W-105
CITY OF SEABROOK
 DEPARTMENT OF PUBLIC WORKS

WATER PIPE OFFSET ASSEMBLY

NOTES:

1. BACKFILL SHALL BE NATIVE SOIL, FREE OF DEBRIS, COMPACTED TO 90% STANDARD PROCTOR DENSITY EXCEPT AS REQUIRED BELOW.
2. BACKFILL UNDER DRIVEWAY AND PUBLIC STREETS SHALL BE CEMENT STABILIZED SAND (1.5 BAGS OF CEMENT PER TON OF SAND), COMPACTED TO 90% STANDARD PROCTOR DENSITY.
3. TRENCH SHORING IN ACCORDANCE WITH OSHA, SHALL BE INSTALLED WHERE REQUIRED.



SYMMETRICAL ABOUT

HALF SECTION UNDER PAVEMENT

HALF SECTION UNDER NATURAL GROUND

PAVEMENT

BACKFILL

BACKFILL PER SPECIFICATIONS

6" MIN

PIPE O.D.

8" MIN

SPRING LINE

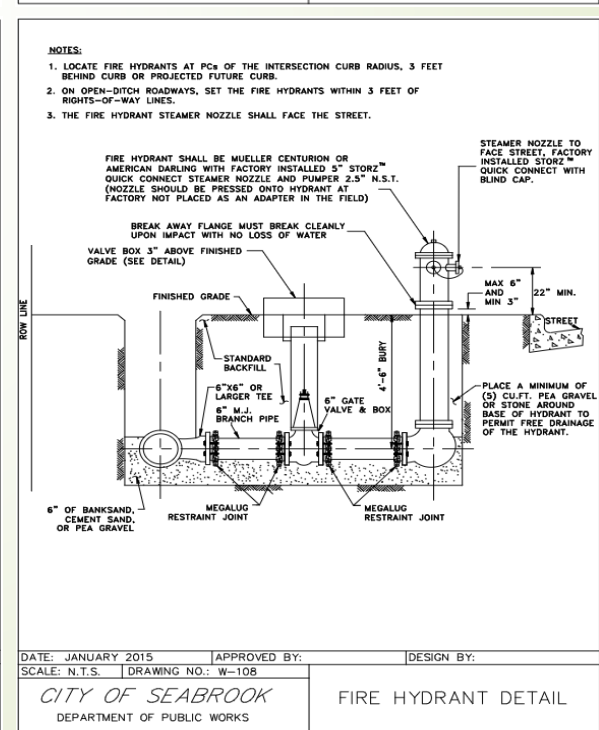
BANK SAND BEDDING AND WRAP

DATE: JANUARY 2015 APPROVED BY: DESIGN BY:
 SCALE: N.T.S. DRAWING NO.: W-106
CITY OF SEABROOK
 DEPARTMENT OF PUBLIC WORKS

WATER MAIN BEDDING & BACKFILL FOR OPEN CUT TRENCHES

NOTES:

1. LOCATE FIRE HYDRANTS AT PC+ OF THE INTERSECTION CURB RADIUS, 3 FEET BEHIND CURB OR PROJECTED FUTURE CURB.
2. ON OPEN-DITCH ROADWAYS, SET THE FIRE HYDRANTS WITHIN 3 FEET OF RIGHTS-OF-WAY LINES.
3. THE FIRE HYDRANT STEAMER NOZZLE SHALL FACE THE STREET.



FIRE HYDRANT SHALL BE MUELLER CENTURION OR AMERICAN DARLING WITH FACTORY INSTALLED 5" STORZ™ QUICK CONNECT STEAMER NOZZLE AND PUMPER 2.5" N.S.T. (NOZZLE SHOULD BE PRESSED ONTO HYDRANT AT FACTORY NOT PLACED AS AN ADAPTER IN THE FIELD)

STEAMER NOZZLE TO FACE STREET, FACTORY INSTALLED STORZ™ QUICK CONNECT WITH BLIND CAP.

BREAK AWAY FLANGE MUST BREAK CLEANLY UPON IMPACT WITH NO LOSS OF WATER

VALVE BOX 3" ABOVE FINISHED GRADE (SEE DETAIL)

FINISHED GRADE

STANDARD BACKFILL

6" X6" OR LARGER TEE

6" M.J. BRANCH PIPE

6" GATE VALVE & BOX

4'-6" BURY

MAX 6" AND MIN 3"

22" MIN.

STREET

PLACE A MINIMUM OF (5) CU.FT. PEA GRAVEL OR STONE AROUND BASE OF HYDRANT TO PERMIT FREE DRAINAGE OF THE HYDRANT.

6" OF BANKSAND, CEMENT SAND, OR PEA GRAVEL

MEGALUG RESTRAINT JOINT

MEGALUG RESTRAINT JOINT

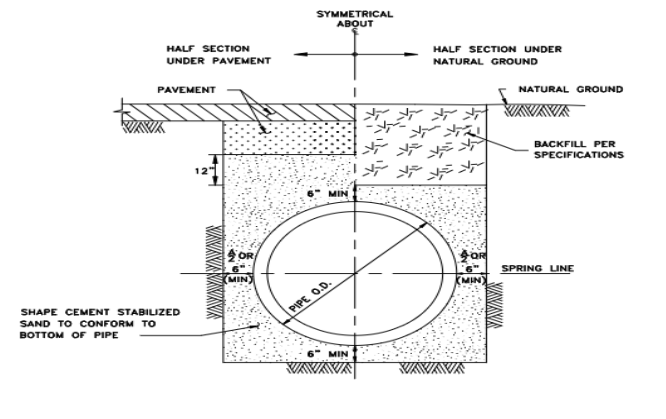
DATE: JANUARY 2015 APPROVED BY: DESIGN BY:
 SCALE: N.T.S. DRAWING NO.: W-108
CITY OF SEABROOK
 DEPARTMENT OF PUBLIC WORKS

FIRE HYDRANT DETAIL

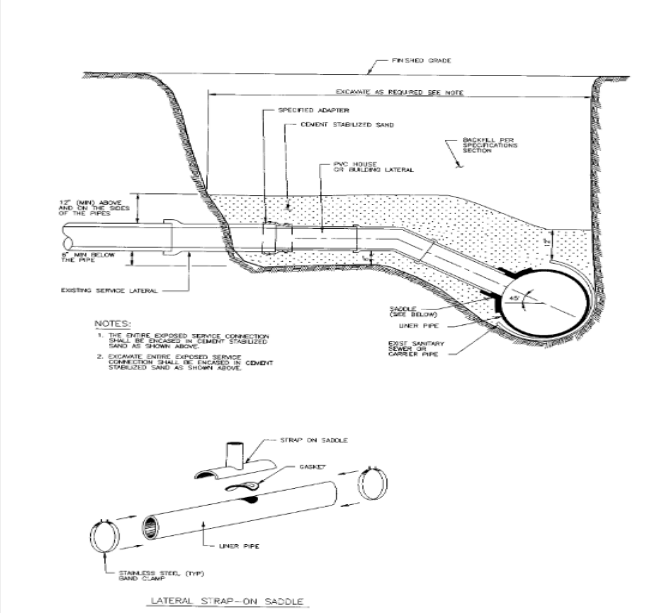


SANITARY
SEWER
DETAILS

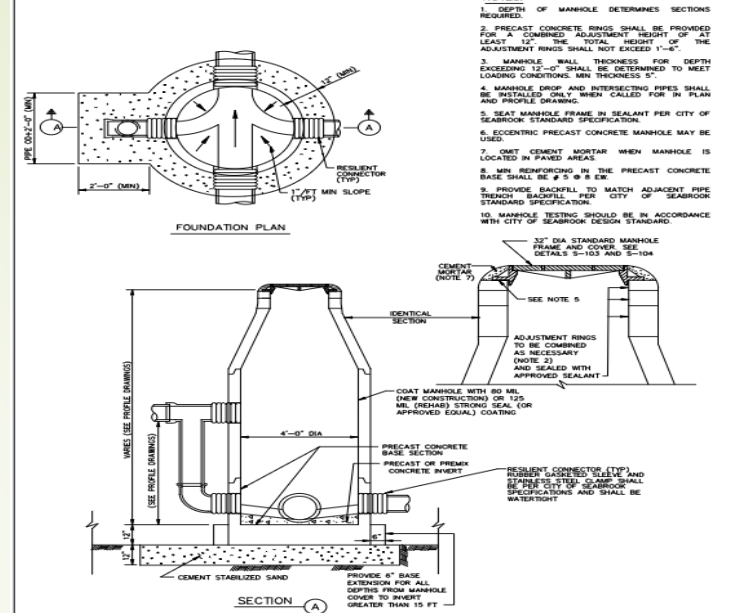
- NOTES:
1. BACKFILL SHALL BE NATIVE SOIL, FREE OF DEBRIS, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 2. INITIAL BACKFILL SHALL BE UNIFORMLY GRADED MATERIAL (MAXIMUM SIZE, 3" DIAMETER), PLACED IN 8" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 3. EMBEDMENT SHALL BE CEMENT STABILIZED SAND (1.5 SACKS PER TON), COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 4. UNDER PAVING OR WITHIN 3' OF PAVEMENT, THE INITIAL BACKFILL AND ALL BACKFILL UP TO THE PAVEMENT SUBGRADE SHALL BE CEMENT STABILIZED SAND (1.5 SACKS PER TON) COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 5. TRENCH SHORING IN ACCORDANCE WITH OSHA, SHALL BE INSTALLED WHERE REQUIRED.
 6. SOIL IN THE PIPE ZONE SHALL CONSIST OF NON-WATERBEARING, COHESIVE SOILS WITH A SHEAR STRENGTH OF 1000 PSI OR GREATER. WHEN WET SAND EXISTS IN PIPE ZONE, MODIFIED BEDDING SHALL BE INSTALLED.



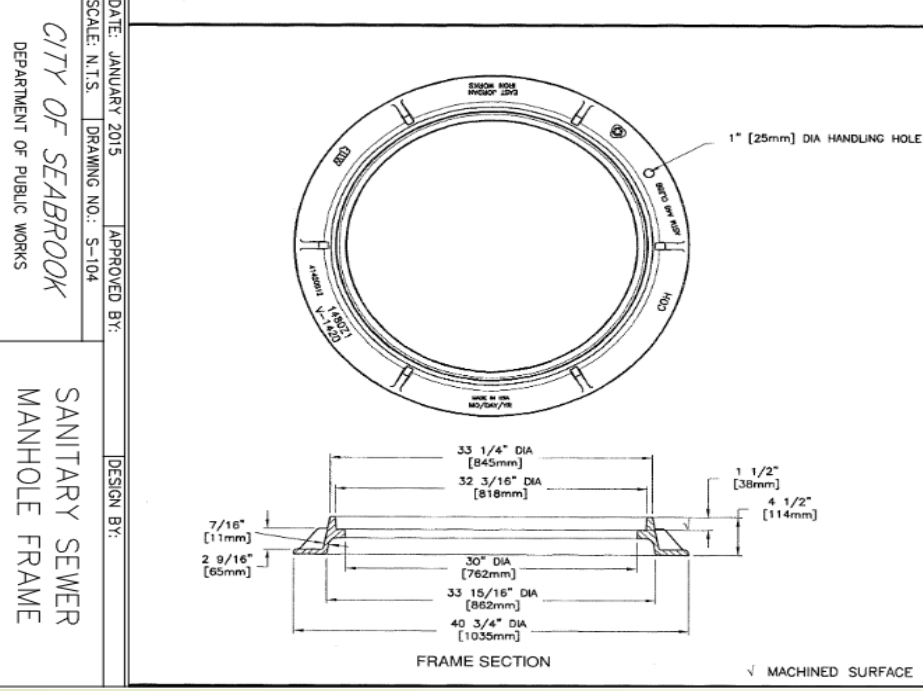
DATE: JANUARY 2015 | APPROVED BY: | DESIGN BY:
SCALE: N.T.S. | DRAWING NO.: S-101
CITY OF SEABROOK
DEPARTMENT OF PUBLIC WORKS
**SANITARY SEWER
BEDDING & BACKFILL**



DATE: JANUARY 2015 | APPROVED BY: | DESIGN BY:
SCALE: N.T.S. | DRAWING NO.: S-105
CITY OF SEABROOK
DEPARTMENT OF PUBLIC WORKS
**SANITARY SEWER SERVICE
RECONNECTION FOR LINER PIPE**

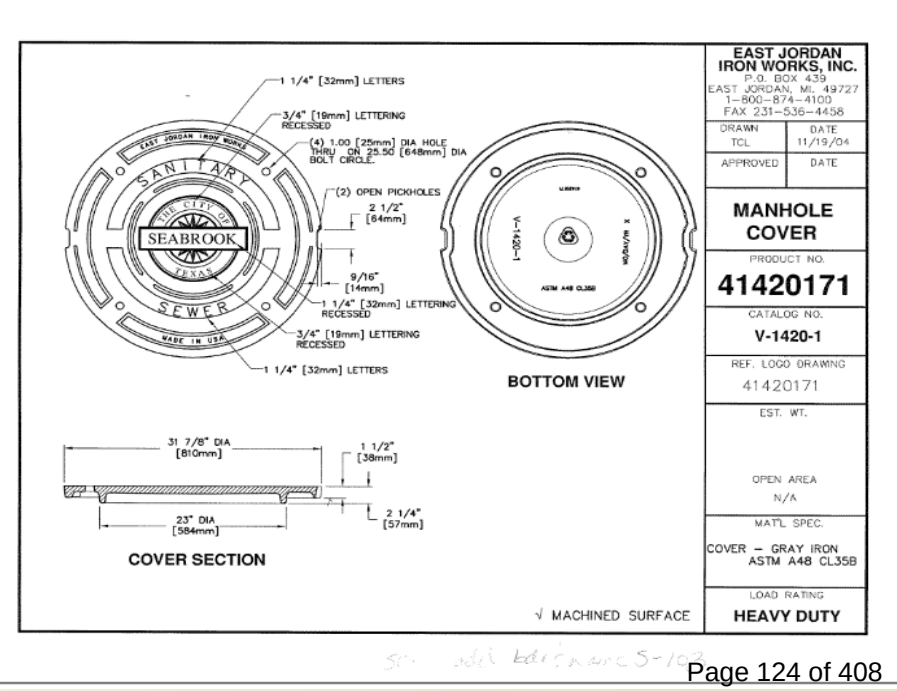


DATE: JANUARY 2015 | APPROVED BY: | DESIGN BY:
SCALE: N.T.S. | DRAWING NO.: S-102
CITY OF SEABROOK
DEPARTMENT OF PUBLIC WORKS
**SANITARY SEWER
MANHOLE**

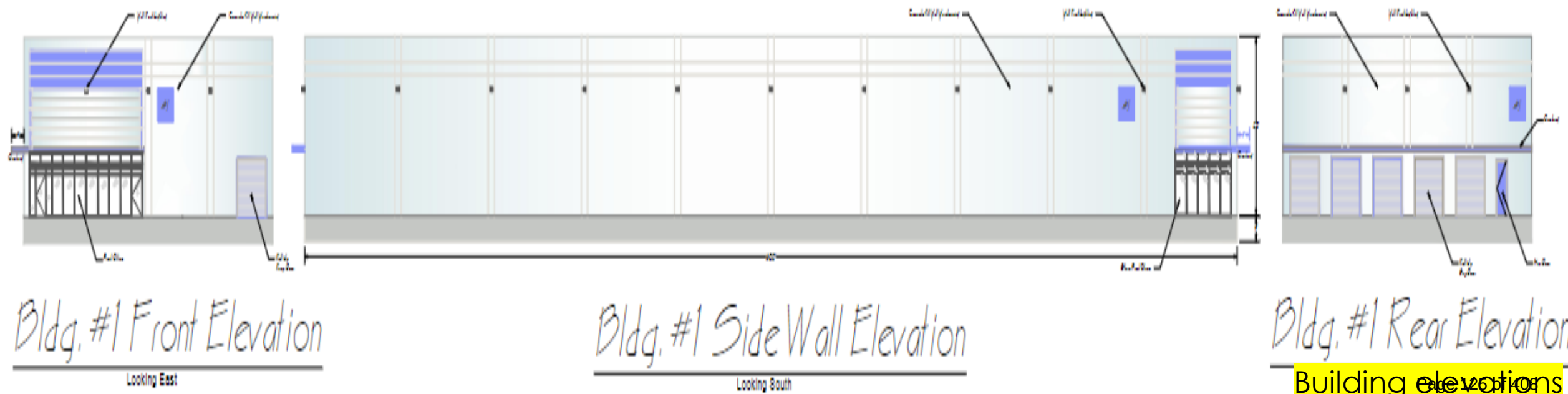
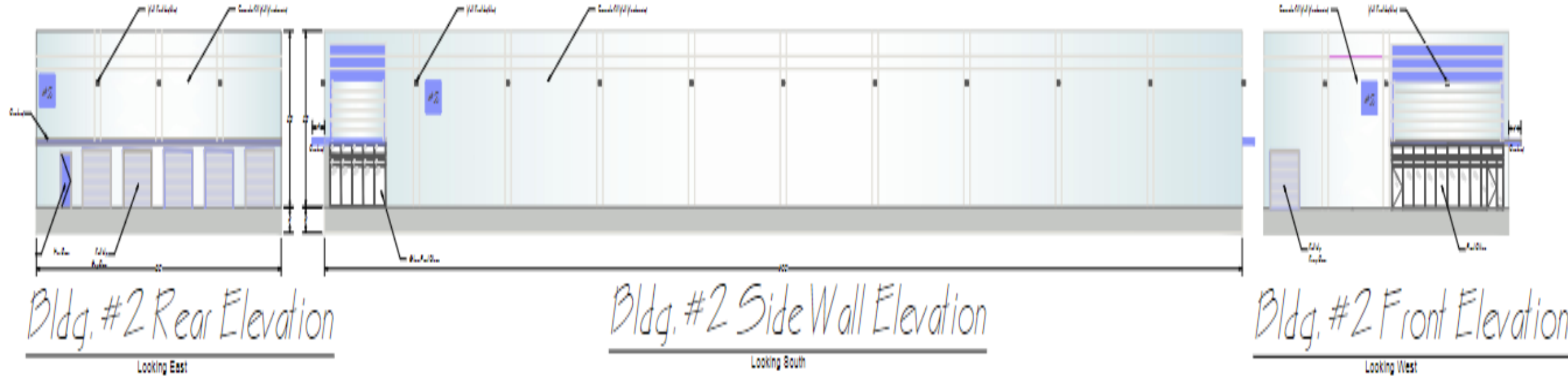


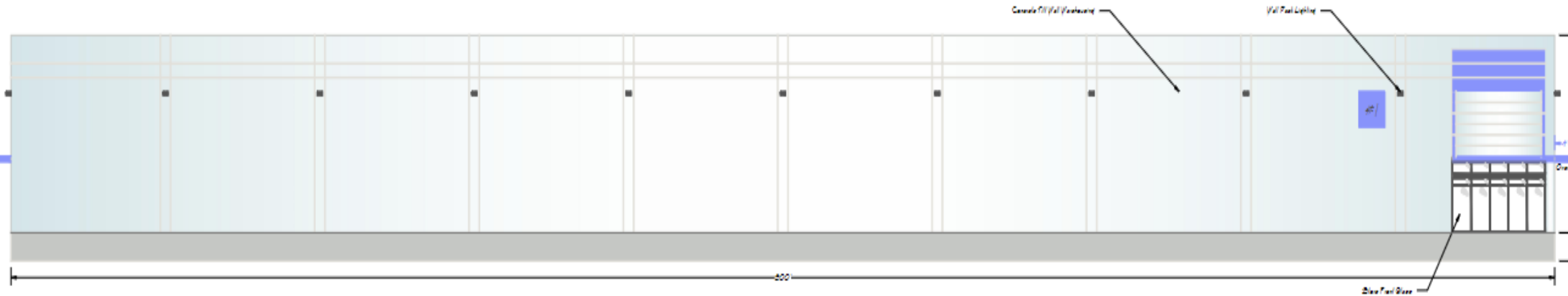
DATE: JANUARY 2015 | APPROVED BY: | DESIGN BY:
SCALE: N.T.S. | DRAWING NO.: S-104
CITY OF SEABROOK
DEPARTMENT OF PUBLIC WORKS
**SANITARY SEWER
MANHOLE FRAME**

EAST JORDAN IRON WORKS, INC. P.O. BOX 439 EAST JORDAN, MI. 49727 1-800-874-4100 FAX 231-536-4458	
DRAWN DEW	DATE 01/18/00
V-1420\1480Z1 FRAME WITHOUT MUD RING	
PRODUCT NO. 41420012	
CATALOG NO. V-1420\1480Z1	
REF. PRODUCT DRAWING 41420012	
EST. WT. FRAME: 170 LBS 77kg	
OPEN AREA N/A	
MAT'L SPEC. FRAME - GRAY IRON ASTM A48 CL35	
LOAD RATING HEAVY DUTY	



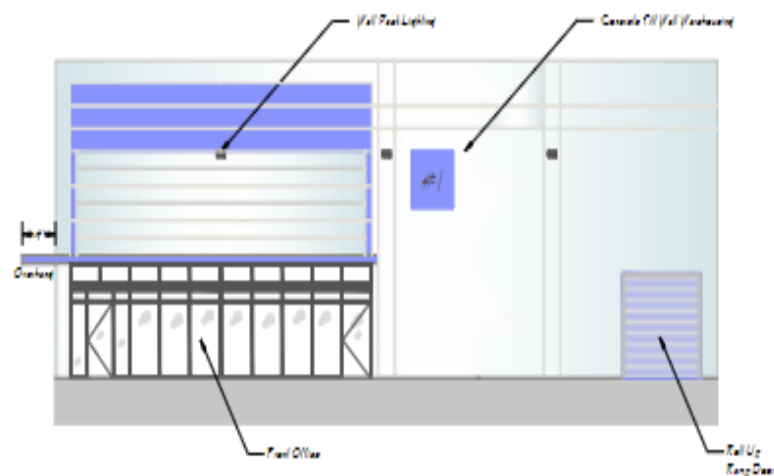
DATE: JANUARY 2015 | APPROVED BY: | DESIGN BY:
SCALE: N.T.S. | DRAWING NO.: S-103
CITY OF SEABROOK
DEPARTMENT OF PUBLIC WORKS
**SANITARY SEWER
MANHOLE COVER**





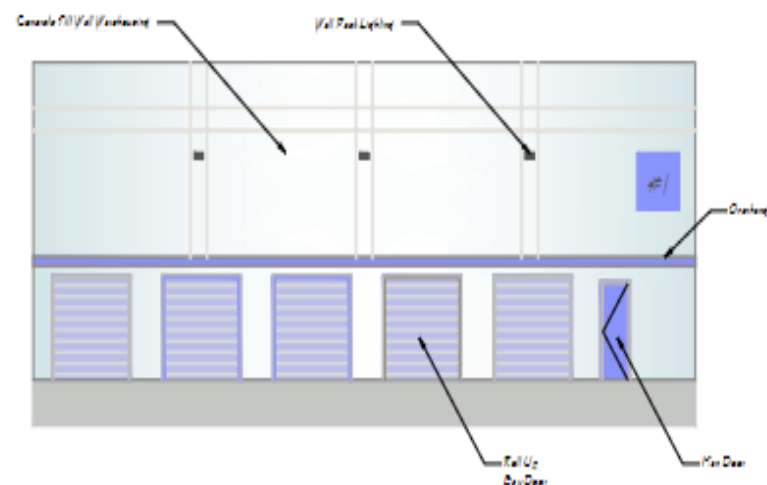
Bldg. #1 Side Wall Elevation

Looking South



Bldg. #1 Front Elevation

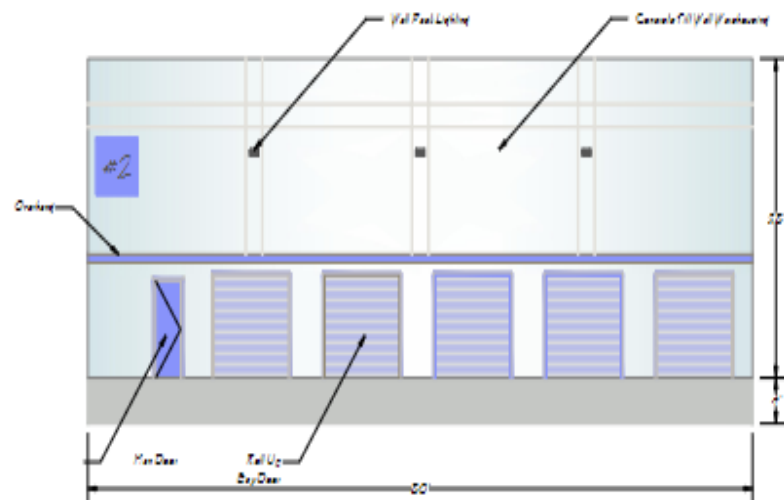
Looking East



Bldg. #1 Rear Elevation

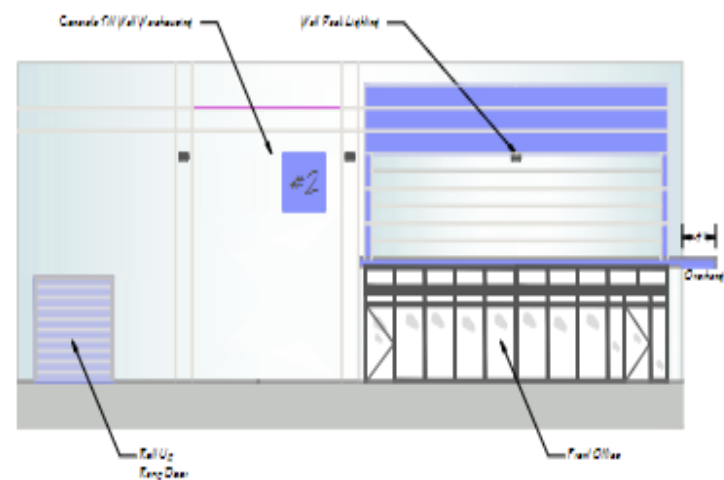
Looking West

Building elevations



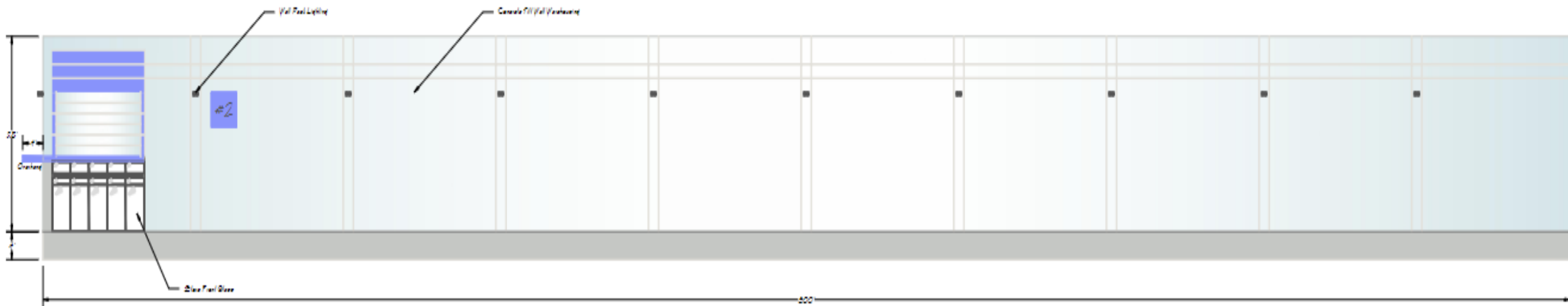
Bldg. #2 Rear Elevation

Looking East



Bldg. #2 Front Elevation

Looking West

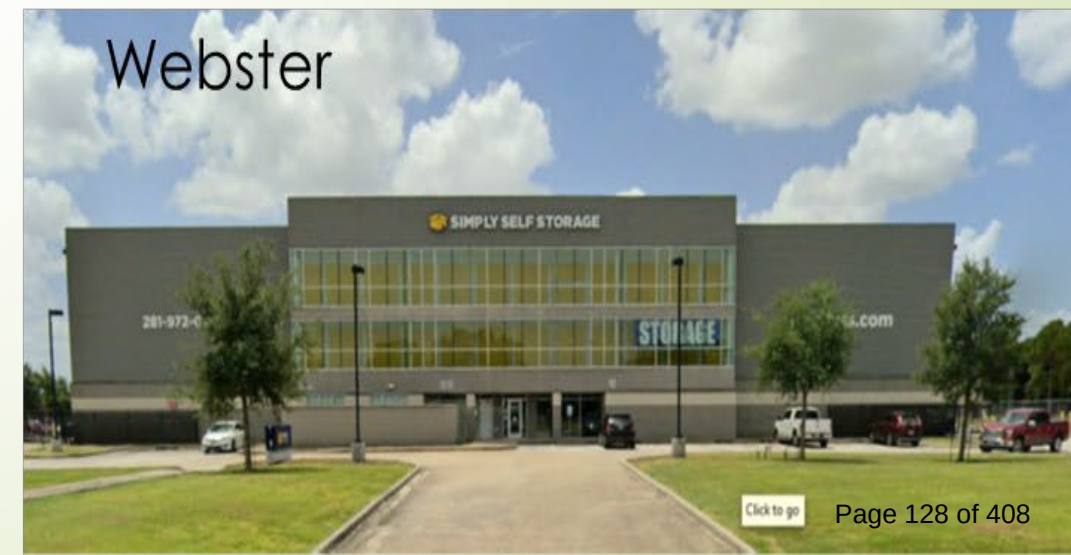


Bldg. #2 Side Wall Elevation

Looking South

PHOTOS OF EXISTING WAREHOUSE PROJECTS BY: STARSHIP TEXAS CITY, LLC

Tilt Wall Projects





Traffic study

HAS BEEN ORDER

“Quiet Warehousing” Tilt Wall Facility

2023



Starship Texas City, LLC.
Development Company
100's of Projects 30 Years of Development

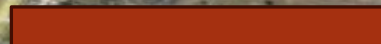


Vehicle traffic path:
Heading West along Port
Road a distance of 7 tenths
of a mile to Old Highway
146. Then 1.23 miles South
along Old Highway 146 to
entrance of "Quiet
Warehousing" facility

7 tenths miles Port Road

1.23 miles Old Hwy.
146

Site Location



"Quiet Warehousing" Tilt Wall Facility

Ownership: Starship Texas City, LLC.

CURRENT BUFFER

C2-PUD SITE LOCATION

SRV-PUD

C-2 VACANT LAND



"Quiet Warehousing" Tilt Wall Facility

Starship Texas City, LLC.
Development Company

Current Zoning

(M-146) - Main 146

(C-1) – COMMERCIAL LIGHT

(C-2) – COMMERCIAL MEDIUM

(R-2) – SINGLE FAMILY DETACHED SMALL LOT



“Quiet Warehousing” Tilt Wall Facility

Ownership: Starship Texas City, LLC

TRUCKING



Developer will ensure truck access limited to Port Road and Old Hwy. 146 to ease any traffic burdens to the residents of the City of Seabrook.

Limit work hours from 7:00 a.m. to 5:00 p.m. M-F.

Concrete pavement well maintained and clean, good housekeeping. Trash containers provide and kept closed.

Provide exterior down lighting for neighbor's comfort.

Reduce as much outside noise as possible to reduce Impact to our neighbors and the City.

BUILDING MATERIALS



Developer to provide concrete tilt wall buildings, of quality materials with soft colors and finishes.

Adequate building and Landscape setbacks.

Quality landscaping including grass, trees and shrubs. Built up sod berms, mulched with trees.

Ample open space, luminated water fountain feature and signage.

Galvanized chain link fence for security.

“Quiet Warehousing” Tilt Wall Facility

Ownership: Starship Texas City, LLC

CHAIN LINK FENCE



LANDSCAPING



“Quiet Warehousing” Tilt Wall Facility

Ownership: Starship Texas City, LLC.

Economic Incentive

Logistics Center designed
to provide product
distribution

Creation of many great
paying jobs supporting
local families

\$1,300,000 estimated tax
revenue for the City of
Seabrook



Planning & Zoning Commission OFFICIAL REPORT

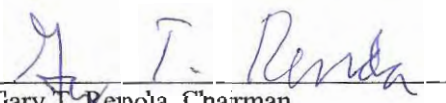
The Planning and Zoning Commission of the City of Seabrook met on DECEMBER 21, 2023 to hold a meeting to consider:

Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (PUD), to create, "5815 Old Hwy 146 Monroe Quiet Warehousing Project", comprising of two 23,980 square feet tilt wall constructed warehouses located on a 3.695-acre tract of land.

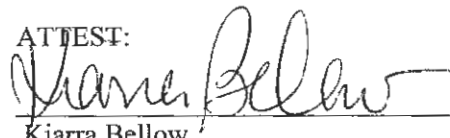
THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING RECOMMENDATION:

APPROVAL ☒ **APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW)** ☐ **DENIAL** ☐
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on December 21, 2023, as designated below and as certified by the signature of the Chairman.
This document is not valid unless signed by the Chairman/Presiding Commissioner.

<u>VOTE:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>INITIAL</u>
Gary Renola	✓				
Darrell Picha	✓				DP
Rosebud Caradec				✓	
Scott Reynolds	✓				CR
Ed Klein	✓				EK
Guy Rogers	✓				GR
Rhonda Thompson	✓				RT



Gary T. Renola, Chairman
Planning & Zoning Commission

ATTEST:


Kiarra Bellow
Administrative Assistant



Agenda Briefing

Date of Meeting: February 20, 2024

Responsible Department: Community Development

Presenter: Sean Landis, Deputy City Manager | Planning and Zoning Director

Briefing Prepared By: Sean Landis

Strategic Focus Area: Public Safety

General Information:

Consider and take all appropriate action on a request to amend the Code of Ordinances of the City of Seabrook, Appendix A, “Comprehensive Zoning”, Article 4, “Special Use Regulation”, by creating a new Section 4.27 entitled “Portable On-Demand Storage Container” to establish associated regulations.

Executive Summary / Background:

Do to an increased demand for the use of Portable On-Demand Storage Containers "POD's", and that portable on-demand storage containers are not designed or intended for long term storage use. Staff is requesting that City Council consider the establishment of associated regulations for the use of POD's. The recommended regulations may include defining the use, the condition and maintenance, placement and duration of use, dimensional limitations, other uses, along with enforcement authority.

Funding / Fiscal Information:

N/A

Supporting Materials Attached:

1. Staff Presentation
2. Proposed Regulations
3. P&Z Report
4. Ordinance 2024-01

Prior Action / Review by Council, Boards, Commissions:

The Planning and Zoning Commission considered this subject at their December 21, 2023, regular meeting. The Commission recommendation to City Council is approval of this item.

A motion was made for approval by Rhonda Thompson and seconded by Ed Klein, the motion carried by unanimous consent.

Staff Recommendation:

City Council Meeting

February 20, 2024

Recommended Text

Sec. 4.27 – Portable On-Demand Storage Container.

4.27.01 Applicability.

The provisions of this section shall only apply to the use of a portable on-demand storage containers on any residential or commercial property.

4.27.02 Definition.

Portable On-Demand Storage Container – Is a self-contained, weather-resistant container used for short-term temporary storage and moving. A portable on-demand storage container is delivered by transport for loading and unloading, then belongings are transported to a designated location such as a storage facility, commercial business, or residential use.

Recommended Text

4.27.03 Condition and maintenance.

A portable on-demand storage container shall be delivered and maintained in good condition, free from rodents, insects, rust, graffiti, and obscene words or pictures. It shall be the responsibility of the property owner or occupant and the supplying company to maintain each container in accordance with the provisions of this section.

4.27.04 Placement and duration of use.

A portable on-demand storage container shall be permitted to be placed on a driveway or other improved surface for a period not to exceed fourteen (14) days, provided the container is not located within or blocking any public right-of-way or access easement, public sidewalk, or impairing traffic visibility. A container may not be placed on the same parcel of land more than three non-consecutive times in a one-year period. A portable on-demand storage container shall not be placed on a grass surface. Not more than one portable on-demand storage container at any one time shall be permitted to occupy a parcel of land.

Recommended Text

4.27.05 Dimensional limitations.

The maximum allowable area of a portable on-demand storage container by volume may not exceed 1,360 square feet with the width, height, and length not to exceed 8 feet x 8 feet 6 inches x 20 feet.

4.27.06 Other uses.

No person shall place, use, or permit the use of a portable on-demand storage container as an accessory building, storage building, or living unit on residential or commercial property. The Building Official may grant permission for the use of a portable on-demand storage container when the use is associated with a permitted construction project on the same parcel of land and used to store project related tools, materials, or equipment. Once construction has concluded, the portable on-demand storage container shall be removed from the premises within Ten (10) calendar days.

Recommended Text

4.27.07 Enforcement.

The community development department of the city shall be vested with the authority to inspect parcels of land at all reasonable times and as often as is necessary to carry out the intent of this section.

4.27.08 Violation—Penalty.

Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2000. Each day of violation shall constitute a separate offense.

Recommendation

The Planning and Zoning Commission considered this subject matter at their December 21, 2023, regular meeting. The Commission recommendation to City Council is approval of this item.

A motion was made for approval by Rhonda Thompson and seconded by Ed Klein, the motion carried by unanimous consent.

Questions?

Sec. 4.27 – Portable On-Demand Storage Container.

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Planning & Zoning Commission OFFICIAL REPORT

The Planning and Zoning Commission of the City of Seabrook met on DECEMBER 21, 2023 to hold a meeting to consider:

Consider and take all appropriate action on a request to amend the Code of Ordinances of the City of Seabrook, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulation", by creating a new Section 4.27 entitled "Portable On-Demand Storage Container to establish associated regulations.

THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING RECOMMENDATION:

APPROVAL ☒ **APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW)** ☐ **DENIAL** ☐
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on December 21, 2023, as designated below and as certified by the signature of the Chairman.
This document is not valid unless signed by the Chairman/Presiding Commissioner.

<u>VOTE:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>INITIAL</u>
Gary Renola	✓				
Darrell Picha	✓				DP
Rosebud Caradec	✓			✓	
Scott Reynolds	✓				CSR
Ed Klein	✓				OK
Guy Rogers	✓				GR
Rhonda Thompson	✓				RT

Gary T. Renola
Gary T. Renola, Chairman
Planning & Zoning Commission

ATTEST:
Kiara Bellow
Kiara Bellow
Administrative Assistant

ORDINANCE NO. 2024-01
PORTABLE ON-DEMAND STORAGE CONTAINER
REGULATIONS

AN AMENDMENT TO SEABROOK CODE OF ORDINANCE, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE IV, "SPECIAL USE REGULATIONS". BY CREATING A NEW SECTION 4.27 ENTITLED "PORTABLE ON-DEMAND STORAGE CONTAINER" ESTABLISHING ASSOCIATED REGULATIONS; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Seabrook has conducted a public hearing, received input from staff and is of the opinion and has issued its final report that the amendments hereto are necessary for the public safety, health, and welfare and for protection of the residents; and

WHEREAS, the City Council and the Planning and Zoning Commission of the City of Seabrook have studied the present provisions of the Code of Ordinances of the City of Seabrook and have determined the need to update the provisions relative to permitted land uses; and

WHEREAS, all public notices have been posted, published and all required hearings on this matter have been held in accordance with the Comprehensive Zoning Ordinance and law; now, therefore,

Page 151 of 408

44 **SECTION 1. FINDINGS OF FACT.**

45
46 That the facts and matters set forth in the preamble of this Ordinance are hereby
47 found to be true and correct.

48
49 **SECTION 2. AMENDMENT TO THE SEABROOK CODE OF**
50 **ORDINANCE, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE IV,**
51 **"SPECIAL USE REGULATIONS". CREATING A NEW SECTION 4.27**
52 **ENTITLED "PORTABLE ON-DEMAND STORAGE CONTAINER"**
53 **ESTABLISHING THE FOLLOWING ASSOCIATED REGULATIONS:**

54
55 **Sec. 4.27 – Portable On-Demand Storage Container.**

56
57 **4.27.01 Applicability.**

58 **The provisions of this section shall only apply to the use of portable on-**
59 **demand storage containers on any residential or commercial property.**

60
61 **4.27.02 Definition.**

62 **Portable On-Demand Storage Container – Is a self-contained, weather-**
63 **resistant container used for short-term temporary storage and moving. A**
64 **portable on-demand storage container is delivered by transport for loading**
65 **and unloading, then belongings are transported to a designated location**
66 **such as a storage facility, commercial business, or residential use.**

67
68 **4.27.03 Condition and maintenance.**

69 **A portable on-demand storage container shall be delivered and maintained**
70 **in good condition, free from rodents, insects, rust, graffiti, and obscene**
71 **words or pictures. It shall be the responsibility of the property owner or**
72 **occupant and the supplying company to maintain each container in**
73 **accordance with the provisions of this section.**

74
75 **4.27.04 Placement and duration of use.**

76 **A portable on-demand storage container shall be permitted to be placed on**
77 **a driveway or other improved surface for a period not to exceed fourteen**
78 **(14) days, provided the container is not located within or blocking any**
79 **public right-of-way or access easement, public sidewalk, or impairing**
80 **traffic visibility. A container may not be placed on the same parcel of land**
81 **more than three non-consecutive times in a one-year period. A portable on-**
82 **demand storage container shall not be placed on a grass surface. Not more**
83 **than one portable on-demand storage container at any one time shall be**
84 **permitted to occupy a parcel of land.**

85
86 **4.27.05 Dimensional limitations.**

87 **The maximum allowable area of a portable on-demand storage container by**
88 **volume may not exceed 1,360 square feet with the width, height, and length**
89 **not to exceed 8 feet x 8 feet 6 inches x 20 feet.**

90
91 **4.27.06 Other uses.**

92 **No person shall place, use, or permit the use of a portable on-demand**
93 **storage container as an accessory building, storage building, or living unit**
94 **on residential or commercial property. The Building Official may grant**
95 **permission for the use of a portable on-demand storage container when the**
96 **use is associated with a permitted construction project on the same parcel**
97 **of land and used to store project related tools, materials, or equipment.**
98 **Once construction has concluded, the portable on-demand storage**
99 **container shall be removed from the premises within Ten (10) calendar**
100 **days.**

101
102 **4.27.07 Enforcement.**

103 **The community development department of the city shall be vested with**
104 **the authority to inspect parcels of land at all reasonable times and as often**
105 **as is necessary to carry out the intent of this section.**

106
107 **4.27.08 Violation—Penalty.**

108 **Any person who shall intentionally, knowingly, recklessly or with criminal**
109 **negligence violate any provision of this section shall be deemed guilty of a**
110 **misdemeanor and, upon conviction, shall be fined in an amount not to**
111 **exceed \$2000. Each day of violation shall constitute a separate offense.**

112
113
114 **SECTION 3. INCORPORATION INTO THE CODE, PENALTY**
115 **CLAUSE.**

116
117 This Ordinance is hereby incorporated and made a part of the Seabrook City
118 Code. Violation of this ordinance is subject to the penalty section of said Code and
119 Ordinance, Section 1-15 “General Penalty and 11.06, “Criminal Enforcement” which
120 provides that any person who shall violate any provision of this Ordinance shall be
121 deemed guilty of an offense and, upon conviction, shall be fined in an amount not to
122 exceed \$2,000.00. Each day of violation shall constitute a separate offense.

123
124 **SECTION 4. REPEAL OF CONFLICTING ORDINANCES.**

125
126 All ordinances or parts of ordinances in conflict or inconsistent with this
127 Ordinance are hereby expressly repealed.

128
129 **SECTION 5. SEVERIBILITY.**

130
131 In the event any clause phrase, provision, sentence, or part of this Ordinance or
132 the application of the same to any person or circumstances shall for any reason be
133 adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not
134 affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof
135 other than the part declared to be invalid or unconstitutional; and the City Council of the

City of Seabrook, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 6. NOTICE.

The City Secretary shall give notice of the enactment of this Ordinance by promptly publishing it or its descriptive caption and penalty after final passage in the official newspaper of the City; the Ordinance to take effect upon publication.

PASSED, APPROVED, AND ADOPTED on first reading with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this 20th day of February 2024.

PASSED, APPROVED, AND ADOPTED, as revised on final reading with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this 5th day of March 2024.

BY: _____
Thomas G. Kolupski, Mayor

ATTEST:

By: _____
Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

By: _____
David Olson
City Attorney



Agenda Briefing

Date of Meeting: February 20, 2024

Responsible Department: Community Development

Presenter: Sean Landis, Deputy City Manager | Planning and Zoning Director

Briefing Prepared By: Sean Landis

Strategic Focus Area: Public Safety

General Information:

Consider and take all appropriate action on a request to amend the Seabrook City Code of Ordinance by revising Chapter 18 “Building and Building Regulations”, more specifically, Section 18-121 “Building Code-Adoption”, Section 18-122 “Same-Amendments”, Subsection Ten (10) “Windstorm Standard”; and Section 18-123 “One-Family and Two Family Dwelling Code-Adopted”, Section 18-124 “Same-Amendments”, Subsection Six (6) “Windspeed”, by modifying, the wind design standard from 155 miles per hour (Ultimate Design Wind Speed), to 150 miles per hour (Ultimate Design Wind Speed).

Executive Summary / Background:

The City last updated the building codes in September of 2023. The codes were updated from the 2017 edition of the International Building Code Series to the 2021 edition.

Following the adoption of the codes, city staff found the following typographical errors:

(10) Windstorm Standard: All construction within the city, both east and west of Texas Highway 146, shall comply with the wind design standards set forth: Speed (MPH): 150 MPH (Ultimate Design Wind Speed, V ult).

(6) Table R301.2 Climatic and Geographic Design. Ground Snow Load: 0.

WIND DESIGN

Wind Speed(mph) 150

The staff along with the Planning and Zoning Commission recommends the typos be corrected by amending the above-mentioned codes to reflect the change of the wind design standard from 155 MPH (Ultimate Design Wind Speed, V ult) to 150 MPH (Ultimate Design Wind Speed, V ult).

Funding / Fiscal Information:

N/A

Supporting Materials Attached:

1. Staff Presentation Exhibit
2. P&Z Report
3. Ordinance 2024-04

Prior Action / Review by Council, Boards, Commissions:

The Planning and Zoning Commission considered this subject at their December 21, 2023, regular meeting. The Commission recommendation to City Council is approval of this item.

A motion was made for approval by Ed Klein and seconded by Guy Rodgers, the motion carried by unanimous consent.

Staff Recommendation:

Staff Recommends Approval

Chapter 18 BUILDINGS AND BUILDING REGULATIONS¹

ARTICLE I. IN GENERAL

DIVISION 2. CONSTRUCTION STANDARDS

Sec. 18-121. Building code—Adopted.

The International Building Code, 2021 edition, as published by the International Code Council, is adopted as the building code of the city. A copy of the building code adopted in this section shall be retained on file in the office of the city building official, with the enumerated exceptions and/or deletions.

(Code 1976, § 5.5-5; Code 1996, § 18-121; Ord. No. 2011-04, § 1(Exh. A), 4-5-2011; Ord. No. 2017-26, § 1(Exh. A), 7-11-2017)

State law reference(s)—Similar provisions, V.T.C.A., Local Government Code § 214.212.

Sec. 18-122. Same—Amendments.

The building code adopted by reference in section 18-121 shall be amended as follows:

- (1) Section 101.1 Insert: City of Seabrook.
- (2) Section 103.1 Insert: Building Department.
- (3) Section 105.2 Work Exempt from a Permit, Modify: #1 "one story detached accessory structures used as storage sheds, playhouses, and similar uses, provided the floor area is not greater than 50 square feet (4.6 M²)", Delete: #4, #5, #6, #10, and #12.
- (4) Section 109 Fees, Delete.
- (5) Section 113 Means of Appeals, 114 Violations: Delete.
- (6) Add Section 1507.18

Straw and thatch roofs:

- (a) Roof coverings of thatch and straw are prohibited and shall not be used.
- (b) Any roof prohibited by subsection (a) of this section but in use on the effective date of the ordinance from which this section derives, may continue to be used. Any roof of materials prohibited in subsection (a) of this section that is in existence on the effective date of the ordinance from which this section derives may be repaired or altered with such materials; provided, such alteration or repair does not exceed 25 percent of the roof area. Alteration or

¹State law reference(s)—General enforcement authority of municipalities for preservation of health, property and good government, V.T.C.A., Local Government Code § 54.001 et seq.

repair of more than 25 percent of the roof area shall require replacement of the entire roof with acceptable materials.

- (c) Palapas are exempt from the previous requirements as long as the following requirements are met:
1. Total area does not exceed 800 square feet.
 2. A fire retardant shall be applied to the thatched roofing material that carries an ASTM E-84 Class A Fire Rating with a maximum Flame Spread Classification of 40.
 3. Palapa(s) shall be defined as: An open-sided accessory structure with a thatched roof often made of dried palm leaves.
- (7) Chapter 11 Accessibility: Delete; to be replaced with the following: Buildings and facilities shall be designed and constructed to be accessible in accordance with the Texas Architectural Barriers Act and Texas Civil Statutes Section 5(C), Article 9102.
- (8) Section 1612.3 Insert: City of Seabrook.
- (9) Section 1612.3 Insert: June 18, 2007 (Current FIRM Date).
- (10) Windstorm Standard: All construction within the city, both east and west of Texas Highway 146, shall comply with the wind design standards set forth: Speed (MPH): ~~150~~ 155 MPH (Ultimate Design Wind Speed, V_{ult}).
- (11) All structures exceeding one story in height or 300 square feet in area shall be designed by a State of Texas Licensed Engineer.
- (12) Appendices, Adopt: G and J.

(Code 1976, § 5.5-31; Code 1996, § 18-122; Ord. No. 95-27, § I, 10-3-1995; Ord. No. 2011-04, § 1(Exh. A), 4-5-2011; Ord. No. 2017-26, § 1(Exh. A), 7-11-2017)

Sec. 18-123. One-family and two-family dwelling code—Adopted.

The 2021 edition of the International Residential Code, as set forth in state law as the statewide municipal residential building code, is hereby adopted as the residential dwelling code of the city with certain enumerated exceptions in article II, where applicable. A copy of such code shall be retained on file in the office of the city building official, with the enumerated exceptions and/or deletions.

(Code 1996, § 18-123; Ord. No. 2001-08, § 2, 8-21-2001; Ord. No. 2002-01, § 2, 3-5-2002; Ord. No. 2011-04, § 1(Exh. A), 4-5-2011; Ord. No. 2017-26, § 1(Exh. A), 7-11-2017)

State law reference(s)—The International Residential Code is the statewide municipal residential building code, V.T.C.A., Local Government Code § 214.212.

Sec. 18-124. Same—Amendments.

The residential building code adopted by reference in section 18-123 shall be amended as follows:

- (1) Section R101.1 Insert: City of Seabrook.
- (2) Section R103.1 Modify: “department of building safety” to “Building Department”.

- (3) Section R105 Work Exempt from a Permit, Modify: #1 "one story detached accessory structures used as storage sheds, playhouses, and similar uses, provided the floor area is not greater than 50 square feet (4.6 M²)", Delete: #3, #4, #5, #9, and #10.
- (4) Section R108 Fees, Deleted.
- (5) Section R112 Board of Appeals: Delete.
- (6) Table R301.2 Climatic and Geographic Design. Ground Snow Load: 0.

[GROUND SNOW LOAD ^o	0
WIND DESIGN	
Wind Speed ^d (mph)	150 155
Topographic effects ^k	No
Special wind region ^l	No
Windborne debris zone ^m	Yes
Seismic Design Catagory ^f	A
SUBJECT TO DAMAGE FROM	
Weathering ^a	Negligible
Frost line depth ^b	0"
Termite ^c	Very Heavy
Ice Barrier Underlayment Required ^h	No
FLOOD HAZARDS ^g	
(a) NFIP Entry Dated April 23, 1971 (b) Flood Insurance Study (FIS) Dated January, 6 2017 (c) Flood Insurance Rate Map (FIRM) Panels 1085M, 1095M, and 1105M Effective Date January 6, 2017. See CH 38 – Flood, For Specific Requirements.	
AIR FREEZING INDEX ⁱ	1500 or Less
MEAN ANNUAL TEMP ^j	70 Deg. F
MANUAL J DESIGN CRITERIA ⁿ	
Elevation	12'
Latitude	29° 33' N
Altitude correction factor ^e	0

Daily range	M
Coincident wet bulb	77%
Indoor summer design relative humidity	50%
Summer design gains	53
Indoor summer design dry-bulb temperature	77°
Outdoor summer design dry-bulb temperature	94°
Cooling temperature difference	17°
Indoor winter design dry-bulb temperature	60°
Outdoor winter design dry-bulb temperature	32°
Heating temperature difference	28°]

(7) Section R313 Automatic Fire Sprinkler System: Delete.

(8) Add] Section R90 5.18 Straw and thatch roofs:

- (a) Roof coverings of thatch and straw are prohibited and shall not be used.
- (b) Any roof prohibited by subsection (a) of this section but in use on the effective date of the ordinance from which this section derives, may continue to be used. Any roof of materials prohibited in subsection (a) of this section that is in existence on the effective date of the ordinance from which this section derives may be repaired or altered with such materials; provided, such alteration or repair does not exceed 25 percent of the roof area. Alteration or repair of more than 25 percent of the roof area shall require replacement of the entire roof with acceptable materials.
- (c) Palapas are exempt from the previous requirements as long as the following requirements are met:
 - 1. Total area does not exceed 800 square feet.
 - 2. A fire retardant shall be applied to the thatched roofing material that carries an ASTM E-84 Class A Fire Rating with a maximum Flame Spread Classification of 40.
 - 3. Palapa(s) shall be defined as: An open-sided accessory structure with a thatched roof often made of dried palm leaves.

(7) Windstorm Standard: All construction within the city, both east and west of Texas Highway 146, shall comply with the wind design standards set forth: ~~150~~ 155 (Ultimate Design Wind Speed, V_{ult}).

(8) All structures exceeding one story in height or 300 square feet in area shall be designed by a State of Texas Licensed Engineer.

(9) Section P2603. 5.1, Insert: Minimum 12 Inches

(10) Appendices, Adopt: AA, AB, AC, AE, AG, AJ, AM, AN, and AO.

(Ord. No. 2011-04, § 1(Exh. A), 4-5-2011; Ord. No. 2017-26, § 1(Exh. A), 7-11-2017)

Sec. 18-125. Construction near transmission pipelines.

- (a) *Intent.* It is the opinion of the city council that the construction of buildings and habitable spaces in close proximity to transmission pipelines encourages the citizens to inhabit an unacceptably high hazard environment. The intent of this section is to prohibit construction of habitable spaces and all buildings within specified distances from transmission pipelines to reduce such risk to citizens and to the community at large.
- (b) *Buildings and occupied space prohibited within easement.* No buildings of any type and no recreational, entertainment, assembly or mercantile space shall be permitted to occur within a pipeline easement or within 25 feet of a vertical plane passing through the centerline of any commercial transmission pipeline.
- (c) *Construction of buildings to easement.* Buildings and structures may be constructed to but not encroaching upon pipeline transmission easements under the following conditions:
 - (1) Where natural gas distribution lines supplying natural gas to the immediate neighborhood occur.
 - (2) Where all water lines, sanitary and storm sewer lines occur.
 - (3) Where access drives and private or public streets cross such easements, they will be permitted according to the following limitations:
 - a. With permission given by the pipeline owner.
 - b. Access drives and private streets are limited to a maximum of 28 feet of width and crossings spaced not closer than 60 feet.
 - c. Public streets and roads are limited to a maximum width as recommended by the city engineer.
 - d. State-owned roads and highways are exempt from limitation.
- (d) *Identification and location of lines.* It shall be the responsibility of the property owner, tenant and contractor seeking a permit to identify and locate all such pipelines and pipeline easements affecting the building or use. Lines and easements shall be identified on the plans, and the location of the lines shall be determined by a registered surveyor. Documentation shall be submitted with the permit application.

(Code 1976, § 22.1-1—22.1-4; Code 1996, § 18-124; Ord. No. 2011-04, § 1(Exh. A), 4-5-2011)

Editor's note(s)—Former § 18-124.

Secs. 18-126—18-150. Reserved.

Editor's note(s)—Section 1(Exh. A) of Ord. No. 2011-04, adopted April 5, 2011, repealed former §§ 18-125 and 18-127, which pertained to windstorm standards and regulation of single-family and duplex industrialized housing, and derived from Code 1976, §§ 22.1-1—22.1-4; Code 1996, §§ 18-124, 18-125; Ord. No. 2001-21, § 2, adopted Aug. 21, 2001; and Ord. No. 2006-06, § 2, adopted May 2, 2006.

Planning & Zoning Commission OFFICIAL REPORT

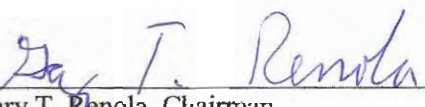
The Planning and Zoning Commission of the City of Seabrook met on DECEMBER 21, 2023 to hold a meeting to consider:

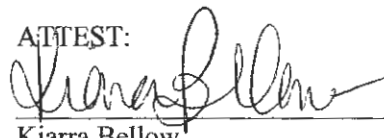
Consider and take all appropriate action on a request to amend the Seabrook City Code of Ordinance by revising Chapter 18 "Building and Building Regulations", more specifically, Section 18-121 "Building Code-Adoption", Section 18-122 "Same-Amendments", Subsection Ten (10) "Windstorm Standard"; and Section 18-123 "One-Family and Two Family Dwelling Code-Adopted", Section 18-124 "Same-Amendments", Subsection Six (6) "Windspeed", by modifying, the wind design standard from 155 miles per hour (Ultimate Design Wind Speed), to 150 miles per hour (Ultimate Design Wind Speed).

THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING RECOMMENDATION:

APPROVAL ☒ APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW) ☐ DENIAL ☐
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on December 21, 2023, as designated below and as certified by the signature of the Chairman.
This document is not valid unless signed by the Chairman/Presiding Commissioner.

<u>VOTE:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>INITIAL</u>
Gary Renola	✓				
Darrell Picha	✓				DP
Rosebud Caradec				✓	
Scott Reynolds	✓				SR
Ed Klein	✓				EK
Guy Rogers	✓				GR
Rhonda Thompson	✓				RT


Gary T. Renola, Chairman
Planning & Zoning Commission

ATTEST:

Kiarra Bellow
Administrative Assistant

ORDINANCE NO. 2024-04
AMENDMENT TO CHAPTER 18, "BUILDING AND BUILDING REGULATIONS"

AN ORDINANCE AMENDING THE SEABROOK CITY CODE OF ORDINANCE BY REVISING CHAPTER 18 "BUILDINGS AND BUILDING REGULATIONS", MORE SPECIFICALLY, SECTION 18-121 "BUILDING CODE – ADOPTED", SECTION 18-122 "SAME - AMENDMENTS", SUBSECTION TEN (10) "WINDSTORM STANDARD"; AND SECTION 18-123 "ONE-FAMILY AND TWO FAMILY DWELLING CODE – ADOPTED", SECTION 18-124 "SAME – AMENDMENTS", SUBSECTION SIX (6) "WINDSPEED", BY MODIFYING, THE WIND DESIGN STANDARD FROM 155 MILES PER HOUR (ULTIMATE DESIGN WIND SPEED), TO 150 MILES PER HOUR (ULTIMATE DESIGN WIND SPEED); PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council and Planning and Zoning Commission of the City of Seabrook is continually reviewing the provisions of the Code of Ordinances relating to the elimination of hazards, nuisances and other circumstances which negatively impact the health, safety and well-being of residents, citizens and inhabitants; and

WHEREAS, the Planning and Zoning Commission of the City of Seabrook has conducted a public hearing, received input from staff and is of the opinion and has issued its final report that the amendments hereto are necessary for the public safety, health and welfare and for protection of the residents; and

WHEREAS, the City Council finds that it is of paramount interest to protect public health, safety, property, and the general welfare of the public by updating its building, as referenced hereafter; and

WHEREAS, the Planning and Zoning Commission recommended approval of this amendment at its meeting of December 21, 2023, and has made its final report; and

WHEREAS, all public notices have been posted, published and all required hearings on this matter have been held in accordance with the city's ordinance and law; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEABROOK, STATE OF TEXAS:

SECTION 1. FINDING OF FACT.

That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2. AMENDMENT TO THE SEABROOK CITY CODE OF ORDINANCE BY REVISING CHAPTER 18 “BUILDINGS AND BUILDING REGULATIONS”, MORE SPECIFICALLY, SECTION 18-121 “BUILDING CODE – ADOPTED”, SECTION 18-122 “SAME - AMENDMENTS”, SUBSECTION TEN (10) “WINDSTORM STANDARD”, BY MODIFYING, THE WIND DESIGN STANDARD FROM 155 MILES PER HOUR (ULTIMATE DESIGN WIND SPEED), TO 150 MILES PER HOUR (ULTIMATE DESIGN WIND SPEED):

Sec. 18-121. Building code—Adopted.

Sec. 18-122. Same—Amendments.

(10) Windstorm Standard: All construction within the city, both east and west of Texas Highway 146, shall comply with the wind design standards set forth: Speed (MPH): ~~155~~ 150 MPH (Ultimate Design Wind Speed, *V_{ult}*).

SECTION 3. AMENDMENT TO THE SEABROOK CITY CODE OF ORDINANCE BY REVISING CHAPTER 18 “BUILDINGS AND BUILDING REGULATIONS”, MORE SPECIFICALLY, AND SECTION 18-123 “ONE-FAMILY AND TWO FAMILY DWELLING CODE – ADOPTED”, SECTION 18-124 “SAME – AMENDMENTS”, SUBSECTION SIX (6) “WINDSPEED”, BY MODIFYING, THE WIND DESIGN STANDARD FROM 155 MILES PER HOUR (ULTIMATE DESIGN WIND SPEED), TO 150 MILES PER HOUR (ULTIMATE DESIGN WIND SPEED):

Sec. 18-123. One-family and two-family dwelling code—Adopted.

Sec. 18-124. Same—Amendments.

(6) Table R301.2 Climatic and Geographic Design. Ground Snow Load: 0.

GROUND SNOW LOAD^o	0
WIND DESIGN	
Wind Speed^d (mph)	155 <u>150</u>
Topographic effects^k	No
Special wind region^l	No
Windborne debris zone^m	Yes
Seismic Design Category^f	A

SECTION 4. PENALTY CLAUSE; INCLUSION INTO THE CODE.

This Ordinance is hereby incorporated into and made a part of the Seabrook City Code. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not more than Two Thousand Dollars (\$2,000.00) per offense. Each day of violation shall constitute a separate offense.

SECTION 5. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

SECTION 6. SEVERABILITY.

In the event any clause, phrase, provision, sentence, or any part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Seabrook, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 7. NOTICE BY PUBLICATION

The City Secretary shall give notice of the enactment of this Ordinance by promptly publishing it or its descriptive caption and penalty after final passage in the official newspaper of the City; the Ordinance to take effect upon publication.

PASSED AND APPROVED on first reading with a quorum present, by an affirmative vote of a majority of Council Members present, in accordance with Seabrook City Charter Section 2.10 on this 20th day of February 2024.

PASSED AND APPROVED on final reading with a quorum present, by an affirmative vote of a majority of Council Members present, in accordance with Seabrook City Charter Section 2.10 on this 5th day of March 2024.

By: _____
Thomas G. Kolupski, Mayor

ATTEST:

By: _____
Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

129 By: _____
130 Loren B. Smith
131 City Attorney



Agenda Briefing

Date of Meeting: February 20, 2024

Responsible Department: Community Development

Presenter: Sean Landis, Deputy City Manager | Planning and Zoning Director

Briefing Prepared By: Sean Landis

Strategic Focus Area: Public Safety

General Information:

Discuss, consider, and take all appropriate action relating to an amendment to the Seabrook City Code, Appendix A, “Comprehensive Zoning”, Article 3, “Establishment of Zoning Districts and Associated Regulations”, Section 3.02 “R-LD Low Density Single-Family Residential District”, Section 3.03 “R-1 Single-Family Detached Residential District”, Section 3.04 “R-2 Single-Family Detached Residential District (Small Lots)”, Section. 3.05 “R-3 Medium Density Residential District”, and Section 3.12 “OS Old Seabrook District” by creating a new Section titled "Outside Storage", establishing regulations concerning the outside placement of an item within the front yard of a residential use for a period more than seventy-two (72) hours during a twelve-month period.

Executive Summary / Background:

The Code Enforcement Department has requested that Planning and Zoning Commission along with City Council consider amending the Seabrook City Code, Appendix A, “Comprehensive Zoning”, Article 3, “Establishment of Zoning Districts and Associated Regulations”, Section 3.02 “R-LD Low Density Single-Family Residential District”, Section 3.03 “R-1 Single-Family Detached Residential District”, Section 3.04 “R-2 Single-Family Detached Residential District (Small Lots)”, Section. 3.05 “R-3 Medium Density Residential District”, and Section 3.12 "OS Old Seabrook District", by creating a new Section titled "Outside Storage", establishing regulations concerning the outside placement of an item within the front yard of a residential use for a period more than seventy-two (72) hours during a twelve-month period.

The request is due to the need to establish additional standards to address the increased number of properties storing items within their front yards that may be considered blithe and a nuisance to the community.

Examples of items being stored are as follows:

New, used, or discarded building materials.

Batteries, used oil, automobile parts, engine parts, or scrap metal.

Tires, whether new or used, without wheels or other inserts.

Supplies, materials, or other items associated with a home occupation.

Equipment, tools, supplies, materials, or other items not typically associated with a residential use or activity.

Furniture, including, but not limited to, couches, chairs, shelves, tables, dressers, or other similar items, which furniture is designed or intended by the manufacturer for indoor use and constructed of polished wood or wood veneer, cloth, or any other material not specifically designed or intended for outdoor use.

Appliances not designed for outdoor use, including, but not limited to, refrigerators, freezers, ovens, ranges, dishwashers, clothes washing machines or dryers, or other household or similar appliances primarily designed or intended for indoor use.

Building fixtures not designed for outdoor use, including, but not limited to, bathtubs, commodes, sinks, hot water heaters, or other building fixtures primarily designed or intended for indoor use.

Play equipment including, but not limited to, play structures, trampolines, pools, swing sets, slides, see-saws, exercise equipment, and other recreational equipment that is intended by the manufacturer to remain in a stationary location.

Trash cans or containers

Funding / Fiscal Information:

N/A

Supporting Materials Attached:

1. Proposed Ordinance Text
2. P&Z Report
3. Ordinance 2024-05

Prior Action / Review by Council, Boards, Commissions:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

The Planning and Zoning Commission considered this subject at their December 21, 2023, regular meeting. The Commission recommendation to City Council is approval of this item.

A motion was made for approval with further direction to staff, to add, Section 3.12 "OS Old Seabrook District" to the list of zoning districts being amended to include the "Outside Storage" regulations; and an addition of a Section addressing that all materials permissible to be stored within the front yard shall not become in disrepair; and additional language to the text limiting the storage of "Mulch and Landscaping Materials" for a period exceeding 72 hours.

The motion was made by Scott Reynolds and seconded by Ed Klein, the motion carried by unanimous consent.

Staff Recommendation:

New Sections:

*(R-LD Low Density Single Family Residential District) Subsection 3.02.08 Outside Storage; and
(R-1 Single Family Detached Residential District) Subsection 3.03.08 Outside Storage; and
(R-2 Single Family Detached Residential District (Small Lot) Subsection 3.04.06 Outside Storage; and
(R-3 Medium Density Residential District) Subsection 3.05.06 Outside Storage; and
(OS Old Seabrook District) Subsection 3.12.03. (6)*

Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Debris. The scattered remains of something broken or destroyed.

Front yard. An open space unoccupied by a principal structure on a lot facing a street, extending across the full width of the front of a lot between the side lot lines and in front of the front-most corners of the principal structure, and including any unenclosed portion of a front porch, carport, portico, or other unenclosed structure located beyond the front face of the principal structure.

Outside storage. The outside placement of an item for a period of more than seventy-two (72) hours during a twelve-month period.

Rear yard. An open space unoccupied by a principal structure extending for the full width of the lot between the principal structure and the rear lot line, and behind the back-most corners of the building line of the principal structure.

Right-of-way. That area of land designated by a plat or other document for public use, access, and travel, including that area between the property line and the curb or street edge.

Setback. The distance between a structure and a property line, natural feature, road right-of-way, or other improvements.

Side yard. An open space unoccupied by a principal structure, situated between the building and the sideline of the lot, and extending through from the front yard to the rear line of the lot, including any unenclosed portion of a side porch, carport, portico, or other unenclosed structure located beyond the side of the principal structure. Any lot line not a rear line or a front line shall be deemed a sideline.

Vacant lot. Any lot, parcel, or tract which contains no structures.

Prohibited outside storage.

It shall be unlawful for any person to maintain, conduct, allow or permit any prohibited outside storage on any property located in this zoning district.

It shall be unlawful for any person to maintain, conduct, allow or permit any outside storage on any portion of a vacant lot in this zoning district.

It shall be unlawful for any person for a period of more than seventy-two (72) hours during a twelve-month period to maintain, conduct, allow or permit any outside storage within the front yard of any property located in this zoning district of the following items:

(1) Debris, rubbish, or trash as defined herein or in Chapter 55 Nuisances and Miscellaneous Provisions, Article III Trash, Rubbish, Weeds and Wild Growth and Other Offensive Conditions of this code.

(2) New, used, or discarded building materials.

(3) Batteries, used oil, automobile parts, engine parts, or scrap metal.

(4) Any tire, whether new or used, without wheels or other inserts.

(5) Supplies, materials, or other items associated with a home occupation or an off-premises business.

(6) Equipment, tools, supplies, materials, or other items not typically associated with residential use or activity.

(7) Furniture, including, but not limited to, couches, chairs, shelves, tables, dressers, or other similar items, which furniture is designed or intended by the manufacturer for indoor use and constructed of polished wood or wood veneer, cloth, or any other material not specifically designed or intended for outdoor use.

(8) Appliances not designed for outdoor use, including, but not limited to, refrigerators, freezers, ovens, ranges, dishwashers, clothes washing machines or dryers, or other household or similar appliances primarily designed or intended for indoor use.

(9) Building fixtures not designed for outdoor use, including, but not limited to, bathtubs, commodes, sinks, hot water heaters, or other building fixtures primarily designed or intended for indoor use.

(10) Chemicals (including pool or spa chemicals), bagged or boxed fertilizer, pre-emergent, or other organic or synthetic substances used for landscaping purposes, including, but not limited to, bagged or bulk mulching materials and bagged or bulk topsoil. Spa and pool equipment designed for outdoor use but not installed, including, but not limited to, hot tubs, jacuzzies, swimming pools, or other similar equipment primarily designed or intended for outdoor use.

(11) Play equipment including, but not limited to, play structures, trampolines, pools, swing sets, slides, see-saws, exercise equipment, and other recreational equipment that is intended by the manufacturer to remain in a stationary location, on any portion of a lot other than entirely within the side yard or rear yard of the lot; however, basketball goals may be located in the front yard if placed in such location and in such manner that play does not take place in a public street, alley, or other right-of-way.

(12) Barbeque grills or other similar outdoor cooking equipment on any portion of a lot other than entirely within the side yard or rear yard of the lot.

(13) Tools, mobile, and/or mechanical equipment.

(14) Lawn maintenance equipment on any portion of a lot other than entirely within the rear or side yard of the lot.

(15) Motor vehicle parts and/or accessories including, but not limited to, engines, transmissions, electrical parts, suspension parts, vehicle body parts, batteries, tires, wheels, hubcaps, and other motor vehicle parts.

(16) Firewood on any portion of the front or side yard setback that is not screened from public view.

(17) Trash cans or containers may not be stored in any portion of a lot other than entirely within the rear or side yard.

(18) Wet, broken, or leaking barrels, casks, or boxes or broken, empty or otherwise discarded pallets; or

(19) Any other item or material which is not designed or manufactured for outside use or storage.

(20) Any other item or material permitted within this ordinance that has become in disrepair.

The following items are exempted from the outside storage prohibition:

(1) Building materials that:

(A) Are stored in a workmanlike manner as part of, and in conjunction with, an active building permit; and

(B) Are being used for construction, repair, renovation, or remodel of a structure or building and are not stored outside for more than two (2) weeks after the conclusion of construction or issuance of a certificate of occupancy.

(2) In the case of furniture, that such furniture is designed and constructed for outside use, and further, that such furniture is in good condition and is not deteriorated.

(3) Solid waste, garbage, trash, brush, and bulky waste:

(A) Awaiting pickup by the city or other sanitation service.

(B) In a container or bag as approved by the city.

(C) Placed in an approved location no earlier than twenty-four (24) hours preceding normal pickup and shall be retrieved no later than twenty-four (24) hours after scheduled collection. At all times containers and bags shall be placed behind the front yard either in the side yard or rear yard of the property.

(4) Motor vehicles, watercraft, and trailers that are parked on an approved parking surface that have lawfully attached to it:

(A) An unexpired license plate, registration, or certificate of number (TX Number); and

(B) A valid motor vehicle inspection certificate; and

(C) Is not wrecked, dismantled, or partially dismantled, inoperable for more than seventy-two (72) consecutive hours if the vehicle is located on public property; or thirty (30) consecutive days if the vehicle is on private property.

Planning & Zoning Commission OFFICIAL REPORT

The Planning and Zoning Commission of the City of Seabrook met on DECEMBER 21, 2023 to hold a meeting to consider:

Consider and take all appropriate action on a request to amend the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.02 "R-LD Low Density Single-Family Residential District", Section 3.03 "R-1 Single-Family Detached Residential District, Section 3.04 "R-2 Single-Family Detached Residential District (Small Lots)", and Section 3.05 "R-3 Medium Density Residential District", by creating a new Section titled "Outside Storage", establishing regulations concerning the outside placement of an item within the front yard of a residential use for a period more than seventy-two (72) hours during a twelve-month period.

THE PLANNING & ZONING COMMISSION MADE THE FOLLOWING RECOMMENDATION:

APPROVAL ☒ **APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW)** ☒ **DENIAL** ☐
by a concurring vote of a majority of members of the Planning and Zoning Commission present at the meeting on December 21, 2023, as designated below and as certified by the signature of the Chairman.
This document is not valid unless signed by the Chairman/Presiding Commissioner.

A motion was made for approval with further direction to staff, to add, Section 3.12 "OS Old Seabrook District" to the list of zoning districts being amended to include the "Outside Storage" regulations; and an addition of a Section addressing that all materials permissible to be stored within the front yard shall not become in disrepair; and additional language to the text limiting the storage of "Mulch and Landscaping Materials" for a period exceeding 72 hours.

<u>VOTE:</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>INITIAL</u>
Gary Renola	✓				GTR
Darrell Picha	✓				DP
Rosebud Caradec				✓	
Scott Reynolds	✓				CSR
Ed Klein	✓				EK
Guy Rogers	✓				GR
Rhonda Thompson	✓				RT

Gary T. Renola

Gary T. Renola, Chairman
Planning & Zoning Commission

ATTEST:

Kiarra Bellow

Kiarra Bellow
Administrative Assistant

Title	P&Z Official Report - 12-21-23 Meeting
File name	P&Z Official Repo...thin Resident.pdf
Document ID	3d8cdd6a7b2c3f57f8768e95b8b2d30c052fa4de
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



01 / 23 / 2024
14:00:03 UTC

Sent for signature to Darrell Picha (darrell.picha@mac.com), Scott Reynolds (scott.reynolds98@gmail.com), Ed Klein (edklein100@gmail.com), Guy Rodgers (guy@westgulf.com), Rhonda Thompson (rhonthom55@yahoo.com), Gary Renola (blueeye26@aol.com) and Kiarra Bellow (kbellow@seabrooktx.gov) from amorales@seabrooktx.gov
IP: 165.254.153.10



01 / 23 / 2024
14:00:41 UTC

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IP: 165.254.153.10



01 / 23 / 2024
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Title	P&Z Official Report - 12-21-23 Meeting
File name	P&Z Official Repo...thin Resident.pdf
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14:54:53 UTC

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19:28:03 UTC

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Title	P&Z Official Report - 12-21-23 Meeting
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01 / 24 / 2024
15:53:59 UTC

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01 / 27 / 2024
04:25:02 UTC

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01 / 27 / 2024
04:30:05 UTC

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IP: 73.166.149.242



01 / 30 / 2024
14:09:13 UTC

Signed by Kiarra Bellow (kbellow@seabrooktx.gov)
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01 / 30 / 2024
14:09:13 UTC

The document has been completed.

ORDINANCE NO. 2024-05
OUTSIDE STORAGE REGULATIONS

AN AMENDMENT TO SEABROOK CODE OF ORDINANCE, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.02 "R-LD LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT", SECTION 3.04 "R-2 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT (SMALL LOTS)", SECTION 3.05 "R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT", AND SECTION 3.12 "OS OLD SEABROOK DISTRICT", BY CREATING, A NEW SECTION TITLED "OUTSIDE STORAGE", ESTABLISHING REGULATIONS CONCERNING THE OUTSIDE PLACEMENT OF AN ITEM WITHIN THE FRONT YARD OF A RESIDENTIAL USE FOR A PERIOD OF MORE THAT SEVERNTY-TWO (72) HOURS DURING A TWELVE (12) MONTH PERIOD; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Seabrook is continually reviewing the provisions of the City Code of Ordinances relating to land use and other circumstances which generally impact the health, safety and well-being of residents, citizens and inhabitants; and

WHEREAS, the Planning and Zoning Commission of the City of Seabrook has conducted a public hearing, received input from staff and is of the opinion and has issued its final report that the amendments hereto are necessary for the public safety, health, and welfare and for protection of the residents; and

WHEREAS, the City Council and the Planning and Zoning Commission of the City of Seabrook have studied the present provisions of the Code of Ordinances of the City of Seabrook and have determined the need to update the provisions relative to permitted land uses; and

WHEREAS, the Planning and Zoning Commission recommended approval of this amendment at its meeting of December 21, 2023, and has made its final report; and

WHEREAS, all public notices have been posted, published and all required hearings on this matter have been held in accordance with the Comprehensive Zoning Ordinance and law; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEABROOK, STATE OF TEXAS:

SECTION 1. FINDINGS OF FACT.

That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2. AMENDMENT TO SEABROOK CODE OF ORDINANCE, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.02 "R-LD LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT", BY CREATING, A NEW SUBSECTION 3.02.08 ENTITLED "OUTSIDE STORAGE", ESTABLISHING REGULATIONS CONCERNING THE OUTSIDE PLACEMENT OF AN ITEM WITHIN THE FRONT YARD OF A RESIDENTIAL USE FOR A PERIOD OF MORE THAT SEVENTY-TWO (72) HOURS DURING A TWELVE (12) MONTH PERIOD, ESTABLISHING THE FOLLOWING ASSOCIATED REGULATIONS:

3.02.08 Outside storage**A. Definitions**

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

1. Debris. The scattered remains of something broken or destroyed.
2. Front yard. An open space unoccupied by a principal structure on a lot facing a street, extending across the full width of the front of a lot between the side lot lines and in front of the front-most corners of the principal structure, and including any unenclosed portion of a front porch, carport, portico, or other unenclosed structure located beyond the front face of the principal structure.
3. Outside storage. The outside placement of an item for a period of more than seventy-two (72) hours during a twelve-month period.
4. Rear yard. An open space unoccupied by a principal structure extending for the full width of the lot between the principal structure and the rear lot line, and behind the back-most corners of the building line of the principal structure.
5. Right-of-way. That area of land designated by a plat or other document for public use, access, and travel, including that area between the property line and the curb or street edge.
6. Setback. The distance between a structure and a property line, natural feature, road right-of-way, or other improvements.
7. Side yard. An open space unoccupied by a principal structure, situated between the building and the sideline of the lot, and extending through from the front yard to the rear line of the lot, including any unenclosed portion of a side porch, carport, portico, or

other unenclosed structure located beyond the side of the principal structure. Any lot line not a rear line or a front line shall be deemed a sideline.

8. Vacant lot. Any lot, parcel, or tract which contains no structures.

B. Prohibited outside storage

It shall be unlawful for any person to maintain, conduct, allow or permit any prohibited outside storage on any property located in this zoning district.

It shall be unlawful for any person to maintain, conduct, allow or permit any outside storage on any portion of a vacant lot in this zoning district.

It shall be unlawful for any person for a period of more than seventy-two (72) hours during a twelve-month period to maintain, conduct, allow or permit any outside storage within the front yard of any property located in this zoning district of the following items:

(1) Debris, rubbish, or trash as defined herein or in Chapter 55 Nuisances and Miscellaneous Provisions, Article III Trash, Rubbish, Weeds and Wild Growth and Other Offensive Conditions of this code.

(2) New, used, or discarded building materials.

(3) Batteries, used oil, automobile parts, engine parts, or scrap metal.

(4) Any tire, whether new or used, without wheels or other inserts.

(5) Supplies, materials, or other items associated with a home occupation or an off-premises business.

(6) Equipment, tools, supplies, materials, or other items not typically associated with residential use or activity.

(7) Furniture, including, but not limited to, couches, chairs, shelves, tables, dressers, or other similar items, which furniture is designed or intended by the manufacturer for indoor use and constructed of polished wood or wood veneer, cloth, or any other material not specifically designed or intended for outdoor use.

(8) Appliances not designed for outdoor use, including, but not limited to, refrigerators, freezers, ovens, ranges, dishwashers, clothes washing machines or dryers, or other household or similar appliances primarily designed or intended for indoor use.

(9) Building fixtures not designed for outdoor use, including, but not limited to, bathtubs, commodes, sinks, hot water heaters, or other building fixtures primarily designed or intended for indoor use.

(10) Chemicals (including pool or spa chemicals), bagged or boxed fertilizer, pre-emergent, or other organic or synthetic substances used for landscaping purposes, including, but not limited to, bagged or bulk mulching materials and bagged or bulk topsoil. Spa and pool equipment designed for outdoor use but not installed, including, but not limited to,

hot tubs, jacuzzies, swimming pools, or other similar equipment primarily designed or intended for outdoor use.

(11) Play equipment including, but not limited to, play structures, trampolines, pools, swing sets, slides, see-saws, exercise equipment, and other recreational equipment that is intended by the manufacturer to remain in a stationary location, on any portion of a lot other than entirely within the side yard or rear yard of the lot; however, basketball goals may be located in the front yard if placed in such location and in such manner that play does not take place in a public street, alley, or other right-of-way.

(12) Barbeque grills or other similar outdoor cooking equipment on any portion of a lot other than entirely within the side yard or rear yard of the lot.

(13) Tools, mobile, and/or mechanical equipment.

(14) Lawn maintenance equipment on any portion of a lot other than entirely within the rear or side yard of the lot.

(15) Motor vehicle parts and/or accessories including, but not limited to, engines, transmissions, electrical parts, suspension parts, vehicle body parts, batteries, tires, wheels, hubcaps, and other motor vehicle parts.

(16) Firewood on any portion of the front or side yard setback that is not screened from public view.

(17) Trash cans or containers may not be stored in any portion of a lot other than entirely within the rear or side yard.

(18) Wet, broken, or leaking barrels, casks, or boxes or broken, empty or otherwise discarded pallets; or

(19) Any other item or material which is not designed or manufactured for outside use or storage.

(20) Any other item or material permitted within this ordinance that has become in disrepair.

C. The following items are exempted from the outside storage prohibition:

(1) Building materials that:

(A) Are stored in a workmanlike manner as part of, and in conjunction with, an active building permit; and

(B) Are being used for construction, repair, renovation, or remodel of a structure or building and are not stored outside for more than two (2) weeks after the conclusion of construction or issuance of a certificate of occupancy.

(2) In the case of furniture, that such furniture is designed and constructed for outside use, and further, that such furniture is in good condition and is not deteriorated.

(3) Solid waste, garbage, trash, brush, and bulky waste:

(A) Awaiting pickup by the city or other sanitation service.

185 (B) In a container or bag as approved by the city.

186 (C) Placed in an approved location no earlier than twenty-four (24)
187 hours preceding normal pickup and shall be retrieved no later than twenty-
188 four (24) hours after scheduled collection. At all times containers and bags
189 shall be placed behind the front yard either in the side yard or rear yard of
190 the property.

191
192 (4) Motor vehicles, watercraft, and trailers that are parked on an
193 approved parking surface that have lawfully attached to it:

194 (A) An unexpired license plate, registration, or certificate of number
195 (TX Number); and

196 (B) A valid motor vehicle inspection certificate; and

197 (C) Is not wrecked, dismantled, or partially dismantled, inoperable
198 for more than seventy-two (72) consecutive hours if the vehicle is located on public
199 property; or thirty (30) consecutive days if the vehicle is on private property.

200
201 **SECTION 3. AMENDMENT TO SEABROOK CODE OF ORDINANCE,**
202 **APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III,**
203 **"ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED**
204 **REGULATIONS", SECTION 3.03 "R-1 SINGLE-FAMILY DETACHED**
205 **RESIDENTIAL DISTRICT", BY CREATING, A NEW SUBSECTION 3.03.08**
206 **ENTITLED "OUTSIDE STORAGE", ESTABLISHING REGULATIONS**
207 **CONCERNING THE OUTSIDE PLACEMENT OF AN ITEM WITHIN THE**
208 **FRONT YARD OF A RESIDENTIAL USE FOR A PERIOD OF MORE THAT**
209 **SEVERNTY-TWO (72) HOURS DURING A TWELVE (12) MONTH PERIOD,**
210 **ESTABLISHING THE FOLLOWING ASSOCIATED REGULATIONS:**

211
212 **3.03.08 Outside storage**

213
214 **A. Definitions**

215
216 The following words, terms, and phrases, when used in this article, shall
217 have the meanings ascribed to them in this subsection, except where the
218 context clearly indicates a different meaning:

- 219
220 1. Debris. The scattered remains of something broken or destroyed.
221 2. Front yard. An open space unoccupied by a principal structure on a
222 lot facing a street, extending across the full width of the front of a lot
223 between the side lot lines and in front of the front-most corners of the
224 principal structure, and including any unenclosed portion of a front
225 porch, carport, portico, or other unenclosed structure located beyond
226 the front face of the principal structure.
227 3. Outside storage. The outside placement of an item for a period of
228 more than seventy-two (72) hours during a twelve-month period.
229 4. Rear yard. An open space unoccupied by a principal structure
230 extending for the full width of the lot between the principal structure

and the rear lot line, and behind the back-most corners of the building line of the principal structure.

5. Right-of-way. That area of land designated by a plat or other document for public use, access, and travel, including that area between the property line and the curb or street edge.
6. Setback. The distance between a structure and a property line, natural feature, road right-of-way, or other improvements.
7. Side yard. An open space unoccupied by a principal structure, situated between the building and the sideline of the lot, and extending through from the front yard to the rear line of the lot, including any unenclosed portion of a side porch, carport, portico, or other unenclosed structure located beyond the side of the principal structure. Any lot line not a rear line or a front line shall be deemed a sideline.
8. Vacant lot. Any lot, parcel, or tract which contains no structures.

B. Prohibited outside storage

It shall be unlawful for any person to maintain, conduct, allow or permit any prohibited outside storage on any property located in this zoning district.

It shall be unlawful for any person to maintain, conduct, allow or permit any outside storage on any portion of a vacant lot in this zoning district.

It shall be unlawful for any person for a period of more than seventy-two (72) hours during a twelve-month period to maintain, conduct, allow or permit any outside storage within the front yard of any property located in this zoning district of the following items:

(1) Debris, rubbish, or trash as defined herein or in Chapter 55 Nuisances and Miscellaneous Provisions, Article III Trash, Rubbish, Weeds and Wild Growth and Other Offensive Conditions of this code.

(2) New, used, or discarded building materials.

(3) Batteries, used oil, automobile parts, engine parts, or scrap metal.

(4) Any tire, whether new or used, without wheels or other inserts.

(5) Supplies, materials, or other items associated with a home occupation or an off-premises business.

(6) Equipment, tools, supplies, materials, or other items not typically associated with residential use or activity.

(7) Furniture, including, but not limited to, couches, chairs, shelves, tables, dressers, or other similar items, which furniture is designed or intended by the manufacturer for indoor use and constructed of polished wood or wood veneer, cloth, or any other material not specifically designed or intended for outdoor use.

(8) Appliances not designed for outdoor use, including, but not limited to, refrigerators, freezers, ovens, ranges, dishwashers, clothes washing machines or dryers, or other household or similar appliances primarily designed or intended for indoor use.

(9) Building fixtures not designed for outdoor use, including, but not limited to, bathtubs, commodes, sinks, hot water heaters, or other building fixtures primarily designed or intended for indoor use.

(10) Chemicals (including pool or spa chemicals), bagged or boxed fertilizer, pre-emergent, or other organic or synthetic substances used for landscaping purposes, including, but not limited to, bagged or bulk mulching materials and bagged or bulk topsoil. Spa and pool equipment designed for outdoor use but not installed, including, but not limited to, hot tubs, jacuzzies, swimming pools, or other similar equipment primarily designed or intended for outdoor use.

(11) Play equipment including, but not limited to, play structures, trampolines, pools, swing sets, slides, see-saws, exercise equipment, and other recreational equipment that is intended by the manufacturer to remain in a stationary location, on any portion of a lot other than entirely within the side yard or rear yard of the lot; however, basketball goals may be located in the front yard if placed in such location and in such manner that play does not take place in a public street, alley, or other right-of-way.

(12) Barbeque grills or other similar outdoor cooking equipment on any portion of a lot other than entirely within the side yard or rear yard of the lot.

(13) Tools, mobile, and/or mechanical equipment.

(14) Lawn maintenance equipment on any portion of a lot other than entirely within the rear or side yard of the lot.

(15) Motor vehicle parts and/or accessories including, but not limited to, engines, transmissions, electrical parts, suspension parts, vehicle body parts, batteries, tires, wheels, hubcaps, and other motor vehicle parts.

(16) Firewood on any portion of the front or side yard setback that is not screened from public view.

(17) Trash cans or containers may not be stored in any portion of a lot other than entirely within the rear or side yard.

(18) Wet, broken, or leaking barrels, casks, or boxes or broken, empty or otherwise discarded pallets; or

(19) Any other item or material which is not designed or manufactured for outside use or storage.

(20) Any other item or material permitted within this ordinance that has become in disrepair.

C. The following items are exempted from the outside storage prohibition:

(1) Building materials that:

321 (A) Are stored in a workmanlike manner as part of, and in
322 conjunction with, an active building permit; and

323 (B) Are being used for construction, repair, renovation, or remodel of
324 a structure or building and are not stored outside for more than two (2)
325 weeks after the conclusion of construction or issuance of a certificate of
326 occupancy.

327
328 (2) In the case of furniture, that such furniture is designed and
329 constructed for outside use, and further, that such furniture is in good
330 condition and is not deteriorated.

331
332 (3) Solid waste, garbage, trash, brush, and bulky waste:

333 (A) Awaiting pickup by the city or other sanitation service.

334 (B) In a container or bag as approved by the city.

335 (C) Placed in an approved location no earlier than twenty-four (24)
336 hours preceding normal pickup and shall be retrieved no later than twenty-
337 four (24) hours after scheduled collection. At all times containers and bags
338 shall be placed behind the front yard either in the side yard or rear yard of
339 the property.

340
341 (4) Motor vehicles, watercraft, and trailers that are parked on an
342 approved parking surface that have lawfully attached to it:

343 (A) An unexpired license plate, registration, or certificate of number
344 (TX Number); and

345 (B) A valid motor vehicle inspection certificate; and

346 (C) Is not wrecked, dismantled, or partially dismantled, inoperable
347 for more than seventy-two (72) consecutive hours if the vehicle is located on public
348 property; or thirty (30) consecutive days if the vehicle is on private property.

349
350 **SECTION 4. AMENDMENT TO SEABROOK CODE OF ORDINANCE,**
351 **APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III,**
352 **"ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED**
353 **REGULATIONS", SECTION 3.04 "R-2 SINGLE-FAMILY DETACHED**
354 **RESIDENTIAL DISTRICT (SMALL LOTS)", BY CREATING, A NEW**
355 **SUBSECTION 3.04.06 ENTITLED "OUTSIDE STORAGE", ESTABLISHING**
356 **REGULATIONS CONCERNING THE OUTSIDE PLACEMENT OF AN ITEM**
357 **WITHIN THE FRONT YARD OF A RESIDENTIAL USE FOR A PERIOD OF**
358 **MORE THAT SEVERNTY-TWO (72) HOURS DURING A TWELVE (12)**
359 **MONTH PERIOD, ESTABLISHING THE FOLLOWING ASSOCIATED**
360 **REGULATIONS:**

361
362 **3.04.06 Outside storage**

363
364 **A. Definitions**
365

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

1. Debris. The scattered remains of something broken or destroyed.
2. Front yard. An open space unoccupied by a principal structure on a lot facing a street, extending across the full width of the front of a lot between the side lot lines and in front of the front-most corners of the principal structure, and including any unenclosed portion of a front porch, carport, portico, or other unenclosed structure located beyond the front face of the principal structure.
3. Outside storage. The outside placement of an item for a period of more than seventy-two (72) hours during a twelve-month period.
4. Rear yard. An open space unoccupied by a principal structure extending for the full width of the lot between the principal structure and the rear lot line, and behind the back-most corners of the building line of the principal structure.
5. Right-of-way. That area of land designated by a plat or other document for public use, access, and travel, including that area between the property line and the curb or street edge.
6. Setback. The distance between a structure and a property line, natural feature, road right-of-way, or other improvements.
7. Side yard. An open space unoccupied by a principal structure, situated between the building and the sideline of the lot, and extending through from the front yard to the rear line of the lot, including any unenclosed portion of a side porch, carport, portico, or other unenclosed structure located beyond the side of the principal structure. Any lot line not a rear line or a front line shall be deemed a sideline.
8. Vacant lot. Any lot, parcel, or tract which contains no structures.

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(1) Debris, rubbish, or trash as defined herein or in Chapter 55 Nuisances and Miscellaneous Provisions, Article III Trash, Rubbish, Weeds and Wild Growth and Other Offensive Conditions of this code.

(2) New, used, or discarded building materials.

(3) Batteries, used oil, automobile parts, engine parts, or scrap metal.

(4) Any tire, whether new or used, without wheels or other inserts.

(5) Supplies, materials, or other items associated with a home occupation or an off-premises business.

(6) Equipment, tools, supplies, materials, or other items not typically associated with residential use or activity.

(7) Furniture, including, but not limited to, couches, chairs, shelves, tables, dressers, or other similar items, which furniture is designed or intended by the manufacturer for indoor use and constructed of polished wood or wood veneer, cloth, or any other material not specifically designed or intended for outdoor use.

(8) Appliances not designed for outdoor use, including, but not limited to, refrigerators, freezers, ovens, ranges, dishwashers, clothes washing machines or dryers, or other household or similar appliances primarily designed or intended for indoor use.

(9) Building fixtures not designed for outdoor use, including, but not limited to, bathtubs, commodes, sinks, hot water heaters, or other building fixtures primarily designed or intended for indoor use.

(10) Chemicals (including pool or spa chemicals), bagged or boxed fertilizer, pre-emergent, or other organic or synthetic substances used for landscaping purposes, including, but not limited to, bagged or bulk mulching materials and bagged or bulk topsoil. Spa and pool equipment designed for outdoor use but not installed, including, but not limited to, hot tubs, jacuzzies, swimming pools, or other similar equipment primarily designed or intended for outdoor use.

(11) Play equipment including, but not limited to, play structures, trampolines, pools, swing sets, slides, see-saws, exercise equipment, and other recreational equipment that is intended by the manufacturer to remain in a stationary location, on any portion of a lot other than entirely within the side yard or rear yard of the lot; however, basketball goals may be located in the front yard if placed in such location and in such manner that play does not take place in a public street, alley, or other right-of-way.

(12) Barbeque grills or other similar outdoor cooking equipment on any portion of a lot other than entirely within the side yard or rear yard of the lot.

(13) Tools, mobile, and/or mechanical equipment.

(14) Lawn maintenance equipment on any portion of a lot other than entirely within the rear or side yard of the lot.

(15) Motor vehicle parts and/or accessories including, but not limited to, engines, transmissions, electrical parts, suspension parts, vehicle body parts, batteries, tires, wheels, hubcaps, and other motor vehicle parts.

(16) Firewood on any portion of the front or side yard setback that is not screened from public view.

(17) Trash cans or containers may not be stored in any portion of a lot other than entirely within the rear or side yard.

(18) Wet, broken, or leaking barrels, casks, or boxes or broken, empty or otherwise discarded pallets; or

(19) Any other item or material which is not designed or manufactured for outside use or storage.

(20) Any other item or material permitted within this ordinance that has become in disrepair.

C. The following items are exempted from the outside storage prohibition:

(1) Building materials that:

(A) Are stored in a workmanlike manner as part of, and in conjunction with, an active building permit; and

(B) Are being used for construction, repair, renovation, or remodel of a structure or building and are not stored outside for more than two (2) weeks after the conclusion of construction or issuance of a certificate of occupancy.

(2) In the case of furniture, that such furniture is designed and constructed for outside use, and further, that such furniture is in good condition and is not deteriorated.

(3) Solid waste, garbage, trash, brush, and bulky waste:

(A) Awaiting pickup by the city or other sanitation service.

(B) In a container or bag as approved by the city.

(C) Placed in an approved location no earlier than twenty-four (24) hours preceding normal pickup and shall be retrieved no later than twenty-four (24) hours after scheduled collection. At all times containers and bags shall be placed behind the front yard either in the side yard or rear yard of the property.

(4) Motor vehicles, watercraft, and trailers that are parked on an approved parking surface that have lawfully attached to it:

(A) An unexpired license plate, registration, or certificate of number (TX Number); and

(B) A valid motor vehicle inspection certificate; and

(C) Is not wrecked, dismantled, or partially dismantled, inoperable for more than seventy-two (72) consecutive hours if the vehicle is located on public property; or thirty (30) consecutive days if the vehicle is on private property.

SECTION 5. AMENDMENT TO SEABROOK CODE OF ORDINANCE, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.05 "R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT", BY CREATING, A NEW SUBSECTION 3.05.06 ENTITLED "OUTSIDE STORAGE", ESTABLISHING REGULATIONS CONCERNING THE OUTSIDE PLACEMENT OF AN ITEM WITHIN THE FRONT YARD OF A RESIDENTIAL USE FOR A PERIOD OF MORE THAT SEVERNTY-TWO (72) HOURS DURING A TWELVE (12) MONTH PERIOD, ESTABLISHING THE FOLLOWING ASSOCIATED REGULATIONS:

3.05.06 Outside storage

A. Definitions

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

- 1. Debris. The scattered remains of something broken or destroyed.**
- 2. Front yard. An open space unoccupied by a principal structure on a lot facing a street, extending across the full width of the front of a lot between the side lot lines and in front of the front-most corners of the principal structure, and including any unenclosed portion of a front porch, carport, portico, or other unenclosed structure located beyond the front face of the principal structure.**
- 3. Outside storage. The outside placement of an item for a period of more than seventy-two (72) hours during a twelve-month period.**
- 4. Rear yard. An open space unoccupied by a principal structure extending for the full width of the lot between the principal structure and the rear lot line, and behind the back-most corners of the building line of the principal structure.**
- 5. Right-of-way. That area of land designated by a plat or other document for public use, access, and travel, including that area between the property line and the curb or street edge.**
- 6. Setback. The distance between a structure and a property line, natural feature, road right-of-way, or other improvements.**
- 7. Side yard. An open space unoccupied by a principal structure, situated between the building and the sideline of the lot, and extending through from the front yard to the rear line of the lot, including any unenclosed portion of a side porch, carport, portico, or other unenclosed structure located beyond the side of the principal structure. Any lot line not a rear line or a front line shall be deemed a sideline.**
- 8. Vacant lot. Any lot, parcel, or tract which contains no structures.**

B. Prohibited outside storage

It shall be unlawful for any person to maintain, conduct, allow or permit any prohibited outside storage on any property located in this zoning district.

It shall be unlawful for any person to maintain, conduct, allow or permit any outside storage on any portion of a vacant lot in this zoning district.

It shall be unlawful for any person for a period of more than seventy-two (72) hours during a twelve-month period to maintain, conduct, allow or permit any outside storage within the front yard of any property located in this zoning district of the following items:

(1) Debris, rubbish, or trash as defined herein or in Chapter 55 Nuisances and Miscellaneous Provisions, Article III Trash, Rubbish, Weeds and Wild Growth and Other Offensive Conditions of this code.

(2) New, used, or discarded building materials.

(3) Batteries, used oil, automobile parts, engine parts, or scrap metal.

(4) Any tire, whether new or used, without wheels or other inserts.

(5) Supplies, materials, or other items associated with a home occupation or an off-premises business.

(6) Equipment, tools, supplies, materials, or other items not typically associated with residential use or activity.

(7) Furniture, including, but not limited to, couches, chairs, shelves, tables, dressers, or other similar items, which furniture is designed or intended by the manufacturer for indoor use and constructed of polished wood or wood veneer, cloth, or any other material not specifically designed or intended for outdoor use.

(8) Appliances not designed for outdoor use, including, but not limited to, refrigerators, freezers, ovens, ranges, dishwashers, clothes washing machines or dryers, or other household or similar appliances primarily designed or intended for indoor use.

(9) Building fixtures not designed for outdoor use, including, but not limited to, bathtubs, commodes, sinks, hot water heaters, or other building fixtures primarily designed or intended for indoor use.

(10) Chemicals (including pool or spa chemicals), bagged or boxed fertilizer, pre-emergent, or other organic or synthetic substances used for landscaping purposes, including, but not limited to, bagged or bulk mulching materials and bagged or bulk topsoil. Spa and pool equipment designed for outdoor use but not installed, including, but not limited to, hot tubs, jacuzzies, swimming pools, or other similar equipment primarily designed or intended for outdoor use.

(11) Play equipment including, but not limited to, play structures, trampolines, pools, swing sets, slides, see-saws, exercise equipment, and

other recreational equipment that is intended by the manufacturer to remain in a stationary location, on any portion of a lot other than entirely within the side yard or rear yard of the lot; however, basketball goals may be located in the front yard if placed in such location and in such manner that play does not take place in a public street, alley, or other right-of-way.

(12) Barbeque grills or other similar outdoor cooking equipment on any portion of a lot other than entirely within the side yard or rear yard of the lot.

(13) Tools, mobile, and/or mechanical equipment.

(14) Lawn maintenance equipment on any portion of a lot other than entirely within the rear or side yard of the lot.

(15) Motor vehicle parts and/or accessories including, but not limited to, engines, transmissions, electrical parts, suspension parts, vehicle body parts, batteries, tires, wheels, hubcaps, and other motor vehicle parts.

(16) Firewood on any portion of the front or side yard setback that is not screened from public view.

(17) Trash cans or containers may not be stored in any portion of a lot other than entirely within the rear or side yard.

(18) Wet, broken, or leaking barrels, casks, or boxes or broken, empty or otherwise discarded pallets; or

(19) Any other item or material which is not designed or manufactured for outside use or storage.

(20) Any other item or material permitted within this ordinance that has become in disrepair.

C. The following items are exempted from the outside storage prohibition:

(1) Building materials that:

(A) Are stored in a workmanlike manner as part of, and in conjunction with, an active building permit; and

(B) Are being used for construction, repair, renovation, or remodel of a structure or building and are not stored outside for more than two (2) weeks after the conclusion of construction or issuance of a certificate of occupancy.

(2) In the case of furniture, that such furniture is designed and constructed for outside use, and further, that such furniture is in good condition and is not deteriorated.

(3) Solid waste, garbage, trash, brush, and bulky waste:

(A) Awaiting pickup by the city or other sanitation service.

(B) In a container or bag as approved by the city.

(C) Placed in an approved location no earlier than twenty-four (24) hours preceding normal pickup and shall be retrieved no later than twenty-four (24) hours after scheduled collection. At all times containers and bags

shall be placed behind the front yard either in the side yard or rear yard of the property.

(4) Motor vehicles, watercraft, and trailers that are parked on an approved parking surface that have lawfully attached to it:

(A) An unexpired license plate, registration, or certificate of number (TX Number); and

(B) A valid motor vehicle inspection certificate; and

(C) Is not wrecked, dismantled, or partially dismantled, inoperable for more than seventy-two (72) consecutive hours if the vehicle is located on public property; or thirty (30) consecutive days if the vehicle is on private property.

SECTION 6. AMENDMENT TO SEABROOK CODE OF ORDINANCE, APPENDIX A, "COMPREHENSIVE ZONING", ARTICLE III, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.12 "OLD SEABROOK DISTRICT", BY CREATING, A NEW SUBSECTION 3.12.03 (6) ENTITLED "OUTSIDE STORAGE", ESTABLISHING REGULATIONS CONCERNING THE OUTSIDE PLACEMENT OF AN ITEM WITHIN THE FRONT YARD OF A RESIDENTIAL USE FOR A PERIOD OF MORE THAT SEVERNTY-TWO (72) HOURS DURING A TWELVE (12) MONTH PERIOD, ESTABLISHING THE FOLLOWING ASSOCIATED REGULATIONS:

3.12.03 (6) Outside storage

A. Definitions

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

1. Debris. The scattered remains of something broken or destroyed.
2. Front yard. An open space unoccupied by a principal structure on a lot facing a street, extending across the full width of the front of a lot between the side lot lines and in front of the front-most corners of the principal structure, and including any unenclosed portion of a front porch, carport, portico, or other unenclosed structure located beyond the front face of the principal structure.
3. Outside storage. The outside placement of an item for a period of more than seventy-two (72) hours during a twelve-month period.
4. Rear yard. An open space unoccupied by a principal structure extending for the full width of the lot between the principal structure and the rear lot line, and behind the back-most corners of the building line of the principal structure.

- 685 5. Right-of-way. That area of land designated by a plat or other
686 document for public use, access, and travel, including that area
687 between the property line and the curb or street edge.
688 6. Setback. The distance between a structure and a property line,
689 natural feature, road right-of-way, or other improvements.
690 7. Side yard. An open space unoccupied by a principal structure,
691 situated between the building and the sideline of the lot, and
692 extending through from the front yard to the rear line of the lot,
693 including any unenclosed portion of a side porch, carport, portico, or
694 other unenclosed structure located beyond the side of the principal
695 structure. Any lot line not a rear line or a front line shall be deemed a
696 sideline.
697 8. Vacant lot. Any lot, parcel, or tract which contains no structures.
698

699 B. Prohibited outside storage
700

701 It shall be unlawful for any person to maintain, conduct, allow or permit
702 any prohibited outside storage on any property located in this zoning
703 district.
704

705 It shall be unlawful for any person to maintain, conduct, allow or permit
706 any outside storage on any portion of a vacant lot in this zoning district.
707

708 It shall be unlawful for any person for a period of more than seventy-two
709 (72) hours during a twelve-month period to maintain, conduct, allow or
710 permit any outside storage within the front yard of any property located
711 in this zoning district of the following items:
712

713 (1) Debris, rubbish, or trash as defined herein or in Chapter 55
714 Nuisances and Miscellaneous Provisions, Article III Trash, Rubbish,
715 Weeds and Wild Growth and Other Offensive Conditions of this code.

716 (2) New, used, or discarded building materials.

717 (3) Batteries, used oil, automobile parts, engine parts, or scrap metal.

718 (4) Any tire, whether new or used, without wheels or other inserts.

719 (5) Supplies, materials, or other items associated with a home
720 occupation or an off-premises business.

721 (6) Equipment, tools, supplies, materials, or other items not typically
722 associated with residential use or activity.

723 (7) Furniture, including, but not limited to, couches, chairs, shelves,
724 tables, dressers, or other similar items, which furniture is designed or
725 intended by the manufacturer for indoor use and constructed of polished
726 wood or wood veneer, cloth, or any other material not specifically
727 designed or intended for outdoor use.

728 (8) Appliances not designed for outdoor use, including, but not limited
729 to, refrigerators, freezers, ovens, ranges, dishwashers, clothes washing

machines or dryers, or other household or similar appliances primarily designed or intended for indoor use.

(9) Building fixtures not designed for outdoor use, including, but not limited to, bathtubs, commodes, sinks, hot water heaters, or other building fixtures primarily designed or intended for indoor use.

(10) Chemicals (including pool or spa chemicals), bagged or boxed fertilizer, pre-emergent, or other organic or synthetic substances used for landscaping purposes, including, but not limited to, bagged or bulk mulching materials and bagged or bulk topsoil. Spa and pool equipment designed for outdoor use but not installed, including, but not limited to, hot tubs, jacuzzies, swimming pools, or other similar equipment primarily designed or intended for outdoor use.

(11) Play equipment including, but not limited to, play structures, trampolines, pools, swing sets, slides, see-saws, exercise equipment, and other recreational equipment that is intended by the manufacturer to remain in a stationary location, on any portion of a lot other than entirely within the side yard or rear yard of the lot; however, basketball goals may be located in the front yard if placed in such location and in such manner that play does not take place in a public street, alley, or other right-of-way.

(12) Barbeque grills or other similar outdoor cooking equipment on any portion of a lot other than entirely within the side yard or rear yard of the lot.

(13) Tools, mobile, and/or mechanical equipment.

(14) Lawn maintenance equipment on any portion of a lot other than entirely within the rear or side yard of the lot.

(15) Motor vehicle parts and/or accessories including, but not limited to, engines, transmissions, electrical parts, suspension parts, vehicle body parts, batteries, tires, wheels, hubcaps, and other motor vehicle parts.

(16) Firewood on any portion of the front or side yard setback that is not screened from public view.

(17) Trash cans or containers may not be stored in any portion of a lot other than entirely within the rear or side yard.

(18) Wet, broken, or leaking barrels, casks, or boxes or broken, empty or otherwise discarded pallets; or

(19) Any other item or material which is not designed or manufactured for outside use or storage.

(20) Any other item or material permitted within this ordinance that has become in disrepair.

C. The following items are exempted from the outside storage prohibition:

(1) Building materials that:

(A) Are stored in a workmanlike manner as part of, and in conjunction with, an active building permit; and

(B) Are being used for construction, repair, renovation, or remodel of a structure or building and are not stored outside for more than two (2) weeks after the conclusion of construction or issuance of a certificate of occupancy.

(2) In the case of furniture, that such furniture is designed and constructed for outside use, and further, that such furniture is in good condition and is not deteriorated.

(3) Solid waste, garbage, trash, brush, and bulky waste:

(A) Awaiting pickup by the city or other sanitation service.

(B) In a container or bag as approved by the city.

(C) Placed in an approved location no earlier than twenty-four (24) hours preceding normal pickup and shall be retrieved no later than twenty-four (24) hours after scheduled collection. At all times containers and bags shall be placed behind the front yard either in the side yard or rear yard of the property.

(4) Motor vehicles, watercraft, and trailers that are parked on an approved parking surface that have lawfully attached to it:

(A) An unexpired license plate, registration, or certificate of number (TX Number); and

(B) A valid motor vehicle inspection certificate; and

(C) Is not wrecked, dismantled, or partially dismantled, inoperable for more than seventy-two (72) consecutive hours if the vehicle is located on public property; or thirty (30) consecutive days if the vehicle is on private property.

SECTION 7. INCORPORATION INTO THE CODE, PENALTY CLAUSE.

This Ordinance is hereby incorporated and made a part of the Seabrook City Code. Violation of this ordinance is subject to the penalty section of said Code and Ordinance, Section 1-15 "General Penalty and 11.06, "Criminal Enforcement" which provides that any person who shall violate any provision of this Ordinance shall be deemed guilty of an offense and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

SECTION 8. REPEAL OF CONFLICTING ORDINANCES.

All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance are hereby expressly repealed.

SECTION 9. SEVERIBILITY.

In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be

adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Seabrook, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 10. NOTICE.

The City Secretary shall give notice of the enactment of this Ordinance by promptly publishing it or its descriptive caption and penalty after final passage in the official newspaper of the City; the Ordinance to take effect upon publication.

PASSED, APPROVED, AND ADOPTED on first reading with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this 20th day of February 2024.

PASSED, APPROVED, AND ADOPTED, as revised on final reading with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this 5th day of March 2024.

BY: _____
Thomas G. Kolupski, Mayor

ATTEST:

By: _____
Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

By: _____
David Olson
City Attorney



Agenda Briefing

Date of Meeting: February 20, 2024

Responsible Department: City Manager's Office

Presenter: Gayle Cook, City Manager

Briefing Prepared By: Gayle Cook

Strategic Focus Area: City Services

General Information:

Consider and take all appropriate action to authorize the City Manager or her designee to participate in an interlocal cooperative pricing arrangement with the Buyboard Purchasing System for the purchase of an Enforcer Pumper 2nd Generation, large fire apparatus replacement, in the amount of \$1,237,466.00. This purchase is with the 2023 Bond Program.

Executive Summary / Background:

The end of life on the city's current pumper apparatus was within range of the capital planning cycle. It was presented that the proactive purchase will secure that a timely replacement truck to keep the performance of this essential city service would be requested. The City Council considered the replacement of the apparatus during the 2023 Bond Program items and approved placing it on the ballot.

The proposition was approved and this item was cooperatively scoped by committed of the Seabrook Volunteer Fire Department.

The proposal was obtained through the Texas Association School Board's (TASB) Buyboard Purchasing Cooperative contract pricing for this truck due to the advantageous pricing afforded by the cooperative purchasing program. The discounted pricing allows significant savings to purchase by this procurement method through Siddons Martin.

Anticipated delivery time for pumper is estimated to be 42-48 months, from the time of order to delivery.

Approval of this item will allow the city to enter a Purchase Order and begin the build out time clock. The City Council has approved Resolution 2024-02 a reimbursement resolution authorizing financial encumbrances prior to bond funding.

Funding / Fiscal Information:

2023 Bond Program Funding - Proposition \$ 1,403,000.00

Supporting Materials Attached:

1. Seabrook Enforcer Pumper Full Spec
2. Seabrook Enforcer Pumper Option List
3. Seabrook Enforcer Pumper SMEG Proposal

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

Approve to authorize the City Manager or her designee to execute the proposal.

Proposal for **Seabrook Fire Rescue**

Prepared by **Siddons-Martin Emergency Group, William Topf**

01/30/2024



PERFORM. LIKE NO OTHER.™

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SIDDONS-MARTIN is pleased to submit a proposal to SEABROOK FIRE DEPARTMENT for a **Pierce® triple combination pumper** per your request for quotation. The following paragraphs will describe in detail the apparatus, construction methods, and equipment proposed. This proposal will indicate size, type, model and make of components parts and equipment, providing proof of compliance with each and every item (except where noted) in the departments advertised specifications.

PIERCE MANUFACTURING was founded in 1913. Since then we have been building bodies with one philosophy, "BUILD THE FINEST". Our skilled craftsmen take pride in their work, which is reflected, in the final product. We have been building fire apparatus since the early "forties" giving Pierce Manufacturing over 75 years of experience in the fire apparatus market. Pierce Manufacturing has built and put into service more than 62,500 apparatus, including more than 33,900 on Pierce custom chassis designed and built specifically for fire and emergency applications. Our Appleton, Wisconsin facility has over 870,000 total square feet of floor space situated on approximately 105 acres of land. Our Bradenton, Florida facility has 300,000 square feet of floor space situated on approximately 38 acres of land.

Our beliefs in high ethical standards are carried through in all of our commitments and to everyone with whom we do business. Honesty, Integrity, Accountability and Citizenship are global tenets by which we all live and work. Consequently, we neither engage in, nor have we ever been convicted of price fixing, bid rigging, or collusion in any domestic or international fire apparatus market.

Pierce has only one brand of fire apparatus "Pierce", ensuring you are receiving top of the line product that meets your specification.

In accordance with the current edition of applicable NFPA standards, this proposal will specify whether the fire department, manufacturer, or apparatus dealership will provide required loose equipment.

Images and illustrative material in this proposal are as accurate as known at the time of publication, but are subject to change without notice. Images and illustrative material is for reference only, and may include optional equipment and accessories and may not include all standard equipment.

GENERAL DESIGN AND CONSTRUCTION

To control quality, ensure compatibility, and provide a single source for service and warranty, the custom cab, chassis, pump module and body will be entirely designed, assembled/welded and painted in Pierce owned manufacturing facilities. This includes, but not limited to the cab weldment, the pumphouse module assembly, the chassis assembly, the body and the electrical system.

QUALITY AND WORKMANSHIP

Pierce has set the pace for quality and workmanship in the fire apparatus field. Our tradition of building the highest quality units with craftsmen second to none has been the rule right from the beginning and we demonstrate that ongoing commitment by: Ensuring all steel welding follows American Welding Society D1.1-2004 recommendations for structural steel welding. All aluminum welding follows American Welding society and ANSI D1.2-2003 requirements for structural welding of aluminum. All sheet metal welding follows American welding Society B2.1-2000 requirements for structural welding of sheet metal. Our flux core arc welding uses alloy rods, type 7000 and is performed to American Welding Society standards A5.20-E70T1. Furthermore, all employees classified as welders are tested

and certified to meet the American welding Society codes upon hire and every three (3) years thereafter. Pierce also employs an American Welding Society certified welding inspector in plant during working hours to monitor weld quality.

Pierce Manufacturing operates a Quality Management System under the requirements of ISO 9001. These standards sponsored by the International Organization for Standardization (ISO) specify the quality systems that are established by the manufacturer for design, manufacture, installation and service. A copy of the certificate of compliance is included with this proposal.

In addition to the Quality Management system, we also employ a Quality Achievement Supplier program to insure the vendors and suppliers that we utilize meet the high standards we demand. That is just part of our overall "Quality at the Source" program at Pierce.

To demonstrate the quality of our products and services, a list of at least ten (10) fire departments/municipalities that have purchased vehicles for a second time is provided.

DELIVERY

The apparatus will be delivered under its own power to insure proper break-in of all components while the apparatus is still under warranty. A qualified delivery representative shall deliver the apparatus and remain for a sufficient length of time to instruct personnel in proper operation, care and maintenance of the equipment delivered.

MANUAL AND SERVICE INFORMATION

At time of delivery, complete operation and maintenance manuals covering the apparatus will be provided. A permanent plate will be mounted in the driver's compartment specifying the quantity and type of fluids required including engine oil, engine coolant, transmission, pump transmission lubrication, pump primer and drive axle.

SAFETY VIDEO

At the time of delivery Pierce will also provide one (1) 39-minute, professionally produced apparatus safety video, in DVD format. This video will address key safety considerations for personnel to follow when they are driving, operating, and maintaining the apparatus, including the following: vehicle pre-trip inspection, chassis operation, pump operation, aerial operation, and safety during maintenance.

PERFORMANCE TESTS

A road test will be conducted with the apparatus fully loaded and a continuous run of no less than ten (10) miles. During that time the apparatus will show no loss of power nor will it overheat. The transmission drive shaft or shafts and the axles will run quietly and be free of abnormal vibration or noise. The apparatus when fully loaded will not have less than 25 percent nor more than 50 percent on the front axle, and not less than 50 percent nor more than 75 percent on the rear axle. The apparatus will meet the current edition of applicable NFPA standards acceleration and braking requirements.

SERVICE AND WARRANTY SUPPORT

Pierce dealership support will be provided by SIDDONS-MARTIN by operating in conjunction with a Pierce authorized service center. The service center will have factory-trained mechanics on staff versed in Pierce fire apparatus. The service facility will be located within ten (10) miles of the fire department.

In addition to the dealership, Pierce has service facilities located in both, Weyauwega, Wisconsin and Bradenton, Florida. Pierce also maintains a dedicated parts facility of over 100,000 square feet in Appleton, Wisconsin. The parts facility stocks in excess of \$5,000,000 in parts dedicated to service and replacement parts. The parts facility employs a staff dedicated solely for the distribution and shipment of service and replacement parts.

Service parts for the apparatus being proposed can be found via Pierceparts.com which, is an interactive online tool that delivers information regarding your specific apparatus as well as the opportunity to register for training classes.

As a Pierce customer you have the ability to view the complete bill of materials for your specific apparatus, including assembly drawings, piece part drawings, and beneficial parts notations. You will also have the ability to search the complete Pierce item master through a parts search function which offers all Pierce SKU's and descriptions offered on all Pierce apparatus. Published component catalogs, which include proprietary systems along with an extensive operators manual library is available for easy reference.

Pierce Manufacturing maintains a dedicated service and warranty staff of over 35 personnel, dedicated to customer support, which also maintains a 24 hour 7 day a week toll free hot line, four (4) on staff EVTs, and offers hands-on repair and maintenance training classes multiple times a year.

LIABILITY

The successful bidder will defend any and all suits and assume all liability for the use of any patented process including any device or article forming a part of the apparatus or any appliance furnished under the contract.

INSURANCE PROVIDED BY BIDDER

COMMERCIAL GENERAL LIABILITY INSURANCE

The successful bidder will, during the performance of the contract and for three (3) years following acceptance of the product, keep in force at least the following minimum limits of commercial general liability insurance:

Each Occurrence\$1,000,000

Products/Completed Operations Aggregate\$1,000,000

Personal and Advertising Injury\$1,000,000

General Aggregate\$2,000,000

Coverage will be written on a Commercial General Liability form. The policy will be written on an occurrence form and will include Contractual Liability coverage for bodily injury and property damage subject to the terms and conditions of the policy. The policy will include Owner as an additional insured when required by written contract.

COMMERCIAL AUTOMOBILE LIABILITY INSURANCE

The successful bidder will, during the performance of the contract, keep in force at least the following minimum limits of commercial automobile liability insurance and coverage will be written on a Commercial Automobile liability form:

Each Accident Combined Single Limit:\$1,000,000

UMBRELLA/EXCESS LIABILITY INSURANCE

The successful bidder will, during the performance of the contract and for three (3) years following acceptance of the product, keep in force at least the following minimum limits of umbrella liability insurance:

Aggregate:\$3,000,000

Each Occurrence:\$3,000,000

The umbrella policy will be written on an occurrence basis and at a minimum provide excess to the bidder's General Liability and Automobile Liability policies.

The required limits can be provided by one (1) or more policies provided all other insurance requirements are met.

Coverage will be provided by a carrier(s) rated A- or better by A.M. Best.

All policies will provide a 30-day notice of cancellation to the named insured. The Certificate of Insurance will provide the following cancellation clause: Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

Bidder agrees to furnish owner with a current Certificate of Insurance with the coverages listed above along with the bid. The certificate will show the purchaser as certificate holder.

INSURANCE PROVIDED BY MANUFACTURER**PRODUCT LIABILITY INSURANCE**

The manufacturer will, during the performance of the contract and for three (3) years following acceptance of the product, keep in force at least the following minimum limits of Product Liability insurance:

Each Occurrence\$1,000,000

Products/Completed Operations Aggregate\$1,000,000

Coverage will be written on a Commercial General Liability form. The policy will be written on an occurrence form. The manufacturer's policy will include the owner as additional insured when required by written contract between the Owner and a Pierce authorized dealer.

UMBRELLA/EXCESS LIABILITY INSURANCE

The manufacturer will, during the performance of the contract and for three (3) years following acceptance of the product, keep in force at least the following minimum limits of umbrella liability insurance:

Each Occurrence:\$25,000,000

Aggregate:\$25,000,000

The umbrella policy will be written on an occurrence basis and provide excess to the manufacturer's General Liability/Products policies.

The required limits can be provided by one (1) or more policies provided all other insurance requirements are met.

Coverage will be provided by a carrier(s) rated A- or better by A.M. Best.

All policies will provide a 30-day notice of cancellation to the named insured. The Certificate of Insurance will provide the following cancellation clause: Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

Manufacturer agrees to furnish owner with a current Certificate of Insurance with the coverages listed above along with the bid. The certificate will show the purchaser as the certificate holder.

SINGLE SOURCE MANUFACTURER

Pierce Manufacturing, Inc. provides an integrated approach to the design and manufacture of our products that delivers superior apparatus and a dedicated support team. From our facilities, the chassis, cab weldment, cab, pumphouse (including the sheet metal enclosure, valve controls, piping and operators panel) and body will be entirely designed, tested, and hand assembled to the customer's exact specifications. The electrical system either hardwired or multiplexed, will be both designed and integrated by Pierce Manufacturing. The warranties relative to these major components (excluding component warranties such as engine, transmission, axles, pump, etc.) will be provided by Pierce as a single source manufacturer. Pierce's single source solution adds value by providing a fully engineered product that offers durability, reliability, maintainability, performance, and a high level of quality.

Your apparatus will be manufactured in Appleton, Wisconsin.

SPECIAL INSTRUCTIONS

The apparatus being proposed will be designed and built to match the as close as 16396 as possible.. However, some variation may be necessary due to changes in our manufacturing processes or our product offering. Revisions in NFPA guidelines and/or other regulations may also affect our ability to match the previous unit.

NFPA 2024 STANDARDS

This unit will comply with the NFPA standards effective January 1, 2024, except for fire department directed exceptions. These exceptions will be set forth in the Statement of Exceptions.

Certification of slip resistance of all stepping, standing and walking surfaces will be supplied with delivery of the apparatus.

All horizontal surfaces designated as a standing or walking surface that are greater than 48.00" above the ground must be defined by a 1.00" wide line along its outside perimeter. Perimeter markings and designated access paths to destination points will be identified on the customer approval print and are shown as approximate. Actual location(s) will be determined based on materials used and actual conditions at final build. Access paths may pass through hose storage areas and opening or removal of covers or restraints may be required. Access paths may require the operation of devices and equipment such as the aerial device or ladder rack.

A plate that is highly visible to the driver while seated will be provided. This plate will show the overall height, length, and gross vehicle weight rating.

The manufacturer will have programs in place for training, proficiency testing and performance for any staff involved with certifications.

An official of the company will designate, in writing, who is qualified to witness and certify test results.

NFPA COMPLIANCY

Apparatus proposed by the bidder will meet the applicable requirements of the National Fire Protection Association (NFPA) as stated in current edition at time of contract execution. Fire department's specifications that differ from NFPA specifications will be indicated in the proposal as "non-NFPA".

PUMP TEST

Underwriters Laboratory (UL) will test, approved, and certify the pump. The test results and the pump manufacturer's certification of hydrostatic test; the engine manufacturer's certified brake horsepower curve; and the pump manufacturer's record of pump construction details will be forwarded to the Fire Department.

GENERATOR TEST

If the unit has a generator, Underwriters Laboratory (UL) will test, approved, and certify the generator. The test results will be provided to the Fire Department at the time of delivery.

BREATHING AIR TEST

If the unit has breathing air, Pierce Manufacturing will draw an air sample from the air system and have the sample certified that the air quality meets the requirements of NFPA 1989, *Standard on Breathing Air Quality for Fire and Emergency Services Respiratory Protection*.

VEHICLE INSPECTION PROGRAM CERTIFICATION

To assure the vehicle is built to current NFPA 1900 standards, the apparatus, in its entirety, will be third-party, independent, audit-certified through Underwriters Laboratory (UL) that it is built and complies to all applicable standards in the current edition. The certification includes: all design, production, operational, and performance testing of not only the apparatus, but those components that are installed on the apparatus.

A placard will be affixed in the driver's side area stating the third party agency, the date, the standard and the certificate number of the whole vehicle audit.

BID BOND

A bid bond as security for the bid in the form of a 10% bid bond will be provided with the proposal. This bid bond will be issued by a Surety Company who is listed on the U.S. Treasury Departments list of acceptable sureties as published in Department Circular 570. The bid bond will be issued by an authorized representative of the Surety Company and will be accompanied by a certified power of attorney dated on or before the date of bid. The bid bond will include language which assures that the bidder/principal will give a bond or bonds, as may be specified in the bidding or contract documents, with good and sufficient surety for the faithful performance of the contract, including the Basic One (1) Year Limited Warranty, and for the prompt payment of labor and material furnished in the prosecution of the contract.

Notwithstanding any document or assertion to the contrary, any surety bond related to the sale of a vehicle will apply only to the Basic One (1) Year Limited Warranty for such vehicle. Any surety bond related to the sale of a vehicle will not apply to any other warranties that are included within this bid (OEM or otherwise) or to the warranties (if any) of any third party of any part, component, attachment or accessory that is incorporated into or attached to the vehicle. In the event of any contradiction or inconsistency between this provision and any other document or assertion, this provision will prevail.

PERFORMANCE BOND NOT REQUESTED

A performance bond will not be included. If requested at a later date, one will be provided to you for an additional cost and the following will apply:

The successful bidder will furnish a Performance and Payment bond (Bond) equal to 100 percent of the total contract amount within 30 days of the notice of award. Such Bond will be in a form acceptable to the Owner and issued by a surety company included within the Department of Treasury's Listing of Approved Sureties (Department Circular 570) with a minimum A.M. Best Financial Strength Rating of A and Size Category of XV. In the event of a bond issued by a surety of a lesser Size Category, a minimum Financial Strength rating of A+ is required.

Bidder and Bidder's surety agree that the Bond issued hereunder, whether expressly stated or not, also includes the surety's guarantee of the vehicle manufacturer's Bumper to Bumper warranty period included within this proposal. Owner agrees that the penal amount of this bond will be simultaneously amended to 25 percent of the total contract amount upon satisfactory acceptance and delivery of the vehicle(s) included herein. Notwithstanding anything contained within this contract to the contrary, the surety's liability for any warranties of any type will not exceed three (3) years from the date of such satisfactory acceptance and delivery, or the actual Bumper to Bumper warranty period, whichever is shorter.

Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.

If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] ("PPI") has increased at a compounded annual growth rate of 5.0% or more between the month Pierce accepts the order ("Order Month") and a month 14 months prior to the then predicted Ready For Pickup date ("Evaluation Month"), then pricing may be updated in an amount equal to the increase in PPI over 5.0% for each year or fractional year between the Order Month and the Evaluation Month. The seller will document any such updated price for the customer's approval before proceeding and provide an option to cancel the order.

APPROVAL DRAWING

A drawing of the proposed apparatus will be prepared and provided to the purchaser for approval before construction begins. The Pierce sales representative will also be provided with a copy of the same drawing. The finalized and approved drawing will become part of the contract documents. This drawing will indicate the chassis make and model, location of the lights, siren, horns, compartments, major components, etc.

A "revised" approval drawing of the apparatus will be prepared and submitted by Pierce to the purchaser showing any changes made to the approval drawing.

ELECTRICAL WIRING DIAGRAMS

Two (2) electrical wiring diagrams, prepared for the model of chassis and body, will be provided.

ENFORCER CHASSIS

The Pierce Enforcer™ is the custom chassis developed exclusively for the fire service. Chassis provided will be a new, tilt-type custom fire apparatus. The chassis will be manufactured in the apparatus body builder's facility eliminating any split responsibility. The chassis will be designed and manufactured for heavy-duty service, with adequate strength, capacity for the intended load to be sustained, and the type of service required. The chassis will be the manufacturer's first line tilt cab.

WHEELBASE

The wheelbase of the vehicle will be 232.50".

GVW RATING

The gross vehicle weight rating will be 49,800 #.

FRAME

The chassis frame will be built with two (2) steel channels bolted to five (5) cross members or more, depending on other options of the apparatus. The side rails will have a 13.38" tall web over the front and mid sections of the chassis, with a continuous smooth taper to 10.75" over the rear axle. Each rail will have a section modulus of 25.992 cubic inches and a resisting bending moment (rbm) of 3,119,040 in-lb over the critical regions of the frame assembly, with a section modulus of 18.96 cubic inches with an rbm of 2,275,200 in-lb over the rear axle. The frame rails will be constructed of 120,000 psi yield strength heat-treated 0.38" thick steel with 3.50" wide flanges.

FRAME REINFORCEMENT

In addition, a mainframe internal liner will be provided. The liner will be an internal "C" design that steps to an internal "L" design over the rear axle. It will be heat-treated steel measuring 12.50" x 3.00" x 0.25" through the front portion of the liner, stepping to 9.38" x 3.00" x 0.25" through the rear portion of

the liner. Each liner will have a section modulus of 13.58 cubic inches, yield strength of 110,000 psi, and rbm of 1,494,042 in-lb. Total rbm at wheelbase center will be 4,391,869 in-lb.

The frame liner will be mounted inside of the chassis frame rail and extend the full length of the frame.

FRONT NON DRIVE AXLE

The Oshkosh TAK-4® front axle will be of the independent suspension design with a ground rating of 22,800 lb.

Upper and lower control arms will be used on each side of the axle. Upper control arm castings will be made of 100,000-psi yield strength 8630 steel and the lower control arm casting will be made of 55,000-psi yield ductile iron.

The center cross members and side plates will be constructed out of 80,000-psi yield strength steel.

Each control arm will be mounted to the center section using elastomer bushings. These rubber bushings will rotate on low friction plain bearings and be lubricated for life. Each bushing will also have a flange end to absorb longitudinal impact loads, reducing noise and vibrations.

There will be nine (9) grease fittings supplied, one (1) on each control arm pivot and one (1) on the steering gear extension.

The upper control arm will be shorter than the lower arm so that wheel end geometry provides positive camber when deflected below rated load and negative camber above rated load.

Camber at load will be zero degrees for optimum tire life.

The ball joint bearing will be of low friction design and be maintenance free.

Toe links that are adjustable for alignment of the wheel to the center of the chassis will be provided.

The wheel ends will have little to no bump steer when the chassis encounters a hole or obstacle.

The steering linkage will provide proper steering angles for the inside and outside wheel, based on the vehicle wheelbase.

The axle will have a turning angle of up to 45 degrees.

FRONT SUSPENSION

Front Oshkosh TAK-4™ independent suspension will be provided with a minimum ground rating of 22,800 lb.

The independent suspension system will be designed to provide maximum ride comfort. The design will allow the vehicle to travel at highway speeds over improved road surfaces and at moderate speeds over rough terrain with minimal transfer of road shock and vibration to the vehicle's crew compartment.

Each wheel will have torsion bar type spring. In addition, each front wheel end will also have energy absorbing jounce bumpers to prevent bottoming of the suspension.

The suspension design will be such that there is at least 10.00" of total wheel travel and a minimum of 3.75" before suspension bottoms.

The torsion bar anchor lock system allows for simple lean adjustments, without the use of shims. One can adjust for a lean within 15 minutes per side. Anchor adjustment design is such that it allows for ride height adjustment on each side.

The independent suspension was put through a durability test that simulated 140,000 miles of inner city driving.

FRONT SHOCK ABSORBERS

KONI heavy-duty telescoping shock absorbers will be provided on the front suspension.

FRONT OIL SEALS

Oil seals with viewing window will be provided on the front axle.

FRONT TIRES

Front tires will be Michelin 425/65R22.50 radials, 20 ply XZE wide base tread, rated for 22,800 lb maximum axle load and 75 mph maximum speed.

The tires will be mounted on 22.50" x 12.25" steel disc type wheels with a ten (10)-stud, 11.25" bolt circle.

REAR AXLE

The rear axle will be a Dana, Model S26-190, with a capacity of 27,000 lb.

TOP SPEED OF VEHICLE

A rear axle ratio will be furnished to allow the vehicle to reach a top speed of 68 mph / 109 kph.

REAR SUSPENSION

The rear suspension will be Standens, semi-elliptical, 3.00" wide x 52.50" long, 12-leaf pack with a ground rating of 27,000 lb. The spring hangers will be castings.

The two (2) top leaves will wrap the forward spring hanger pin, and the rear of the spring will be a slipper style end that will ride in a rear slipper hanger.

A steel encased rubber bushing will be used in the spring eye. The steel encased rubber bushing will be maintenance free and require no lubrication.

REAR OIL SEALS

Oil seals will be provided on the rear axle(s).

REAR TIRES

Rear tires will be four (4) Michelin 12R22.50 radials, 16 ply "all position" XZE* tread, rated for 27,120 lb maximum axle load and 75 mph maximum speed.

The tires will be mounted on Accuride® 22.50" x 8.25" steel disc type wheels with a ten (10) stud, 11.25" bolt circle.

TIRE BALANCE

All tires will be dynamically balanced with wheel weights.

TIRE PRESSURE MANAGEMENT

There will be a tire pressure management system provided that will monitor each tires pressure and temperature. A 2.00" gauge located in the cab instrument panel will indicate each tires position, pressure and temperature. A wireless sensor will be mounted to each wheel for a total of six (6) sensors.

The system will have three (3) alert levels:

- Critical Low Pressure Alert
- Pressure Deviation Alert
- High Temperature Alert

Each alert will trigger an audible alarm and an indicator light within the gauge to signal the driver of the problem.

The system will be covered by a **five (5) year** parts and labor warranty. Please see warranty document for details.

FULL WIDTH REAR MUD FLAP

A full width, black mud flap with a custom logo will be installed behind the rear wheels of the apparatus.

MUD FLAPS

Mud flaps with a Pierce logo will be installed behind the front and rear wheels.

WHEEL CHOCKS

There will be one (1) pair of folding Ziamatic, Model SAC-44-E, aluminum alloy, Quick-Choc wheel blocks, with easy-grip handle provided.

Wheel Chock Brackets

There will be one (1) pair of Zico, Model SQCH-44-H, horizontal mounting wheel chock brackets provided for the Ziamatic, Model SAC-44-E, folding wheel chocks. The brackets will be made of aluminum and consist of a quick release spring loaded rod to hold the wheel chocks in place. The brackets will be mounted below the left side rear compartment.

ELECTRONIC STABILITY CONTROL

A vehicle control system will be provided as an integral part of the ABS brake system from Meritor Wabco.

The system will monitor and update the lateral acceleration of the vehicle and compare it to a critical threshold where a side roll event may occur. If the critical threshold is met, the vehicle control system will automatically reduce engine RPM, engage the engine retarder (if equipped), and selectively apply brakes to the individual wheel ends of the front and rear axles to reduce the possibility of a side roll event.

The system will monitor directional stability through a lateral accelerometer, steer angle sensor and yaw rate sensor. If spinout or drift out is detected, the vehicle control system will selectively apply brakes to the individual wheel ends of the front and rear axles to bring the vehicle back to its intended direction.

ANTI-LOCK BRAKE SYSTEM

The vehicle will be equipped with a Wabco 4S4M, anti-lock braking system. The ABS will provide a four (4) channel anti-lock braking control on both the front and rear wheels. A digitally controlled system that utilizes microprocessor technology will control the anti-lock braking system. Each wheel will be monitored by the system. When any wheel begins to lockup, a signal will be sent to the control unit. This control unit will then reduce the braking of that wheel for a fraction of a second and then reapply the brake. This anti-lock brake system will eliminate the lockup of any wheel thus helping to prevent the apparatus from skidding out of control.

AUTOMATIC TRACTION CONTROL

An anti-slip feature will be included with the ABS. The Automatic Traction Control will be used for traction in poor road and weather conditions. The Automatic Traction Control will act as an electronic differential lock that will not allow a driving wheel to spin, thereby supplying traction at all times. The ABS electronic control unit (ECU) will work with the engine ECU, sharing information concerning wheel slip. Engine ECU will use information to control engine speed, allowing only as much throttle application as required for the available traction, regardless of how much the driver is asking for. An "off road traction" switch will be provided on the instrument panel. Activation of the switch will allow additional tire slip to let the truck climb out and get on top of deep snow or mud.

BRAKES

The service brake system will be full air type.

The front brakes will be Knorr/Bendix disc type with a 17.00" ventilated rotor for improved stopping distance.

The brake system will be certified, third party inspected, for improved stopping distance.

The rear brakes will be Bendix™ 16.50" x 8.63" cam operated with automatic slack adjusters.

AIR COMPRESSOR, BRAKE SYSTEM

The air compressor will be a Wabco single piston compressor with a 26.8 CI displacement.

BRAKE SYSTEM

The brake system will include:

- Brake treadle valve
- Heated automatic moisture ejector on air dryer
- Total air system minimum capacity of 4,272 cubic inches
- Two (2) air pressure gauges with a red warning light and an audible alarm, that activates when air pressure falls below 60 psi
- Spring set parking brake system
- Parking brake operated by a push-pull style control valve
- A parking "brake on" indicator light on instrument panel

- Park brake relay/inversion and anti-compounding valve, in conjunction with a double check valve system, with an automatic spring brake application at 40 psi
- A pressure protection valve to prevent all air operated accessories from drawing air from the air system when the system pressure drops below 80 psi (550 kPa)
- 1/4 turn drain valves on each air tank

The air tank will be primed and painted to meet a minimum 750 hour salt spray test.

The air tanks will be same as frame color .

To reduce the effects of corrosion, the air tank will be mounted with stainless steel brackets.

BRAKE SYSTEM AIR DRYER

The air dryer will be WABCO System Saver 1200 with spin-on coalescing filter cartridge and 100 watt heater.

BRAKE LINES

Color-coded nylon brake lines will be provided. The lines will be wrapped in a heat protective loom in the chassis areas that are subject to excessive heat.

AIR INLET WITH AUTOMATIC EJECT

One (1) air inlet with Kussmaul Air Eject will be provided. It will allow station air to be supplied to the apparatus brake system through a shoreline hose. The inlet will automatically disconnect the air line when the truck is started. It will be equipped with a male coupling and be located Driver side step well. A check valve will be provided to prevent reverse flow of air. The inlet will discharge into the "wet" tank of the brake system. A mating female coupling will also be provided with the loose equipment.

COVER OVER AIR INLET

There will be a Kussmaul, Model 091-3, red cover provided over the recessed automatic air line disconnect.

ADDITIONAL AIR TANK FOR AIR HORN

An additional air tank with 1,454 cubic inch displacement will be provided to increase the capacity of the air system. This tank will be dedicated for air horn use.

The air tank will be primed and painted to meet a minimum 750 hour salt spray test. To reduce the effects of corrosion, the air tank will be mounted with stainless steel brackets.

The air tank(s) will be orange #22 .

The output flow of the engine air compressor varies with engine rpm. Full compressor output is only achieved at governed engine speed. Engine speed may be limited by generators, pumps and other PTO driven options.

MANUAL MOISTURE EJECTOR(S)

Four (4) manual moisture ejectors will be installed in the brake system.

The moisture ejector will be remote mounted on the driver side of vehicle, as close to the edge of vehicle as possible.

A loop will be provided at the moisture ejector, to allow for ease of pulling the drain.

Each moisture ejector will have a label directly under the ejector, stating air tank drain.

Air lines will be routed from the air tank to the moisture ejector.

The moisture ejector(s) will be provided on the standard reservoir(s).

ENGINE

The chassis will be powered by an electronically controlled engine as described below:

Make:	Paccar
Model:	MX
Power:	510 hp at 1600rpm
Torque:	1850 lb-ft at 1000rpm
Governed Speed:	1900 rpm
Emissions Certification:	EPA 2027
Fuel:	Diesel
Cylinders:	Six (6)
Displacement:	13.7L
Starter:	DP60
Fuel Filters:	Dual cartridge style with check valve, water separator, and water in fuel sensor

The engine will include On-board diagnostics (OBD), which provides self diagnostic and reporting. The system will give the owner or repair technician access to state of health information for various vehicle sub systems. The system will monitor vehicle systems, engine and after treatment. The system will illuminate a malfunction indicator light on the dash console if a problem is detected.

HIGH IDLE

A high idle switch will be provided, inside the cab, on the instrument panel, that will automatically maintain a preset engine rpm. A switch will be installed, at the cab instrument panel, for activation/deactivation.

The high idle will be operational only when the parking brake is on and the truck transmission is in neutral. A green indicator light will be provided, adjacent to the switch. The light will illuminate when the above conditions are met. The light will be labeled "OK to Engage High Idle."

ENGINE BRAKE

The compression release brake option is a fully integrated MX engine braking system. It utilizes the turbocharger and backpressure valve, but adds in a hydraulically operated compression brake to increase overall retarding power.

To maximize the effectiveness of the compression brake the MX engine brake system works in conjunction with the turbocharger and back pressure valve.

The driver will be able to turn the engine brake system on/off and have a high, medium and low setting

CLUTCH FAN

A fan clutch will be provided. The fan clutch will be automatic when the pump transmission is in "Road" position, and constantly engaged when in "Pump" position.

ENGINE AIR INTAKE

The engine air intake will be located above the engine cooling package. It will draw fresh air from the front of the apparatus through the radiator grille.

The ember separator is designed to prevent road dirt and recirculating hot air from entering the engine.

The ember separator will be easily accessible by tilting the cab.

EXHAUST SYSTEM

The exhaust system will be stainless steel from the turbo to the engine's aftertreatment device. The exhaust system will include an aftertreatment device to meet current EPA standards. An insulation wrap will be provided on all exhaust pipe between the turbo and the aftertreatment device to minimize the transfer of heat to the cab.

The exhaust will terminate horizontally ahead of the right side rear wheels and will be flush with the body rub rail. The exhaust pipes will be stainless steel.

There will be a stainless steel exhaust diffuser with a standard straight tip on the end provided to reduce the temperature of the exhaust as it exits. Heat deflector shields will be provided to isolate chassis and body components from the heat of the tailpipe diffuser.

RADIATOR

The radiator and the complete cooling system will meet or exceed the current edition of applicable NFPA and engine manufacturer cooling system standards.

For maximum corrosion resistance and cooling performance, the entire radiator core will be constructed using long life aluminum alloy. The radiator core will consist of aluminum fins, having a serpentine design, brazed to aluminum tubes.

The radiator core will have a minimum front area of 1060 square inches.

Supply tank will be made of heavy duty glass-reinforced nylon and the return tank will be made of aluminum. Both tanks will be crimped onto the core assembly using header tabs and a compression gasket to complete the radiator core assembly. There will be a full steel frame around the inserts to enhance cooling system durability and reliability.

The radiator will be compatible with commercial antifreeze solutions.

The radiator assembly will be isolated from the chassis frame rails with rubber isolators to prevent the development of leaks caused by twisting or straining when the apparatus operates over uneven terrain.

The radiator will include a de-aeration/expansion tank. For visual coolant level inspection, the radiator will have a built-in sight glass. The radiator will be equipped with a 15 psi pressure relief cap.

A drain port will be located at the lowest point of the cooling system and/or the bottom of the radiator to permit complete flushing of the coolant from the system.

Shields or baffles will be provided to prevent recirculation of hot air to the inlet side of the radiator.

COOLANT LINES

Gates, or Goodyear, rubber hose will be used for all engine coolant lines installed by Pierce Manufacturing.

Hose clamps will be stainless steel constant torque type to prevent coolant leakage. They will expand and contract according to coolant system temperature thereby keeping a constant clamping pressure on the hose.

FUEL TANK

A 75 gallon fuel tank will be provided and mounted at the rear of the chassis. The tank will be constructed of 12-gauge, hot rolled steel. It will be equipped with swash partitions and a vent. To eliminate the effects of corrosion, the fuel tank will be mounted with stainless steel straps.

A .75" drain plug will be located in a low point of the tank for drainage.

The engine fuel fill inlet will be located adjacent to the DEF inlet and a single air bottle behind a common door on the driver side of the vehicle. The fuel fill inlet will be marked "Ultra Low Sulfur - Diesel Fuel Only."

A .50" diameter vent will be installed from tank top to just below fuel fill inlet.

The fuel tank will meet all FHWA 393.67 requirements including a fill capacity of 95 percent of tank volume.

All fuel lines will be provided as recommended by the engine manufacturer.

DIESEL EXHAUST FLUID TANK

A 6.0 gallon diesel exhaust fluid (DEF) tank will be provided and mounted in the driver's side body rearward of the rear axle.

A fill inlet will be provided and marked "Diesel Exhaust Fluid Only". The fill inlet will be located adjacent to the engine fuel inlet behind a common hinged, spring loaded, painted door on the driver side of the vehicle.

The selector flap within the common area for the fuel and DEF fills will have a flush lift & turn latch. The latch will be provided so that the selector flap will be latched when the flap is in the position over the DEF fill.

The tank will meet the engine manufacturers requirement for 10 percent expansion space in the event of tank freezing.

The tank will include an integrated heater unit that utilizes engine coolant to thaw the DEF in the event of freezing.

FUEL FILL DOOR

Fuel fill door will be painted job color.

TRANSMISSION

An Allison 6th generation, Model EVS 4000P, electronic, torque converting, automatic transmission will be provided.

The transmission will be equipped with prognostics to monitor oil life, filter life, and transmission health. A wrench icon on the shift selector's digital display will indicate when service is due.

Two (2) PTO openings will be located on left side and top of converter housing (positions 8 o'clock and 1 o'clock).

A transmission temperature gauge with an amber light and buzzer will be installed on the cab instrument panel.

TRANSMISSION SHIFTER

A six (6)-speed push button shift module will be mounted to right of driver on console. Shift position indicator will be indirectly lit for after dark operation.

The transmission ratio will be:

1st	3.51 to 1.00
2nd	1.91 to 1.00
3rd	1.43 to 1.00
4th	1.00 to 1.00
5th	0.75 to 1.00
6th	0.64 to 1.00
R	4.80 to 1.00

TRANSMISSION COOLER

A Modine plate and fin transmission oil cooler will be provided using engine coolant to control the transmission oil temperature.

DRIVELINE

Drivelines will be a heavy-duty metal tube and be equipped with Spicer® 1810 universal joints.

The shafts will be dynamically balanced before installation.

A splined slip joint will be provided in each driveshaft where the driveline design requires it. The slip joint will be coated with Glidecoat® or equivalent.

STEERING

Dual Sheppard, Model M110, steering gears, with integral heavy-duty power steering, will be provided. For reduced system temperatures, the power steering will incorporate an air to oil cooler and Paccar hydraulic pump with integral pressure and flow control. All power steering lines will have wire braded lines with crimped fittings.

A tilt and telescopic steering column will be provided to improve fit for a broader range of driver configurations.

STEERING WHEEL

The steering wheel will be 18.00" in diameter, have tilting and telescoping capabilities, and a four (4)-spoke design.

There will be a switch pod provided on each side of the steering wheel between the spokes. The switch pods will be an integral part of the steering wheel. The following switches will be provided:

Left pod:

- Windshield wash
- Wiper intermittent speed increase
- Wiper intermittent speed decrease
- Hi/Lo wiper speed
- Wiper off

Right pod:

- Air horn
- Area lighting
- Front dome light
- Rear dome light

LOGO AND CUSTOMER DESIGNATION ON DASH

The dash panel will have an emblem containing the Pierce logo and customer name. The emblem will have three (3) rows of text for the customer's department name. There will be a maximum of eight (8) characters in the first row, 11 characters in the second row and 11 characters in the third row.

The first row of text will be: Seabrook

The second row of text will be: Fire

The third row of text will be: Rescue

BUMPER

A one (1) piece bumper manufactured from 0.25" formed steel with a 0.38" bend radius will be provided. The bumper will be a minimum of 10.00" high with a 1.50" top and bottom flange, and will

extend 19.00" from the face of the cab. The bumper will be 95.28" wide with 45 degree corners and side plates. The bumper will be metal finished and painted job color.

To provide adequate support strength, the bumper will be mounted directly to the front of the C channel frame. The frame will be a bolted modular extension frame constructed of 50,000 psi tensile steel.

Gravel Pan

A gravel pan, constructed of bright aluminum treadplate, will be furnished between the bumper and the cab face. The pan will be properly supported from the underside to prevent flexing and vibration.

CENTER HOSE TRAY

A hose tray, constructed of aluminum, will be placed in the center of the bumper extension.

The tray will have a capacity of 125' of 1.75" double jacket cotton-polyester hose.

Black rubber grating will be provided at the bottom of the tray. Drain holes are also provided.

Center Hose Tray Restraint

There will be one (1) pair of hose tray restraint straps located over the center mounted tray.

The restraints will be a pair of 2.00" wide black nylon straps with Velcro® fasteners provided. The strap(s) will be used to secure the hose in the tray.

LIFT AND TOW MOUNTS

Mounted to the frame extension will be lift and tow mounts. The lift and tow mounts will be designed and positioned to adapt to certain tow truck lift systems.

The lift and tow mounts with eyes will be painted the same color as the frame.

TOW HOOKS

Two (2) chromed steel tow hooks will be installed under the bumper and attached to the front frame members. The tow hooks will be designed and positioned to allow up to a 6,000 lb straight horizontal pull in line with the centerline of the vehicle. The tow hooks will not be used for lifting of the apparatus.

SIDE ZONE LIGHT MOUNTING

The front lower warning lights on each side will be recessed into the side of the bumper extension to protect the light from damage.

The recessed bracket will be made of painted smooth aluminum.

SIDE ZONE LIGHT MOUNTING

The front warning lights on each side will be recessed into the angled portion of the bumper extension to protect the light from damage.

The recessed bracket will be made of painted smooth aluminum.

FRONT BUMPER UL-LX COATING

Protective black UL-LX® coating will be provided on the outside exterior of the top front bumper flange. It will not be sprayed on the underside of the flange.

The lining will be properly installed by an authorized UL-LX dealer.

CAB

The Enforcer cab will be designed specifically for the fire service and manufactured by the chassis builder.

The cab will be built by the apparatus manufacturer in a facility located on the manufacturer's premises.

For reasons of structural integrity and enhanced occupant protection, the cab will be a heavy duty design, constructed to the following minimal standards.

The cab will have 12 main vertical structural members located in the A-pillar (front cab corner posts), B-pillar (side center posts), C-pillar (rear corner posts), and rear wall areas. The A-pillar will be constructed of solid A356-T5 aluminum castings. The B-pillar and C-pillar will be constructed from 0.13" wall extrusions. The rear wall will be constructed of two (2) 2.00" x 2.00" outer aluminum extrusions and two (2) 2.00" x 1.00" inner aluminum extrusions. All main vertical structural members will run from the floor to 4.625" x 3.864" x 0.090" thick roof extrusions to provide a cage-like structure with the A-pillar and roof extrusions being welded into a 0.25" thick corner casting at each of the front corners of the roof assembly.

The front of the cab will be constructed of a 0.13" firewall plate, covered with a 0.090" front skin (for a total thickness of 0.22"), and reinforced with a full width x 0.50" thick cross-cab support located just below the windshield and fully welded to the engine tunnel. The cross-cab support will run the full width of the cab and weld to each A-pillar, the 0.13" firewall plate, and the front skin.

The cab floors will be constructed of 0.125" thick aluminum plate and reinforced at the firewall with an additional 0.25" thick cross-floor support providing a total thickness of 0.375" of structural material at the front floor area. The front floor area will also be supported with two (2) triangular 0.30" wall extrusions that also provides the mounting point for the cab lift. This tubing will run from the floor wireway of the cab to the engine tunnel side plates, creating the structure to support the forces created when lifting the cab.

The cab will be 96.00" wide (outside door skin to outside door skin) to maintain maximum maneuverability.

The centerline of front axle to the rear of the cab will be 70.00" long.

The forward cab section will have an overall height (from the cab roof to the ground) of approximately 99.00". The crew cab section will have a 10.00" raised roof, with an overall cab height of approximately 109.00". The overall height listed will be calculated based on a truck configuration with the lowest suspension weight rating, the smallest diameter tires for the suspension, no water weight, no loose equipment weight, and no personnel weight. Larger tires, wheels, and suspension will increase the overall height listed.

The floor to ceiling height inside the crew cab will be 64.50" in the center and outboard positions.

The crew cab floor will measure 46.00" from the rear wall to the back side of the rear facing seat risers.

The medium block engine tunnel, at the rearward highest point (knee level), will measure 61.50" to the rear wall. The big block engine tunnel will measure 51.50" to the rear wall.

The crew cab will be a totally enclosed design with the interior area completely open to improve visibility and verbal communication between the occupants.

The cab will be a full tilt cab style.

A 3-point cab mount system with rubber isolators will improve ride quality by isolating chassis vibrations from the cab.

CAB ROOF DRIP RAIL

For enhanced protection from inclement weather, a drip rail will be furnished on the sides of the cab. The drip rail will be painted to match the cab roof, and bonded to the sides of the cab. The drip rail will extend the full length of the cab roof.

FENDER LINERS

Full circular inner fender liners in the wheel wells will be provided.

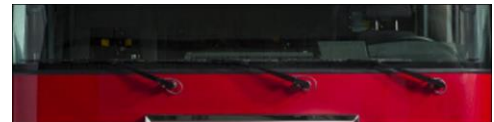
PANORAMIC WINDSHIELD

A one (1)-piece safety glass windshield will be provided with over 2,775 square inches of clear viewing area. The windshield will be full width and will provide the occupants with a panoramic view. The windshield will consist of three (3) layers: outer light, middle safety laminate, and inner light. The outer light layer will provide superior chip resistance. The middle safety laminate layer will prevent the windshield glass pieces from detaching in the event of breakage. The inner light will provide yet another chip resistant layer. The cab windshield will be bonded to the aluminum windshield frame using a urethane adhesive. A custom frit pattern will be applied on the outside perimeter of the windshield for a finished automotive appearance.



WINDSHIELD WIPERS

Three (3) electric windshield wipers with washer will be provided that meet FMVSS and SAE requirements.



The washer reservoir will be able to be filled without raising the cab.



[Washer Reservoir Location]

ENGINE TUNNEL

Engine hood side walls will be constructed of 0.375" aluminum. The top will be constructed of 0.125" aluminum and will be tapered at the top to allow for more driver and passenger elbow room.

The engine hood will be insulated for protection from heat and sound. The noise insulation keeps the dBA level within the limits stated in the current edition of applicable NFPA standards.

The engine tunnel will be no higher than 17.00" off the crew cab floor.

INSULATION PACKAGE

All insulation utilized in the cab construction shall be provided for extreme climate temperatures. The insulation shall be provided in the following areas:

- Engine tunnel
- Cab and crew cab floors
- Cab and crew cab doors
- Cab roof
- Engine tunnel material covering (if applicable)

CAB REAR WALL EXTERIOR COVERING

The exterior surface of the rear wall of the cab will be overlaid with bright aluminum treadplate that covers the entire rear wall.

CAB LIFT

A hydraulic cab lift system will be provided consisting of an electric powered hydraulic pump, dual lift cylinders, and necessary hoses and valves.

Lift controls will be located on the right side pump panel or front area of the body in a convenient location.



The cab will be capable of tilting 43 degrees to accommodate engine maintenance and removal.

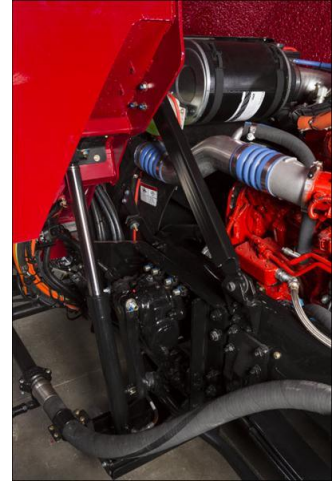
The cab will be locked down by a 2-point normally closed spring loaded hook type latch that fully engages after the cab has been lowered. The system will be hydraulically actuated to release the normally closed locks when the cab lift control is in the raised position and cab lift system is under pressure. When the cab is completely lowered and system pressure has been relieved, the spring loaded latch mechanisms will return to the normally closed and locked position.

The hydraulic cylinders will be equipped with a velocity fuse that protects the cab from accidentally descending when the control is located in the tilt position.

For increased safety, a redundant mechanical stay arm will be provided that must be manually put in place on the left side between the chassis and cab frame when the cab is in the raised position. This device will be manually stowed to its original position before the cab can be lowered.

Cab Lift Interlock

The cab lift system will be interlocked to the parking brake. The cab tilt mechanism will be active only when the parking brake is set and the ignition switch is in the on position. If the parking brake is released, the cab tilt mechanism will be disabled.



GRILLE

A bright finished aluminum mesh grille screen, inserted behind a bright finished grille surround, will be provided on the front center of the cab.

DOOR JAMB SCUFFPLATES

All cab door jambs will be furnished with a 1.00" polished stainless steel scuffplate, mounted on the striker side of the jamb.

SIDE OF CAB MOLDING

Chrome molding will be provided on both sides of cab.

MIRRORS

One (1) Ramco, Model 8001-PCHR, polished aluminum mirror will be mounted on each of the side of the cab corners. The mirrors will be 9.25" wide x 13.50" high, with a convex section. The mirror head will have a highly polished aluminum finish.

The flat glass in each mirror will be heated and adjustable, with remote controls that are convenient to the driver.

The convex section in each mirror will be heated and adjustable, with remote controls that are convenient to the driver.

DOORS

To enhance entry and egress to the cab, the forward cab doors will be a minimum of 37.50" wide x 75.50" high. The crew cab doors will be located on the sides of the cab and will be constructed in the

same manner as the forward cab doors. The crew cab door openings will be a minimum of 34.30" wide x 85.50" high.

The forward cab and crew cab doors will be constructed of extruded aluminum with a nominal material thickness of 0.093". The exterior door skins will be constructed from 0.090" aluminum.

A customized, vertical, pull-down type door handle will be provided on the exterior of each cab door. The finish of the door handle will be chrome/black. The exterior handle will be designed specifically for the fire service to prevent accidental activation, and will provide 4.00" wide x 2.00" deep hand clearance for ease of use with heavy gloved hands.



[Exterior Door Handle]

Each door will also be provided with an interior flush, open style paddle handle that will be readily operable from fore and aft positions, and be designed to prevent accidental activation. The interior handles will provide 4.00" wide x 1.25" deep hand clearance for ease of use with heavy gloved hands.

The cab doors will be provided with both interior (rotary knob) and exterior (keyed) locks exceeding FMVSS standards. The keys will be Model 751. The locks will be capable of activating when the doors are open or closed. The doors will remain locked if locks are activated when the doors are opened, then closed.



[Interior Door Handle]

A full length, heavy duty, stainless steel, piano-type hinge with a 0.38" pin and 11 gauge leaf will be provided on all cab doors. There will be double automotive-type rubber seals around the perimeter of the door framing and door edges to ensure a weather-tight fit.

A chrome grab handle will be provided on the inside of each cab door for ease of entry.

A red webbed grab handle will be installed on the crew cab door stop strap. The grab handles will be securely mounted.

The cab steps at each cab door location will be located inside the cab doors to protect the steps from weather elements.

Door Panels

The inner cab door panels will be constructed out of brushed stainless steel.

ELECTRIC OPERATED CAB DOOR WINDOWS

All four (4) cab doors will be equipped with electric operated windows with one (1) flush mounted automotive style switch on each door. The driver's door will have four (4) switches, one (1) to control each door window.

Each switch will allow intermittent or auto down operation for ease of use. Auto down operation will be actuated by holding the window down switch for approximately 1 second.

CAB STEPS

The forward cab and crew cab access steps will be a full size two (2) step design to provide largest possible stepping surfaces for safe ingress and egress. The bottom steps will be designed with a grip pattern punched into bright aluminum treadplate material to provide support, slip resistance, and drainage. The bottom steps will be a bolt-in design to minimize repair costs should they need to be replaced. The forward cab steps will be a minimum 25.00" wide, and the crew cab steps will be 21.65" wide with a 10.00" minimum depth. The inside cab steps will not exceed 16.50" in height.

The vertical surfaces of the step well will be aluminum treadplate.

CAB EXTERIOR HANDRAILS

A 1.25" diameter slip-resistant, knurled aluminum handrail will be provided adjacent to each cab and crew cab door opening to assist during cab ingress and egress.

STEP LIGHTS

There will be six (6) white LED step lights with chrome housing installed for cab and crew cab access steps.

- One (1) light for the left access steps.
- Two (2) lights for the left side crew cab access steps.
- Two (2) lights for the right side crew cab access steps.
- One (1) light for the right side access step.

In order to ensure exceptional illumination, each light will provide a minimum of 25 foot-candles (fc) covering an entire 15" x 15" square placed ten (10) inches below the light and a minimum of 1.5 fc covering an entire 30" x 30" square at the same ten (10) inch distance below the light.

The lights will be activated when the battery switch is on and the adjacent door is opened.

FENDER CROWNS

Stainless steel fender crowns will be installed at the cab wheel openings.

CREW CAB WINDOWS

One (1) fixed window with tinted glass will be provided on each side of the cab, to the rear of the front cab door. The windows will be sized to enhance light



penetration into the cab interior. The windows will measure 18.70" wide x 23.75" high.

REAR WALL WINDOWS

There will be two (2) windows, located one (1) each side, on the rear wall of the crew cab. The windows will measure 14.75" wide x 7.25" high.

LEFT SIDE UPPER CREW CAB DOOR WINDOW TINT

The upper window in the left side crew cab door will be tinted privacy dark gray.

LEFT SIDE ROLLUP CREW CAB DOOR WINDOW TINT

The rollup window in the left side crew cab door will be tinted privacy dark gray.

RIGHT SIDE ROLLUP CREW CAB DOOR WINDOW TINT

The rollup window in the right side crew cab door will be tinted privacy dark gray.

RIGHT SIDE UPPER CREW CAB DOOR WINDOW TINT

The upper window in the right side crew cab door will be tinted privacy dark gray.

WINDOW COATINGS

All cab and crew cab windows will have solar window film applied. The solar film will block UV rays and excess heat while not impacting the visibility or clarity of the window.

WINDOW PROTECTOR BARS, CREW CAB DOORS

A knurled window protector bar will be installed on each crew cab door, 2.00" above the bottom of the window opening. The bar will extend from the front of the crew cab door to the rear of the crew cab door, mounted as close to the door frame as possible.

STORAGE COMPARTMENT

Provided under the forward facing crew cab seats will be a transverse compartment. The compartment will be open top to bottom with no dividers.

The upper section will be 16.25" wide x 9.00" high x full width (transverse) of the crew cab. The lower section will be 15.00" wide x 24.50" high x 15.00" deep on both sides. The compartment will extend from the bottom of the cab to top of the seat riser.

A 4.00" long x 7.50" diameter tube will be recessed below each side of the cab compartment floor. The tube will be angled approximately 10 degrees for ease of removing an extinguisher from the compartment.

There will be two (2) double pan doors painted to match the cab exterior with a locking, black finish D-Ring latch with #751 key, one (1) on each side of the cab with a web strap for each exterior door provided as a door stop. The clear door opening of each compartment door will be 10.25" wide x 32.00" high.

The exterior access will be provided with a brushed stainless steel scuffplate on the lower door frame.

There will be no access with no louvers on the forward face of the seat riser.

The compartment interior will be painted spatter gray.

Compartment Light

There will be four (4) white LED strip lights, one (1) each side of exterior compartment door opening. The lights will be controlled by an automatic door switch.

PIKE POLE STORAGE

There will be four (4) tubes provided for storage of pike poles. The tubes will be located in the transverse section of the crew cab compartment, below the seat box. The poles will be stored so that two (2) poles can be accessed out each side of the vehicle.

The size and brand of the pike poles stored will be 6' NY roof hooks.

BACKBOARD STORAGE (BACK OF CAB)

Backboard storage will be provided for one (1) backboard in a compartment mounted to the exterior rear wall of the crew cab.

The compartment will have an aluminum treadplate door on each end, to hold the backboard in place.

The compartment will be sized to fit one (1) backboard, the size will be: 2 " x 16" x 72" Option was not built per order. The flanged opening is only 15.00" top to bottom. As long as we are making this over please make it 20" tall x 2.00 wide clear opening by 72.00" long clear length..

The backside of the compartment will be constructed out of smooth aluminum and the exposed side, top, and bottom will be constructed of aluminum treadplate.

CAB DASH

The driver side dash, switch panel located to the right of the driver, and center console will be constructed of metal and painted gray.

The officer side dash will be a flat top design with an upper beveled edge to provide easy maintenance and will be constructed out of aluminum and painted to match the cab interior.

The instrument gauge cluster will be surrounded with a high impact ABS plastic contoured to the same shape of the instrument gauge cluster.

MOUNTING PLATE ON ENGINE TUNNEL

Equipment installation provisions will be installed on the engine tunnel.

A 0.188" smooth aluminum plate will be bolted to the top surface of the engine tunnel. The plate will follow the contour of the engine tunnel and will run the entire length of the engine tunnel. The plate will be spaced off the engine tunnel 1.00" to allow for wire routing below the plate.

The mounting surface will be painted to match the cab interior.

CAB INTERIOR

The cab interior will be constructed of primarily metal (painted aluminum) to withstand the severe duty cycles of the fire service.

The engine tunnel will be padded and covered, on the top and sides, with dark silver gray 36 ounce leather grain vinyl resistant to oil, grease, and mildew.

To provide a deluxe automotive interior the side walls and rear wall will be covered by a leather grain vinyl that is resistant to oil, grease, and mildew.

The headliner will be installed in both forward and rear cab sections. Headliner material will be vinyl. A sound barrier will be part of its composition. Material will be installed on aluminum sheet and securely fastened to interior cab ceiling.

Forward portion of cab headliner will permit easy access for service of electrical wiring or other maintenance needs.

All wiring will be placed in metal raceways.

CAB INTERIOR UPHOLSTERY

The cab interior upholstery will be 36 oz dark silver gray vinyl.

CAB INTERIOR PAINT

The cab interior metal surfaces, excluding the rear heater panels, will be painted fire smoke gray, vinyl texture paint.

The rear heater panels will be painted black, vinyl textured paint.

CAB FLOOR

The cab and crew cab floor areas will be covered with Polydamp™ acoustical floor mat consisting of a black pyramid rubber facing and closed cell foam decoupler.

The top surface of the material has a series of raised pyramid shapes evenly spaced, which offer a superior grip surface. Additionally, the material has a 0.25" thick closed cell foam (no water absorption) which offers a sound dampening material for reducing sound levels.

DEFROST/AIR CONDITIONING SYSTEM

A ceiling mounted combination heater, defroster and air conditioning system will be installed in the cab above the engine tunnel area.

Cab Defroster

A 54,000 BTU heater-defroster unit with 690 SCFM of air flow will be provided inside the cab. The heater-defrost will be installed in the forward portion of the cab ceiling. Air outlets will be strategically located in the cab header extrusion per the following:

- One (1) adjustable will be directed towards the left side cab window
- One (1) adjustable will be directed towards the right side cab window
- Six (6) fixed outlets will be directed at the windshield

The defroster will be capable of clearing 98 percent of the windshield and side glass when tested under conditions where the cab has been cold soaked at 0 degrees Fahrenheit for 10 hours, and a 2 ounce per square inch layer of frost/ice has been able to build up on the exterior windshield. The defroster system will meet or exceed SAE J382 requirements.

Cab/Crew Auxiliary Heater

There will be no auxiliary heater provided in the rear facing seat risers.

Air Conditioning

A 13.10 cubic inch compressor will be installed on the engine.

A roof-mounted condenser with a 78,000 BTU output at 2,400 SCFM that meets and exceeds the performance specification will be installed on the cab roof. Mounting the condenser below the cab or body would reduce the performance of the system and will not be acceptable. The condenser cover to be painted to match the cab roof.

The evaporator unit will be installed in the rear portion of the cab ceiling over the engine tunnel. The evaporator will include one (1) high performance heating core, one (1) high performance cooling core with (1) plenum directed to the front and one (1) plenum directed to the rear of the cab.

The evaporator unit will have a 80,000 BTU at 690 SCFM rating that meets and exceeds the performance specifications.

Adjustable air outlets will be strategically located on the forward plenum cover per the following:

- Four (4) will be directed towards the seating position on the left side of the cab
- Four (4) will be directed towards the seating position on the right side of the cab

Adjustable air outlets will be strategically located on the rear plenum cover per the following:

- 12 will be directed towards crew cab area

A high efficiency particulate air (HEPA) filter will be included for the system. Access to the filter cover will be hinged with two (2) thumb latches.

The air conditioner refrigerant will be R-134A and will be installed by a certified technician.

Climate Control

An automotive style controller will be provided to control the heat and air conditioning system within the cab. The controller will have three (3) functional knobs for fan speed, temperature, and air flow distribution (front to rear) control.

The system will control the temperature of the cab and crew cab automatically by pushing the center of the fan speed control knob. Rotate the center temperature control knob to set the cab and crew cab temperature.

The AC system will be manually activated by pushing the center of the temperature control knob. Pushing the center of the air flow distribution knob will engage the AC for max defrost, setting the fan speeds to 100 percent and directing all air flow to the overhead forward position.

The system controller will be located within panel position #13.

Gravity Drain Tubes

Two (2) condensate drain tubes will be provided for the air conditioning evaporator. The drip pan will have two (2) drain tubes plumbed separately to allow for the condensate to exit the drip pan. No pumps will be provided.

SUN VISORS

Two (2) smoked Lexan™ sun visors will be provided. The sun visors will be located above the windshield with one (1) mounted on each side of the cab.

There will be a black plastic thumb latch provided to help secure each sun visor in the stowed position.

GRAB HANDLES

A black rubber covered grab handle will be mounted on the door post of the driver and officer's side cab door to assist in entering the cab. The grab handles will be securely mounted to the post area between the door and windshield.

**ENGINE COMPARTMENT LIGHTS**

Two (2) Whelen, Model 20C0CDCR, LED, engine compartment lights will be installed under the engine hood. The lights will be provided one (1) each left and right side of the cab.

Both of these lights will be activated when the cab is raised.

ACCESS TO ENGINE DIPSTICKS

For access to the engine oil and transmission fluid dipsticks, there will be a door on the engine tunnel, inside the crew cab. The door will be on the rear wall of the engine tunnel, on the vertical surface.

The engine oil dipstick will allow for checking only. The transmission dipstick will allow for both checking and filling.

The door will have a rubber seal for thermal and acoustic insulation. One (1) flush lift and turn latch will be provided on the access door.



CAB SAFETY SYSTEM

The cab will be provided with a safety system designed to protect occupants in the event of a side roll or frontal impact, and will include the following:

- A supplemental restraint system (SRS) sensor will be installed on a structural cab member behind the instrument panel. The SRS sensor will perform real time diagnostics of all critical subsystems and will record sensory inputs immediately before and during a side roll or frontal impact event.
- A slave SRS sensor will be installed in the cab to provide capacity for eight (8) crew cab seating positions.
- A fault-indicating light will be provided on the vehicle's instrument panel allowing the driver to monitor the operational status of the SRS system.
- A driver side front air bag will be mounted in the steering wheel and will be designed to protect the head and upper torso of the occupant, when used in combination with the 3-point seat belt.
- A passenger side knee bolster air bag will be mounted in the modesty panel below the dash panel and will be designed to protect the legs of the occupant, when used in combination with the 3-point seat belt.
- Air curtains will be provided in the outboard bolster of outboard seat backs to provide a cushion between occupant and the cab wall.
- Suspension seats will be provided with devices to retract them to the lowest travel position during a side roll or frontal impact event.
- Seat belts will be provided with pre-tensioners to remove slack from the seat belt during a side roll or frontal impact event.

Frontal Impact Protection

The SRS system will provide protection during a frontal or oblique impact event. The system will activate when the vehicle decelerates at a predetermined G force known to cause injury to the occupants. The cab and chassis will have been subjected, via third party test facility, to a crash impact during frontal and oblique impact testing. Testing included all major chassis and cab components such as mounting straps for fuel and air tanks, suspension mounts, front suspension components, rear suspensions components, frame rail cross members, engine and transmission and their mounts, pump house and mounts, frame extensions and body mounts. The testing provided configuration specific information used to optimize the timing for firing the safety restraint system. The sensor will activate the pyrotechnic devices when the correct crash algorithm, wave form, is detected.

The SRS system will deploy the following components in the event of a frontal or oblique impact event:

- Driver side front air bag
- Passenger side knee bolster air bag
- Air curtains mounted in the outboard bolster of outboard seat backs
- Suspension seats will be retracted to the lowest travel position
- Seat belts will be pre-tensioned to firmly hold the occupant in place

Side Roll Protection

The SRS system will provide protection during a fast or slow 90 degree roll to the side, in which the vehicle comes to rest on its side. The system will analyze the vehicle's angle and rate of roll to determine the optimal activation of the advanced occupant restraints.

The SRS system will deploy the following components in the event of a side roll:

- Air curtains mounted in the outboard bolster of outboard seat backs
- Suspension seats will be retracted to the lowest travel position
- Seat belts will be pre-tensioned to firmly hold the occupant in place

SEATING CAPACITY

The seating capacity of the vehicle (including tiller cab and belted seat positions in the rescue body) will be six (6).

DRIVER SEAT

A seat will be provided in the cab for the driver. The seat design will be a cam action type, with air suspension. For increased convenience, the seat will include a manual control to adjust the horizontal position (6.00" travel). The manual horizontal control will be a towel-bar style located below the forward part of the seat cushion. To provide flexibility for multiple driver configurations, the seat will have an adjustable reclining back. The seat back will be a high back style with side bolster pads for maximum support. For optimal comfort, the seat will be provided with 17.00" deep foam cushions designed with EVC (elastomeric vibration control).

The seat will include the following features incorporated into the side roll protection system:

- Side air curtain will be mounted integral to the outboard bolster of the seat back. The air curtain will be covered by a decorative panel when in the stowed position.
- A suspension seat safety system will be included. When activated in the event of a side roll, this system will pretension the seat belt and retract the seat to its lowest travel position.

The seat will be furnished with a 3-point, shoulder type seat belt.

OFFICER SEAT

A seat will be provided in the cab for the passenger. The seat will be a cam action type, with air suspension. For increased convenience, the seat will be provided with 6.00" double locking fore/aft slide adjustment. For optimal comfort, the seat will be provided with 17.00" deep foam cushions designed with EVC (elastomeric vibration control).

The seat back will be an SCBA back style with 5 degree fixed recline angle. The SCBA cavity will be adjustable from front to rear in 1.00" increments, to accommodate different sized SCBA cylinders. Moving the SCBA cavity will be accomplished by unbolting, relocating, and re-bolting it in the desired location.

The seat will include the following features incorporated into the side roll protection system:

- Side air curtain will be mounted integral to the outboard bolster of the seat back. The air curtain will be covered by a decorative panel when in the stowed position.
- A suspension seat safety system will be included. When activated, this system will pretension the seat belt and then retract the seat to its lowest travel position.

The seat will be furnished with a 3-point, shoulder type seat belt.

REAR FACING DRIVER SIDE OUTBOARD SEAT

There will be one (1) rear facing seat provided at the driver side outboard position in the crew cab. For optimal comfort, the seat will be provided with 15.00" deep foam cushions designed with EVC (elastomeric vibration control).

The seat back will be an SCBA back style with 5 degree fixed recline angle. The SCBA cavity will be adjustable from front to rear in 1.00" increments, to accommodate different sized SCBA cylinders. Moving the SCBA cavity will be accomplished by unbolting, relocating, and re-bolting it in the desired location.

The seat will include the following features incorporated into the side roll protection system:

- Side air curtain will be mounted integral to the outboard bolster of the seat back. The air curtain will be covered by a decorative panel when in the stowed position.
- A seat safety system will be included. When activated, this system will pretension the seat belt.

The seat will be furnished with a 3-point, shoulder type seat belt.

REAR FACING PASSENGER SIDE OUTBOARD SEAT

There will be one (1) rear facing seat provided at the passenger side outboard position in the crew cab. For optimal comfort, the seat will be provided with 15.00" deep foam cushions designed with EVC (elastomeric vibration control).

The seat back will be an SCBA back style with 5 degree fixed recline angle. The SCBA cavity will be adjustable from front to rear in 1.00" increments, to accommodate different sized SCBA cylinders. Moving the SCBA cavity will be accomplished by unbolting, relocating, and re-bolting it in the desired location.

The seat will include the following features incorporated into the side roll protection system:

- Side air curtain will be mounted integral to the outboard bolster of the seat back. The air curtain will be covered by a decorative panel when in the stowed position.
- A seat safety system will be included. When activated, this system will pretension the seat belt.

The seat will be furnished with a 3-point, shoulder type seat belt.

FORWARD FACING CENTER SEATS

There will be two (2) forward facing seats provided at the center position in the crew cab. For optimal comfort, the seats will be provided with 15.00" deep foam cushions designed with EVC (elastomeric vibration control).

The seat backs will be an SCBA style with 90 degree back. The SCBA cavity will be adjustable from front to rear in 1.00" increments to accommodate different sized SCBA cylinders. Moving the SCBA cavity will be accomplished by unbolting, relocating, and re-bolting it in the desired location.

The seat will include the following features incorporated into the side roll protection system:

- A seat safety system will be included. When activated, this system will pretension the seat belt.

The seats will be furnished with a 3-point, shoulder type seat belt.

FORWARD FACING RIGHT SIDE CABINET

A forward facing cabinet will be provided in the crew cab located at the right side outboard position.

The cabinet will be 22.00" wide x 58.50" high x 16.25" deep with one (1) Amdor rollup door painted to match the cab interior color, non-locking. The frame to frame opening of the cabinet will be 19.50" wide x 53.25" high. The minimum clear door opening of the cabinet will be 16.75" wide x 47.37" high.

CLEAR DOOR OPENINGS (F-F = Frame to Frame)					
AMDOR		GORTITE		ROM	
HORIZONTAL	VERTICAL	HORIZONTAL	VERTICAL	HORIZONTAL	VERTICAL
Subtract 2.00" from F-F	Subtract 5.88" from F-F	Subtract 2.75" from F-F	Subtract 4.75" from F-F	Subtract 2.56" from F-F	Subtract 4.50" from F-F

The cabinet will include two (2) infinitely adjustable shelves with a 0.75" up-turned lip painted to match the cab interior.

The cabinet will include louvers provided on the right side of the cabinet for ventilation.

The cabinet will be constructed of smooth aluminum, and painted to match the cab interior.

Cabinet Light

There will be one (1) white LED strip light installed on the left side of the interior cabinet door opening and one (1) white LED strip light installed on the right side of the interior cabinet door opening. The lighting will be controlled by an automatic door switch.

SHELVING

There will be three (3) shelves provided in the EMS compartment. Each shelf will be constructed of 0.090" aluminum with a .75" up-turned lip. Shelving will be infinitely adjustable by means of a threaded tightener sliding in a track.

The location will be ems on p/s.

LIP ON CABINET

There will be a 1.00" lip provided around the top perimeter of the cabinet. There will NOT be anything stored on the top portion without restraints

There will be one (1) cabinet(s) provided with the lip center rear facing ems compartment.

SEAT UPHOLSTERY

All seat upholstery will be leather grain 36 oz black vinyl resistant to oil, grease and mildew. The cab will have six (6) seating positions.

AIR BOTTLE HOLDERS

All SCBA type seats in the cab will have a "Hands-Free" auto clamp style bracket in its backrest. For efficiency and convenience, the bracket will include an automatic spring clamp that allows the occupant to store the SCBA bottle by simply pushing it into the seat back. For protection of all occupants in the cab, in the event of an accident, the inertial components within the clamp will constrain the SCBA bottle in the seat and will exceed the NFPA standard of 9G.

There will be a quantity of five (5) SCBA brackets.

SEAT BELTS

All cab and tiller cab (if applicable) seating positions will have red seat belts. To provide quick, easy use for occupants wearing bunker gear, the female buckle and seat belt webbing length will meet or exceed the current edition of applicable NFPA and CAN/ULC - S515 standards.

The 3-point shoulder type seat belts will include height adjustment. This adjustment will optimize the belts effectiveness and comfort for the seated firefighter. The 3-point shoulder type seat belts will be furnished with dual automatic retractors that will provide ease of operation in the normal seating position.

The 3-point shoulder type belts will also include the ReadyReach D-loop assembly to the shoulder belt system. The ReadyReach feature adds an extender arm to the D-loop location placing the D-loop in a closer, easier to reach location.

Any flip up seats will include a 3-point shoulder type belts only.

To ensure safe operation, the seats will be equipped with seat belt sensors in the seat cushion and belt receptacle that will activate an alarm indicating a seat is occupied but not buckled.

HELMET STORAGE PROVIDED BY FIRE DEPARTMENT

NFPA 1900, 2024 edition, section 11.1.8.4.1 requires a location for helmet storage be provided.

There is no helmet storage on the apparatus as manufactured. The fire department will provide a location for storage of helmets.

CAB DOME LIGHTS

There will be four (4) dual LED dome lights with black bezels provided. Two (2) lights will be mounted above the inside shoulder of the driver and officer and two (2) lights will be installed and located, one (1) on each side of the crew cab.

The color of the LED's will be red and white.

The white LED's will be controlled by the door switches and the lens switch.

The color LED's will be controlled by the lens switch.

In order to ensure exceptional illumination, each white LED dome light will provide a minimum of 10.1 foot-candles (fc) covering an entire 20.00" x 20.00" square seating position when mounted 40.00" above the seat.

ENHANCED SOFTWARE FOR CAB AND CREW CAB DOME LIGHTS

The cab and crew cab dome lights will remain on for 10 seconds for improved visibility after the doors are closed.

The dome lights will dim after 10 seconds or immediately if the vehicle's transmission is put into gear.

PORTABLE HAND LIGHTS PROVIDED BY FIRE DEPARTMENT

The hand lights are not on the apparatus as manufactured. The fire department will provide and mount these hand lights.

HAND HELD SPOTLIGHT

There will be a Specialty Lighting, Model 2150-1, hand held spotlight installed within reach of the officer seat. The light will be furnished with a 9 foot coil cord.

CAB INSTRUMENTATION

The cab instrument panel include gauges, an LCD display, telltale indicator lamps, control switches, alarms, and a diagnostic panel. The function of the instrument panel controls and switches will be identified by a label adjacent to each item. Actuation of the headlight switch will illuminate the labels in low light conditions. Telltale indicator lamps will not be illuminated unless necessary. The cab instruments and controls will be conveniently located within the forward cab section, forward of the driver. The gauge assembly and switch panels are designed to be removable for ease of service and low cost of ownership.

Gauges

The gauge panel will include the following ten (10) black faced gauges with black bezels to monitor vehicle performance:

- Voltmeter gauge (volts):
 - Low volts (11.8 VDC)
 - Amber caution indicator on the information center with intermittent alarm
 - Amber caution light on gauge assembly
 - High volts (15.5 VDC)
 - Amber caution indicator on the information center with intermittent alarm
 - Amber caution light on gauge assembly
 - Very low volts (11.3 VDC)
 - Red warning indicator on the information center with a steady alarm
 - Amber caution light on gauge assembly
 - Very high volts (16.0 VDC)
 - Red warning indicator on the information center with a steady alarm
 - Amber caution light on gauge assembly
- Engine Tachometer (RPM)
- Speedometer MPH (Major Scale), KM/H (Minor Scale)

- Fuel level gauge (Empty - Full in fractions):
 - Low fuel (1/8 full)
 - Amber caution indicator on the information center with intermittent alarm
 - Amber caution light on gauge assembly
 - Very low fuel (1/32 full)
 - Red caution indicator on the information center with steady alarm
 - Amber caution light on gauge assembly
- Engine Oil pressure Gauge (PSI):
 - Low oil pressure to activate engine warning lights and alarms
 - Red caution indicator on the information center with steady alarm
 - Amber caution light on gauge assembly
- Front Air Pressure Gauges (PSI):
 - Low air pressure to activate warning lights and alarm
 - Red warning indicator on the information center with a steady alarm
 - Amber caution light on gauge assembly
- Rear Air Pressure Gauges (PSI):
 - Low air pressure to activate warning lights and alarm
 - Red warning indicator on the information center with a steady alarm
 - Amber caution light on gauge assembly
- Transmission Oil Temperature Gauge (Fahrenheit):
 - High transmission oil temperature activates warning lights and alarm
 - Amber caution indicator on the information center with intermittent alarm
 - Amber caution light on gauge assembly
- Engine Coolant Temperature Gauge (Fahrenheit):
 - High engine temperature activates an engine warning light and alarms
 - Amber caution indicator on the information center with intermittent alarm
 - Amber caution light on gauge assembly
- Diesel Exhaust Fluid Level Gauge (Empty - Full in fractions):
 - Low fluid (1/8 full)
 - Amber indicator light in gauge dial

All gauges will perform prove out at initial power-up to ensure proper performance.

Indicator Lamps

To promote safety, the following telltale indicator lamps will be located on the instrument panel in clear view of the driver. The indicator lamps will be "dead-front" design that is only visible when active. The colored indicator lights will have descriptive text or symbols.

The following amber telltale lamps will be present:

- Low coolant
- Trac cntl (traction control) (where applicable)
- Check engine
- Check trans (check transmission)
- Aux brake overheat (Auxiliary brake overheat)

- Air rest (air restriction)
- Caution (triangle symbol)
- Water in fuel
- DPF (engine diesel particulate filter regeneration)
- Trailer ABS (where applicable)
- Wait to start (where applicable)
- HET (engine high exhaust temperature) (where applicable)
- ABS (antilock brake system)
- MIL (engine emissions system malfunction indicator lamp) (where applicable)
- Side roll fault (where applicable)
- Front air bag fault (where applicable)

The following red telltale lamps will be present:

- Warning (stop sign symbol)
- Seat belt
- Parking brake
- Stop engine
- Rack down

The following green telltale lamps will be provided:

- Left turn
- Right turn
- Battery on

The following blue telltale lamp will be provided:

- High beam

Alarms

Audible steady tone warning alarm: A steady audible tone alarm will be provided whenever a warning message is present.

Audible pulsing tone caution alarm: A pulsing audible tone alarm (chime/chirp) will be provided whenever a caution message is present without a warning message being present.

Alarm silence: Any active audible alarm will be able to be silenced by holding the ignition switch at the top position for three (3) to five (5) seconds. For improved safety, silenced audible alarms will intermittently chirp every 30 seconds until the alarm condition no longer exists. The intermittent chirp will act as a reminder to the operator that a caution or warning condition still exists. Any new warning or caution condition will enable the steady or pulsing tones respectively.

Indicator Lamp and Alarm Prove-Out

A system will be provided which automatically tests telltale indicator lights and alarms located on the cab instrument panel. Telltale indicators and alarms will perform prove-out at initial power-up to ensure proper performance.

Control Switches

For ease of use, the following controls will be provided immediately adjacent to the cab instrument panel within easy reach of the driver. All switches will have backlit labels for low light applications.

Headlight/Parking light switch: A three (3)-position maintained rocker switch will be provided. The first switch position will deactivate all parking and headlights. The second switch position will activate the parking lights. The third switch will activate the headlights.

Panel back lighting intensity control switch: A three (3)-position momentary rocker switch will be provided. Pressing the top half of the switch, "Panel Up" increases the panel back lighting intensity and pressing the bottom half of the switch, "Panel Down" decreases the panel back lighting intensity. Pressing the half or bottom half of the switch several times will allow back lighting intensity to be gradually varied from minimum to maximum intensity level for ease of use.

Ignition switch: A three (3)-position maintained/momentary rocker switch will be provided. The first switch position will turn off and deactivate vehicle ignition. The second switch position will activate vehicle ignition and will perform prove-out on the telltale indicators and alarms for 3 to 5 seconds after the switch is turned on. A green indicator lamp is activated with vehicle ignition. The third momentary position will temporarily silence all active cab alarms. An alarm "chirp" may continue as long as alarm condition exists. Switching ignition to off position will terminate the alarm silence feature and reset function of cab alarm system.

Engine start switch: A two (2)-position momentary rocker switch will be provided. The first switch position is the default switch position. The second switch position will activate the vehicle's engine. The switch actuator is designed to prevent accidental activation.

Hazard switch will be provided on the instrument panel or on the steering column.

Heater, defroster, and air conditioning control panel.

Turn signal arm: A self-canceling turn signal with high beam headlight controls will be provided.

Windshield wiper control will have high, low and intermittent modes.

Parking brake control: An air actuated push/pull park brake control valve will be provided.

Chassis horn control: Activation of the chassis horn control will be provided through the center of the steering wheel.

High idle engagement switch: A momentary rocker switch with integral indicator lamp will be provided. The switch will activate and deactivate the high idle function. The "OK To Engage High Idle" indicator lamp must be active for the high idle function to engage. A green indicator lamp integral to the high idle engagement switch will indicate when the high idle function is engaged.

"OK To Engage High Idle" indicator lamp: A green indicator light will be provided next to the high idle activation switch to indicate that the interlocks have been met to allow high idle engagement.

Emergency switching will be controlled by multiple individual warning light switches for various groups or areas of emergency warning lights. An Emergency Master switch provided on the instrument panel that enables or disables all individual warning light switches is included.

An additional "Emergency Master" button will be provided on the lower left hand corner of the gauge panel to allow convenient control of the "Emergency Master" system from inside the driver's door when standing on the ground.

Custom Switch Panels

The design of cab instrumentation will allow for emergency lighting and other switches to be placed within easy reach of the operator thus improving safety. There will be positions for up to four (4) switch panels in the lower instrument console and up to six (6) switch panels in the overhead visor console. All switches have backlit labels for low light conditions.



Diagnostic Panel

A diagnostic panel will be accessible while standing on the ground and located inside the driver's side door left of the steering column. The diagnostic panel will allow diagnostic tools such as computers to

connect to various vehicle systems for improved troubleshooting providing a lower cost of ownership. Diagnostic switches will allow ABS systems to provide blink codes should a problem exist.

The diagnostic panel will include the following:

- Engine diagnostic port
- Transmission diagnostic port
- ABS diagnostic port
- Roll sensor diagnostic port
- Command Zone USB diagnostic port
- ABS diagnostic switch (blink codes flashed on ABS telltale indicator)
- Diesel particulate filter regeneration switch (where applicable)
- Diesel particulate filter regeneration inhibit switch (where applicable)

Cab LCD Display

A digital four (4)-row by 20-character dot matrix display will be integral to the gauge panel. The display will be capable of showing simple graphical images as well as text. The display will be split into three (3) sections. Each section will have a dedicated function. The upper left section will display the outside ambient temperature.

The upper right section will display the following, along with other configuration specific information:

- Odometer
- Trip mileage
- PTO hours
- Fuel consumption
- Engine hours

The bottom section will display INFO, CAUTION, and WARNING messages. Text messages will automatically activate to describe the cause of an audible caution or warning alarm. The LCD will be capable of displaying multiple text messages should more than one caution or warning condition exist.

AIR RESTRICTION INDICATOR

A high air restriction warning indicator light LCD message with amber warning indicator and audible alarm will be provided.

"DO NOT MOVE APPARATUS" INDICATOR

A flashing red indicator light, located in the driving compartment, will be illuminated automatically per the current NFPA requirements. The light will be labeled "Do Not Move Apparatus If Light Is On."

The same circuit that activates the Do Not Move Apparatus indicator will activate a steady tone alarm when the parking brake is released.

DO NOT MOVE TRUCK MESSAGES

Messages will be displayed on the Command Zone™, color display located within sight of the driver whenever the Do Not Move Truck light is active. The messages will designate the item or items not in the stowed for vehicle travel position (parking brake disengaged).

The following messages will be displayed (where applicable):

- Do Not Move Truck
- DS Cab Door Open (Driver Side Cab Door Open)
- PS Cab Door Open (Passenger's Side Cab Door Open)
- DS Crew Cab Door Open (Driver Side Crew Cab Door Open)
- PS Crew Cab Door Open (Passenger's Side Crew Cab Door Open)
- DS Body Door Open (Driver Side Body Door Open)
- PS Body Door Open (Passenger's Side Body Door Open)
- Rear Body Door Open
- DS Ladder Rack Down (Driver Side Ladder Rack Down)
- PS Ladder Rack Down (Passenger Side Ladder Rack Down)
- Deck Gun Not Stowed
- Lt Tower Not Stowed (Light Tower Not Stowed)
- Fold Tank Not Stowed (Fold-A-Tank Not Stowed)
- Aerial Not Stowed (Aerial Device Not Stowed)
- Stabilizer Not Stowed
- Steps Not Stowed
- Handrail Not Stowed

Any other device that is opened, extended, or deployed that creates a hazard or is likely to cause major damage to the apparatus if the apparatus is moved will be displayed as a caution message after the parking brake is disengaged.

SWITCH PANELS

The emergency light switch panel will have a master switch for ease of use plus individual switches for selective control. Each switch panel will contain eight (8) membrane-type switches each rated for one million (1,000,000) cycles. Panels containing less than eight (8) switch assignments will include non-functioning black appliques. The built-in switch panels will be located in the lower console or overhead console of the cab.

Additional switch panel(s) will be located in the overhead position(s) above the windshield or in designated locations on the lower instrument panel layout.

The switches will be membrane-type and also act as an integral indicator light. For quick, visual indication the entire surface of the switch will be illuminated white whenever back lighting is activated and illuminated green whenever the switch is active. An active illuminated switch will flash when interlock requirements are not met or device is actively being load managed. For ease of use, a two (2)-ply, scratch resistant laser engraved Gravoply label indicating the use of each switch will be placed in the center of the switch. The label will allow light to pass through the letters for ease of use in low light conditions.

WIPER CONTROL

Wiper control will consist of a two (2)-speed windshield wiper control with intermittent feature and windshield washer controls. The control will be located in the left hand pod of the steering wheel.

SPARE CIRCUIT

There will be three (3) pair of wires, including a positive and a negative, installed on the apparatus.

The above wires will have the following features:

- The positive wire will be connected from a switch located on the cab switch panel, through a relay.
- The negative wire will be connected to ground.
- Wires will be protected to 6 amps at 12 volts DC.
- Power and ground will terminate in the switch panel one in officer's side of dash, one on the rear of the doghouse, and one between the f/f crew cab seats. .
- Termination will be a AlfredDireck QC4.0 PD & QC3.0 with the 60W PD USB-C port and 30W Quick Charge 3.0 USB-A port.
- Wires will be sized to 125 percent of the protection.

This circuit(s) may be load managed when the parking brake is applied.

SPARE CIRCUIT

There will be one (1) pair of wires, including a positive and a negative, installed on the apparatus.

The above wires will have the following features:

- The positive wire will be connected directly to the battery power.
- The negative wire will be connected to ground.
- Wires will be protected to 20 amps at 12 volts DC.
- Power and ground will terminate behind the driver's seat..
- Termination will be to a Blue Sea System, Model 5026, 12 circuit with negative bus bar, straight blade fuse block. The terminal block will include a cover with circuit labels.

Wires will be sized to 125% of the protection.

Battery direct loads cannot be Load Managed

STEREO RADIO

There will be one heavy duty AM/FM / Weatherband / Bluetooth stereo radio. The radio will be installed per switch panel layout. There will be 5.25" speakers installed one (1) pair of 5.25" speakers in the cab and one (1) pair of 5.25" speakers in the crew cab. The antenna will be a roof-mounted rubber antenna located in an open space, on the cab roof.

The following Jensen features will be included:

- 180 watts max power (45W x 4); 100 watts RMS (25W x 4)
- Bluetooth® streaming audio (A2DP/AVRCP)
- Weatherband
- AM/FM tuner with 30 presets
- Audio settings (volume/bass/treble/balance/fade)
- Toggle switch between day and night display

- Daylight-readable, segmented LCD
- Two-wire power with non-volatile memory and clock support
- Low battery alert

INFORMATION CENTER

An information center employing a 7.00" diagonal touch screen color LCD display will be encased in an ABS plastic housing.

The information center will have the following specifications:

- Operate in temperatures from -40 to 158 degrees Fahrenheit
- LCD optically bonded to hardened AR glass lens
- Five weather resistant user interface switches
- Grey with black accents
- Sunlight Readable
- Linux operating system
- Minimum of 1000nits rated display
- Display can be changed to an available foreign language
- A LCD display integral to the cab gauge panel will be included as outlined in the cab instrumentation area.
- Programmed to read US Customary

General Screen Design

Where possible, background colors will be used to provide "At a Glance" vehicle information. If information provided on a screen is within acceptable limits, a green background will be used.

If a caution or warning situation arises the following will occur:

- An amber background/text color will indicate a caution condition
- A red background/text color will indicate a warning condition
- The information center will utilize an "Alert Center" to display text messages for audible alarm tones. The text messages will be written to identify the item(s) causing the audible alarm to sound. If more than one (1) text message occurs, the messages will cycle every second until the problem(s) have been resolved. The background color for the "Alert Center" will change to indicate the severity of the "warning" message. If a warning and a caution condition occur simultaneously, the red background color will be shown for all alert center messages.
- A label for each button will exist. The label will indicate the function for each active button for each screen. Buttons that are not utilized on specific screens will have a button label with no text or symbol.

Home/Transit Screen

This screen will display the following:

- Vehicle Mitigation (if equipped)

- Water Level (if the water level system includes compatible communications to the information center)
- Foam Level (if the foam level system includes compatible communications to the information center)
- Seat Belt Monitoring Screen
- Tire Pressure Monitoring (if equipped)
- Digital Speedometer
- Active Alarms

On Scene Screen

This screen will display the following and will be auto activated with pump engaged (if equipped):

- Battery Voltage
- Fuel
- Oil Pressure
- Coolant Temperature
- RPM
- Water Level (if equipped)
- Foam Level (if equipped)
- Foam Concentration (if equipped)
- Water Flow Rate (if equipped)
- Water Used (if equipped)
- Active Alarms

Virtual Buttons

There will be four (4) virtual switch panel screens that match the overhead and lower lighting and HVAC switch panels.

Page Screen

The page screen will display the following and allow the user to progress into other screens for further functionality:

- Diagnostics
 - Faults
 - Listed by order of occurrence
 - Allows to sort by system
 - Interlock
 - Throttle Interlocks
 - Pump Interlocks (if equipped)
 - Aerial Interlocks (if equipped)
 - PTO Interlocks (if equipped)
 - Load Manager
 - A list of items to be load managed will be provided. The list will provide a description of the load.

- The lower the priority numbers the earlier the device will be shed should a low voltage condition occur.
 - The screen will indicate if a load has been shed (disabled) or not shed.
 - "At a glance" color features are utilized on this screen.
- Systems
 - Command Zone
 - Module type and ID number
 - Module Version
 - Input or output number
 - Circuit number connected to that input or output
 - Status of the input or output
 - Power and Constant Current module diagnostic information
 - Foam (if equipped)
 - Pressure Controller (if equipped)
 - Generator Frequency (if equipped)
- Live Data
 - General Truck Data
- Maintenance
 - Engine oil and filter
 - Transmission oil and filter
 - Pump oil (if equipped)
 - Foam (if equipped)
 - Aerial (if equipped)
- Setup
 - Clock Setup
 - Date & Time
 - 12 or 24 hour format
 - Set time and date
 - Backlight
 - Daytime
 - Night time
 - Sensitivity
 - Unit Selection
 - Home Screen
 - Virtual Button Setup
 - On Scene Screen Setup
 - Configure Video Mode
 - Set Video Contrast
 - Set Video Color
 - Set Video Tint
- Do Not Move
 - The screen will indicate the approximate location and type of item that is open or is not stowed for travel. The actual status of the following devices will be indicated
 - Driver Side Cab Door

- Passenger's Side Cab Door
 - Driver Side Crew Cab Door
 - Passenger's Side Crew Cab Door
 - Driver Side Body Doors
 - Passenger's Side Body Doors
 - Rear Body Door(s)
 - Ladder Rack (if applicable)
 - Deck Gun (if applicable)
 - Light Tower (if applicable)
 - Hatch Door (if applicable)
 - Stabilizers (if applicable)
 - Steps (if applicable)
- Notifications
 - View Active Alarms
 - Shows a list of all active alarms including date and time of the occurrence is shown with each alarm
 - Silence Alarms - All alarms are silenced
- Timer Screen
- HVAC (if equipped)
- Tire Information (if equipped)
- Ascendant Set Up Confirmation (if equipped)

Button functions and button labels may change with each screen.

ADDITIONAL INFORMATION CENTER

There will be one (1) information center(s) each employing a 7.00" diagonal touch screen color LCD display located at the pump operator's panel.

The information center(s) will have the following specifications:

- Operate in temperatures from -40 to 158 degrees Fahrenheit
- LCD optically bonded to hardened AR glass lens
- Five weather resistant user interface switches
- Grey with black accents
- Sunlight Readable
- Linux operating system
- Minimum of 1000nits rated display
- Display can be changed to an available foreign language
- A LCD display integral to the cab gauge panel will be included as outlined in the cab instrumentation area.
- Programmed to read US Customary

General Screen Design

Where possible, background colors will be used to provide "At a Glance" vehicle information. If information provided on a screen is within acceptable limits, a green background will be used.

If a caution or warning situation arises the following will occur:

- An amber background/text color will indicate a caution condition
- A red background/text color will indicate a warning condition
- The information center will utilize an "Alert Center" to display text messages for audible alarm tones. The text messages will be written to identify the item(s) causing the audible alarm to sound. If more than one (1) text message occurs, the messages will cycle every second until the problem(s) have been resolved. The background color for the "Alert Center" will change to indicate the severity of the "warning" message. If a warning and a caution condition occur simultaneously, the red background color will be shown for all alert center messages.
- A label for each button will exist. The label will indicate the function for each active button for each screen. Buttons that are not utilized on specific screens will have a button label with no text or symbol.

Home/Transit Screen

This screen will display the following:

- Vehicle Mitigation (if equipped)
- Water Level (if equipped)
- Foam Level (if equipped)
- Seat Belt Monitoring Screen
- Tire Pressure Monitoring (if equipped)
- Digital Speedometer
- Active Alarms

On Scene Screen

This screen will display the following and will be auto activated with pump engaged (if equipped):

- Battery Voltage
- Fuel
- Oil Pressure
- Coolant Temperature
- RPM
- Water Level (if equipped)
- Foam Level (if equipped)
- Foam Concentration (if equipped)
- Water Flow Rate (if equipped)
- Water Used (if equipped)
- Active Alarms

Virtual Buttons

There will be four (4) virtual switch panel screens that match the overhead and lower lighting and HVAC switch panels.

Page Screen

The page screen will display the following and allow the user to progress into other screens for further functionality:

- Diagnostics
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 - Interlock
 - Throttle Interlocks
 - Pump Interlocks (if equipped)
 - Aerial Interlocks (if equipped)
 - PTO Interlocks (if equipped)
 - Load Manager
 - A list of items to be load managed will be provided. The list will provide a description of the load.
 - The lower the priority numbers the earlier the device will be shed should a low voltage condition occur.
 - The screen will indicate if a load has been shed (disabled) or not shed.
 - "At a glance" color features are utilized on this screen.
 - Systems
 - Command Zone
 - Module type and ID number
 - Module Version
 - Input or output number
 - Circuit number connected to that input or output
 - Status of the input or output
 - Power and Constant Current module diagnostic information
 - Foam (if equipped)
 - Pressure Controller (if equipped)
 - Generator Frequency (if equipped)
 - Live Data
 - General Truck Data
- Maintenance
 - Engine oil and filter
 - Transmission oil and filter
 - Pump oil (if equipped)
 - Foam (if equipped)
 - Aerial (if equipped)
- Setup
 - Clock Setup
 - Date & Time
 - 12 or 24 hour format
 - Set time and date

- Backlight
 - Daytime
 - Night time
 - Sensitivity
- Unit Selection
- Home Screen
- Virtual Button Setup
- On Scene Screen Setup
- Configure Video Mode
 - Set Video Contrast
 - Set Video Color
 - Set Video Tint
- Do Not Move
 - The screen will indicate the approximate location and type of item that is open or is not stowed for travel. The actual status of the following devices will be indicate
 - Driver Side Cab Door
 - Passenger's Side Cab Door
 - Driver Side Crew Cab Door
 - Passenger's Side Crew Cab Door
 - Driver Side Body Doors
 - Passenger's Side Body Doors
 - Rear Body Door(s)
 - Ladder Rack (if applicable)
 - Deck Gun (if applicable)
 - Light Tower (if applicable)
 - Hatch Door (if applicable)
 - Stabilizers (if applicable)
 - Steps (if applicable)
- Notifications
 - View Active Alarms
 - Shows a list of all active alarms including date and time of the occurrence is shown with each alarm
 - Silence Alarms - All alarms are silenced
- Timer Screen
- HVAC (if equipped)
- Tire Information (if equipped)

Button functions and button labels may change with each screen.

COLLISION MITIGATION

There will be a HAAS Alert®, Model HA7 Responder-to-Vehicle (R2V) collision avoidance system provided on the apparatus. The HA7 cellular transponder module will be installed behind the cab windshield, as high and near to the center as practical, to allow clear visibility to the sky. The module dimensions are 5.40" long x 2.70" wide x 1.30" high, and operating temperature range is -40 degree C to 85 degree C.

The transponder will be connected to the vehicle's emergency master circuit and battery direct power and ground.

While responding with emergency lights on, the HA7 transponder sends alert messages via cellular network to motorists in the vicinity of the responding truck that are equipped with the WAZE app.

While on scene with emergency lights on, the HA7 transponder sends road hazard alerts to motorists in the vicinity of the truck that are equipped with the WAZE app.

The HA7 Responder-to-Vehicle (R2V) collision avoidance system will include the transponder and a 5 year cellular plan subscription.

Activation of the HAAS Alert system requires a representative of the customer to accept the End User License Agreement (EULA) via an on-line portal.

VEHICLE DATA RECORDER

There will be a vehicle data recorder (VDR) capable of reading and storing vehicle information provided.

The information stored on the VDR can be downloaded through a USB port mounted in a convenient location determined by cab model. A USB cable can be used to connect the VDR to a laptop to retrieve required information. The program to download the information from the VDR will be available to download on-line.

The vehicle data recorder will be capable of recording the following data via hardwired and/or CAN inputs:

- Vehicle Speed - MPH
- Acceleration - MPH/sec
- Deceleration - MPH/sec
- Engine Speed - RPM
- Engine Throttle Position - % of Full Throttle
- ABS Event - On/Off
- Seat Occupied Status - Yes/No by Position
- Seat Belt Buckled Status - Yes/No by Position
- Master Optical Warning Device Switch - On/Off
- Internal clock syncs the time and date when a laptop is connected

Seat Belt Monitoring System

A seat belt monitoring system (SBMS) will be provided on the Command Zone™ color display and in the center overhead of the cab instrument panel. The SBMS will be capable of monitoring up to 10 seating positions indicating the status of each seat position per the following:

- Seat Occupied & Buckled = Green LED indicator illuminated
- Seat Occupied & Unbuckled = Red LED indicator with audible alarm
- No Occupant & Buckled = Red LED indicator with audible alarm
- No Occupant & Unbuckled = No indicator and no alarm

The seat belt monitoring screen will become active on the Command Zone color display when:

- The home screen is active:
 - and there is any occupant seated but not buckled or any belt buckled with an occupant.
 - and there are no other Do Not Move Apparatus conditions present. As soon as all Do Not Move Apparatus conditions are cleared, the SBMS will be activated.

The SBMS will include an audible alarm that will warn that an unbuckled occupant condition exists and the parking brake is released, or the transmission is not in park.

INTERCOM SYSTEM

There will be digital, dual radio interface, intercom located behind officer's seat in the cab. The front panel will have master volume, and squelch controls with illuminated indicators, allowing for independent level setting of radio and auxiliary audio devices.

There will be two (2) radio listen only / transmit controls, allowing for simulcast interoperability with select, monitor, receive, and transmit indicators. There will be two (2) auxiliary audio inputs with select, and receive indicators.

There will be two (2) wireless base stations for up to ten (1-10) radio transmit headset users provided.

The wireless base station will have a 100' to 1100' range, line of sight. Objects between the transmitter and receiver affect range.

The following Firecom components will be provided:

- One (1) 5200D Intercom
- Two (2) WB505R wireless base stations (Up to 10 wireless positions)
- All necessary power and station cabling

RADIO / INTERCOM INTERFACE CABLE

The apparatus manufacturer will supply and install two (2) radio interface cables before delivery of the vehicle.

The radio equipment to be used by the customer will be:

- Make of First Radio: Motorola High Power, Model Number: tbd.
- Make of Second Radio: Motorola High Power, Model Number: tbd.

WIRELESS UNDER HELMET, RADIO TRANSMIT ONLY HEADSET

There will be five (5) Firecom™, Model UHW-505, wireless under the helmet, radio transmit headset(s) provided. A heavy duty, coiled 12 volt charging pigtail with plug will be provided driver's seat, officer seat, driver's side outboard forward facing seat, passenger's side outboard forward facing seat and center forward facing seat in the crew cab.

Each headset will feature:



- Noise cancelling electric microphone
- Flexible microphone boom
- Ear seals with 20 dB noise reduction
- Stereo Listen-Through Ear dome microphones
- Radio Push To Transmit button (Left or Right Side)
- Rechargeable battery operates for 24 hours on a full charge
- IP-66 when worn

HEADSET HANGERS

There will be five (5) headset hanger(s) installed driver's seat, officer's seat, driver's side outboard forward facing seat, passenger's side outboard forward facing seat and rear, center, forward facing seat. The hanger(s) will meet the current edition of applicable NFPA standards for equipment mounting.

TWO WAY RADIO INSTALLATION

There will be two (2) customer supplied two way radio(s) sent to the apparatus manufacturers preferred radio installer to be installed Position A and Position B see switch panel layout per the shipping document.

No antenna mount or whip will be included in this option.

Specific radio shipping requirements will be followed.

RADIO ANTENNA MOUNT

There will be two (2) standard 1.125", 18 thread antenna-mounting base(s) installed on cab roof as required with the cable ran to center over head switch panel area. on the cab roof with high efficiency, low loss, coaxial cable(s) routed to the overhead switch area. A weatherproof cap will be installed on the mount.



VEHICLE CAMERA SYSTEM

There will be a color vehicle camera system provided with the following:

- One (1) camera located at the rear of the apparatus, pointing rearward, displayed automatically with the vehicle in reverse.
- One (1) camera located on the right side of the apparatus, pointing rearward, displayed automatically with the right side turn signal.
- One (1) camera located on the left side of the apparatus, pointing rearward, displayed automatically with the left side turn signal.

The camera images will be displayed on the left side vehicle information center display. Audio from the microphone on the rear camera will be not provided.

The following components will be included:

- One (1) SV-CW134639CAI Rear Camera
- Two (2) CS134404CI Side Cameras
- All necessary cables

CAMERA SWITCHER

There will be one (1), HMU318 HD Image Processor multiplexer, 4 channel camera video switcher with remote control provided to allow Single, dual, triplex, quad, trefoil, Y split and PIP view display modes on the vehicle information center display provided. The switcher will have one (1) CVBS, Composite Video Blanking and Sync, standard Definition video output and one (1) AHD, Analog High Definition video output for High Definition cameras.

ELECTRICAL POWER CONTROL SYSTEM

The primary power distribution will be located forward of the officer's seating position and be easily accessible while standing on the ground for simplified maintenance and troubleshooting. Additional electrical distribution centers will be provided throughout the vehicle to house the vehicle's electrical power, circuit protection, and control components. The electrical distribution centers will be located strategically throughout the vehicle to minimize wire length. For ease of maintenance, all electrical distribution centers will be easily accessible. All distribution centers containing fuses, circuit breakers and/or relays will be easily accessible.

Distribution centers located throughout the vehicle will contain battery powered studs for supplying customer installed equipment thus providing a lower cost of ownership.

Circuit protection devices, which conform to SAE standards, will be utilized to protect electrical circuits. All circuit protection devices will be rated per NFPA requirements to prevent wire and component damage when subjected to extreme current overload. General protection circuit breakers will be Type-I automatic reset (continuously resetting). When required, automotive type fuses will be utilized to protect electronic equipment. Control relays and solenoid will have a direct current rating of 125 percent of the maximum current for which the circuit is protected per NFPA.

Solid-State Control System

A solid-state electronics based control system will be utilized to achieve advanced operation and control of the vehicle components. A fully computerized vehicle network will consist of electronic modules, electronic control modules to include a see through housing, a power indicator, a status indicator and circuit indicators located near their point of use to reduce harness lengths and improve reliability. The control system will comply with SAE J1939-11 recommended practices.

The control system will operate as a master-slave system whereas the main control module instructs all other system components. The system will contain patented Mission Critical software that maintains critical vehicle operations in the unlikely event of a main controller error. The system will utilize a Real Time Operating System (RTOS) fully compliant with OSEK/VDX™ specifications providing a lower cost of ownership.

For increased reliability and simplified use the control system modules will include the following attributes:

- Green LED indicator light for module power
- Red LED indicator light for network communication stability status
- Control system self test at activation and continually throughout vehicle operation

- No moving parts due to transistor logic
- Software logic control for NFPA mandated safety interlocks and indicators
- Integrated electrical system load management without additional components
- Integrated electrical load sequencing system without additional components
- Customized control software to the vehicle's configuration
- Factory and field programmable to accommodate changes to the vehicle's operating parameters

To assure long life and operation in a broad range of environmental conditions, the solid-state control system modules will meet the following specifications:

- Module circuit board will meet SAE J771 specifications
- Operating temperature from -40C to +70C
- Storage temperature from -40C to +70C
- Vibration to 50g

IP67 rated enclosure (Totally protected against dust and also protected against the effect of temporary immersion between 15 centimeters and one (1) meter)

Operating voltage from eight (8) volts to 32 volts DC

The main controller will activate status indicators and audible alarms designed to provide warning of problems before they become critical.

Circuit Protection and Control Diagram

Copies of all job-specific, computer network input and output (I/O) connections will be provided with each chassis. The sheets will indicate the function of each module connection point, circuit protection information (where applicable), wire numbers, wire colors and load management information.

On-Board Electrical System Diagnostics

The on-board information center will include the following diagnostic information:

- Text description of active warning or caution alarms
- Simplified warning indicators
- Amber caution indication with intermittent alarm
- Red warning indication with steady tone alarm

Advanced diagnostic feature will be provided in this control system. From the Command Zone display or connected wireless device, these features allow the user to monitor the real-time status of every input or output on the vehicle. It also allows users logged in as an administrator to force on inputs or outputs to assist the troubleshooting process.

TCU Module with WiFi

An in cab module will provide WiFi wireless interface and data logging capability. The WiFi interface will comply with IEEE 802.11 b/g/n capabilities while communicating at 2.4 Gigahertz. The module will communicate through a white WiFi antenna allowing a line of site communication range of up to 300 feet with a roof mounted antenna.

The module will transmit a password protected web page to a WiFi enabled device (i.e. most smart phones, tablets or laptops) allowing two levels of user interaction. The firefighter level will allow vehicle monitoring of the vehicle and firefighting systems on the apparatus. The technician level will allow diagnostic access to inputs and outputs installed on the Command Zone™, control and information system.

The TCU capability will record faults from the engine, transmission, ABS and Command Zone™, control and information systems as they occur. No other data will be recorded at the time the fault occurs. The data TCU will provide up to 2 Gigabytes of data storage.

The TCU will provide a means to download the TCU information and update software in the device.

Indicator Light and Alarm Prove-Out System

A system will be provided which automatically tests basic indicator lights and alarms located on the cab instrument panel.

Voltage Monitor System

A voltage monitoring system will be provided to indicate the status of the battery system connected to the vehicle's electrical load. The system will provide visual and audible warning when the system voltage is below or above optimum levels.

The alarm will activate if the system falls below 11.8 volts DC for more than two (2) minutes.

Dedicated Radio Equipment Connection Points

There will be three (3) studs provided in the primary power distribution center located in front of the officer for two-way radio equipment. The studs will consist of the following:

- 12-volt 40-amp battery switched power
- 12-volt 60-amp ignition switched power
- 12-volt 60-amp direct battery power

There will also be a 12-volt 100-amp ground stud located in or adjacent to the power distribution center.

EMI/RFI Protection

To prevent erroneous signals from crosstalk contamination and interference, the electrical system will meet, at a minimum, SAE J551/2, thus reducing undesired electromagnetic and radio frequency emissions. An advanced electrical system will be used to ensure radiated and conducted electromagnetic interference (EMI) or radio frequency interference (RFI) emissions are suppressed at their source.

The apparatus will have the ability to operate in the electromagnetic environment typically found in fire ground operations to ensure clean operations. The electrical system will meet, without exceptions, electromagnetic susceptibility conforming to SAE J1113/25 Region 1, Class C EMR for 10KHz-1GHz to 100 Volts/Meter. The vehicle OEM, upon request, will provide EMC testing reports from testing conducted on an entire apparatus and will certify that the vehicle meets SAE J551/2 and SAE J1113/25 Region 1, Class C EMR for 10KHz-1GHz to 100 Volts/Meter requirements. Component and partial

(incomplete) vehicle testing is not adequate as overall vehicle design can impact test results and thus is not acceptable by itself.

EMI/RFI susceptibility will be controlled by applying appropriate circuit designs and shielding. The electrical system will be designed for full compatibility with low-level control signals and high-powered two-way radio communication systems. Harness and cable routing will be given careful attention to minimize the potential for conducting and radiated EMI/RFI susceptibility.

ELECTRICAL SYSTEM PROGNOSTICS

There will be a software based vehicle tool provided to predict remaining life of the vehicles critical fluid and events.

The system will send automatic indications to the Command Zone™ information center and/or wireless enabled devices to proactively alert of upcoming service intervals.

Prognostics will include the following:

- Engine oil and filter
- Transmission oil and filter

TELEMATICS SYSTEM

Your vehicle will include a cellular-based vehicle telematics system including a telematic control unit with external cellular Wi-Fi and GPS antenna. Pierce will provide access to a web-based user interface portal that will allow users to access vehicle data collected as part of the system, allow users to configure monitoring tools, provide a global view of the location of each vehicle that has the system, provide a summary of fleet data, etc. The web-based user interface portal or certain features thereof may be provided on a subscription basis.

The telematic control unit will be fully integrated into the electrical system of the vehicle, will monitor the vehicle through the CAN data bus, and will transmit data through a secure AT&T 4G LTE cellular connection, and be provided with a 5 year Subscription..

The web-based user interface portal will provide, among other features:

- User defined interval notifications
- User defined fault alerts
- Remote access to Command Zone™ diagnostics
- Vehicle analytics and activity monitoring
- Vehicle system status

The system is activated while building your vehicle and thereafter remains active for a 60-day grace period starting when your vehicle ships from the factory. This means that the system is active at the time of factory acceptance and during the 60-day grace period. By selecting this option, it is agreed that use of the system and the web-based user interface portal will be subject to the terms set forth in

the Data Systems Agreement referenced at <https://www.piercemfg.com/privacy-statement>. Customers will be provided with an initial login at the time of factory acceptance to verify performance of the system and the web-based user interface portal. The term of the subscription, if any, will begin when the vehicle ships from the factory. If customers do not log into the web-based user interface portal and confirm acceptance of the terms before the 60-day grace period ends, the system will be deactivated, and no new data will be collected or retained Pierce. Reactivation can be coordinated through the customer's authorized Pierce Dealer.

ELECTRICAL

All 12-volt electrical equipment installed by the apparatus manufacturer will conform to modern automotive practices. All wiring will be high temperature crosslink type. Wiring will be run, in loom or conduit, where exposed and have grommets where wire passes through sheet metal. Automatic reset circuit breakers will be provided which conform to SAE Standards. Wiring will be color, function and number coded. Function and number codes will be continuously imprinted on all wiring harness conductors at 2.00" intervals. Exterior exposed wire connectors will be positive locking, and environmentally sealed to withstand elements such as temperature extremes, moisture and automotive fluids.

Electrical wiring and equipment will be installed utilizing the following guidelines:

1. All holes made in the roof will be caulked with silicon. Large fender washers, liberally caulked, will be used when fastening equipment to the underside of the cab roof.
2. Any electrical component that is installed in an exposed area will be mounted in a manner that will not allow moisture to accumulate in it. Exposed area will be defined as any location outside of the cab or body.
3. Electrical components designed to be removed for maintenance will not be fastened with nuts and bolts. Metal screws will be used in mounting these devices. Also a coil of wire will be provided behind the appliance to allow them to be pulled away from mounting area for inspection and service work.
4. Corrosion preventative compound will be applied to all terminal plugs located outside of the cab or body. All non-waterproof connections will require this compound in the plug to prevent corrosion and for easy separation (of the plug).
5. All lights that have their sockets in a weather exposed area will have corrosion preventative compound added to the socket terminal area.
6. All electrical terminals in exposed areas will have silicon applied completely over the metal portion of the terminal.

All lights and reflectors, required to comply with Federal Motor Vehicle Safety Standard #108, will be furnished. Rear identification lights will be recessed mounted for protection. Lights and wiring mounted in the rear bulkheads will be protected from damage by installing a false bulkhead inside the rear compartments.

An operational test will be conducted to ensure that any equipment that is permanently attached to the electrical system is properly connected and in working order.

The results of the tests will be recorded and provided to the purchaser at time of delivery.

BATTERY SYSTEM

There will be six (6) 12 volt Stryten/Exide, Model 31XPD, batteries that include the following features provided:

- 1000 CCA, cold cranking amps
- 200 amp reserve capacity
- High cycle
- Group 31
- Threaded stainless steel studs

BATTERY SYSTEM

There will be a single starting system with an ignition switch and starter button provided and located on the cab instrument panel.

MASTER BATTERY SWITCH

There will be a master battery switch provided within the cab within easy reach of the driver to activate the battery system.

An indicator light will be provided on the instrument panel to notify the driver of the status of the battery system.

BATTERY COMPARTMENTS

Batteries will be placed on non-corrosive mats and be stored in well ventilated compartments located under the cab and bolted directly to the chassis frame. The battery boxes will have reinforced sides. The battery compartments will be constructed of 0.188" steel plate and be designed to accommodate a maximum of three (3) group 31 batteries in each compartment. The battery hold-downs will be of a non-corrosive material. All bolts and nuts will be stainless steel.

Heavy-duty, 2/0 gauge, color coded battery cables will be provided. Battery terminal connections will be coated with anti-corrosion compound.

Battery solenoid terminal connections will be encapsulated with semi-permanent rubberized compound.

JUMPER STUDS

One (1) set of battery jumper studs with plastic color-coded covers will be included on the battery compartments.

The battery charger will be located on the back wall of the right side EMS compartment.

The battery charger indicator will be located near the driver's seat riser with special bracketry.

POWER CONVERTER / BATTERY CHARGER

There will be one (1) Progressive Dynamics, Inc., Model PD9280, power converter/battery charger provided.

The battery charger will be wired to the AC shoreline inlet through an AC receptacle adjacent to this battery charger.

KUSSMAUL AUTO EJECT FOR SHORELINE

There will be one (1) Kussmaul Model 091-55-15-120, 15 amp 120 volt AC shoreline inlet(s) provided to operate the dedicated 120 volt AC circuits on the apparatus without the use of the generator.

The shoreline inlet(s) will include red weatherproof flip up cover(s).

There will be a release solenoid wired to the vehicle's starter to eject the AC connector when the engine is starting.

The shoreline(s) will be connected to Shore line to battery charger.

There will be a mating connector body supplied with the loose equipment.

There will be a label installed near the inlet(s) that state the following:

- Line Voltage
- Current Rating (amps)
- Phase
- Frequency

The shoreline receptacle will be recessed into the driver's side cab, above the front wheel with blister inside the crew cab.

ALTERNATOR

A Delco Remy®, Model 55SI, alternator will be provided. It will have a rated output current of 430 amps, as measured by SAE method J56. The alternator will feature an integral regulator and rectifier system that has been tested and qualified to an ambient temperature of 257 degrees Fahrenheit (125 degrees Celsius). The alternator will be connected to the power and ground distribution system with heavy-duty cables sized to carry the full rated alternator output.

ELECTRONIC LOAD MANAGER

An electronic load management (ELM) system will be provided that monitors the vehicles 12-volt electrical system, automatically reducing the electrical load in the event of a low voltage condition, and automatically restoring the shed electrical loads when a low voltage condition expires. This ensures the integrity of the electrical system.

For improved reliability and ease of use, the load manager system will be an integral part of the vehicle's solid state control system requiring no additional components to perform load management tasks. Load management systems which require additional components will not be allowed.

The system will include the following features:

- System voltage monitoring.
- A shed load will remain inactive for a minimum of five minutes to prevent the load from cycling on and off.
- Sixteen available electronic load shedding levels.
- Priority levels can be set for individual outputs.

- High Idle to activate before any electric loads are shed and deactivate with the service brake.
 - If enabled:
 - "Load Man Hi-Idle On" will display on the information center.
 - Hi-Idle will not activate until 30 seconds after engine start up.
- Individual switch "on" indicator to flash when the particular load has been shed.
- The information center indicates system voltage.

The information center, where applicable, includes a "Load Manager" screen indicating the following:

- Load managed items list, with priority levels and item condition.
- Individual load managed item condition:
 - ON = not shed
 - SHED = shed

SEQUENCER

A sequencer will be provided that automatically activates and deactivates vehicle loads in a preset sequence thereby protecting the alternator from power surges. This sequencer operation will allow a gradual increase or decrease in alternator output, rather than loading or dumping the entire 12 volt load to prolong the life of the alternator.

For improved reliability and ease of use, the load sequencing system will be an integral part of the vehicle's solid state control system requiring no additional components to perform load sequencing tasks. Load sequencing systems which require additional components will not be allowed.

Emergency light sequencing will operate in conjunction with the emergency master light switch. When the emergency master switch is activated, the emergency lights will be activated one by one at half-second intervals. Sequenced emergency light switch indicators will flash while waiting for activation.

When the emergency master switch is deactivated, the sequencer will deactivate the warning light loads in the reverse order.

Sequencing of the following items will also occur, in conjunction with the ignition switch, at half-second intervals:

- Cab Heater and Air Conditioning
- Crew Cab Heater (if applicable)
- Crew Cab Air Conditioning (if applicable)
- Exhaust Fans (if applicable)
- Third Evaporator (if applicable)

HEADLIGHTS WITH HALO FLASH

There will be a HiViz part number FT-4X6-4KIT, that includes four (4) 4.00" high x 6.00" long rectangular LED lights with "Halo" parking lamp illumination around the outside of the lamps mounted in the front quad style housing. The headlights to include chrome bezels on each side of the cab grille:

- the outside lamp on each side will contain a part number FT-4X6-HL with low beam LEDs
- the inside lamp on each side will contain a part number FT-4X6-H with high beam LEDs

- the "Halo" around the headlights will be controlled by the headlight/parking light switch
- the lights will be controlled through the headlight switch

The "Halo" around the headlights will flash alternately from driver side to passenger side when emergency master switch is on, a "Halo Flash" switch in the cab is on, and the parking brake is released.

DIRECTIONAL LIGHTS

There will be two (2) Whelen 600 series, LED combination directional/marker lights provided. The lights will be located on the outside cab corners, next to the headlights.

The color of the lenses will be clear.

INTERMEDIATE LIGHT

There will be two (2) Weldon, Model 9186-8580-29, amber LED turn signal marker lights furnished, one (1) each side, in the rear fender panel. The light will double as a turn signal and marker light.

CAB CLEARANCE/MARKER/ID LIGHTS

There will be seven (7) amber LED lights provided per the following:

- Three (3) amber LED identification lights will be installed in the center of the cab above the windshield.
- Two (2) amber LED clearance lights will be installed, one (1) on each outboard side of the cab above the windshield as close to the outside of the apparatus as practical.
- Two (2) amber LED clearance lights will be installed, one (1) on each side of the cab as high and far forward as practical.

The lights will be installed without guards.

FRONT CAB SIDE DIRECTIONAL/MARKER LIGHTS

There will be two (2) Weldon, Model 9186-8580-29, amber LED lights installed front of the cab door, one (1) on each side of the cab.

The lights will activate as marker lights with the headlight switch and directional lights with the corresponding directional circuit.

REAR CLEARANCE/MARKER/ID LIGHTING

There will be a three (3) LED light bar used as identification lights located at the rear of the apparatus per the following:

- As close as practical to the vertical centerline
- Centers spaced not less than 6.00" or more than 12.00" apart
- Red in color
- All at the same height

There will be two (2) LED lights installed at the rear of the apparatus used as clearance lights located at the rear of the apparatus per the following:

- To indicate the overall width of the vehicle
- One (1) each side of the vertical centerline
- As near the top as practical
- Red in color
- To be visible from the rear
- All at the same height

There will be two (2) LED lights installed on the side of the apparatus used as marker lights as close to the rear as practical per the following:

- To indicate the overall length of the vehicle
- One (1) each side of the vertical centerline
- As near the top as practical
- Red in color
- To be visible from the side
- All at the same height

There will be two (2) red reflectors located on the rear of the truck facing to the rear. One (1) each side, as far to the outside as practical, at a minimum of 15.00", but no more than 60.00", above the ground.

There will be two (2) red reflectors located on the side of the truck facing to the side. One (1) each side, as far to the rear as practical, at a minimum of 15.00", but no more than 60.00", above the ground.

Per FMVSS 108 and CMVSS 108 requirements.

REAR FMVSS LIGHTING

There will be the following stop/tail and directional lighting provided at the rear of the truck:

- Two (2) Whelen®, Model 604BTT*, red LED stop/tail lights
- Two (2) Whelen, Model 604T, amber LED directional lights
- The light heads will have clear lenses

The lights will be mounted in a polished combination housing.

Two (2) Whelen®, Model 604BU, LED backup lights will be provided.

LICENSE PLATE BRACKET

One (1) license plate bracket constructed of stainless steel will be provided at the rear of the apparatus.

One (1) white LED light with chrome housing will be provided to illuminate the license plate. A stainless steel light shield will be provided over the light that will direct illumination downward, preventing white light to the rear.

LIGHTING BEZEL

There will be two (2) Whelen®, Model CAST4V, quad light polished aluminum housing for vertically mounting four (4) Whelen 600 series lights provided at the rear of the apparatus.

BACK-UP ALARM

A PRECO, Model 1040, solid-state electronic audible back-up alarm that actuates when the truck is shifted into reverse will be provided. The device will sound at 60 pulses per minute and automatically adjust its volume to maintain a minimum ten (10) dBA above surrounding environmental noise levels.

CAB PERIMETER SCENE LIGHTS

There will be four (4) Amdor, Model AY-LB-12HW0**, white LED strip lights provided, one (1) for each cab door that will meet NFPA ground lighting requirements .

These lights will be activated automatically when the battery switch is on and the exit doors are opened or by the same means as the body perimeter scene lights.

PUMP HOUSE PERIMETER LIGHTS

There will be two (2) HiViz Model FT-CU-HD-24-B, 0.92" high x 24.00" long 12 volt DC LED strip lights with white LEDs provided under the pump panel running boards, one (1) each side.

The lights will be controlled by the same means as the body perimeter lights.

BODY PERIMETER SCENE LIGHTS

There will be two (2) Amdor, Model AY-LB-12HW020, 350 lumens, 20.00" long, white LED's, 12 volt DC lights provided at the rear step area of the body, one (1) each side shining to the rear.

The perimeter scene lights will be activated when the parking brake is applied, the driver's side directional is activated, activating on the driver's side facing perimeter lights with a 10 second delay after directional is deactivated and the passenger's side directional is activated, activating on the passenger's side facing perimeter lights with a 10 second delay after directional is deactivated.

ADDITIONAL PERIMETER LIGHTS

There will be two (2) Fire Research FireFly, Model 110-Q01, white 12 volt DC LED lights installed as perimeter lights with 20 degree bracket(s) located evenly spaced under front bumper.

These lights will be activated the same as the body perimeter lights.

ADDITIONAL PERIMETER LIGHTS

There will be four (4) Amdor® Model AY-LB-12HW020, 350 lumens, 20.00" long, with white LED's installed with one (1) light under compartment LS1, one (1) light under compartment RS1, one (1) light centered under compartment LS3 and one (1) light centered under compartment RS3.

With the chassis battery switch energized, the lights will be activated by the same means as the body perimeter lights.

ENHANCED SOFTWARE FOR PERIMETER LIGHTS

All perimeter lights will be deactivated when the parking brake is released unless alternate control is selected.

The cab and crew cab perimeter lights will remain on for ten (10) seconds for improved visibility after the doors closed.

STEP LIGHTS

Four (4) white LED step lights will be provided. One (1) step light will be provided on each side, on the front compartment face and two (2) step lights at the rear to illuminate the tailboard.

In order to ensure exceptional illumination, each light will provide a minimum of 25 foot-candles (fc) covering an entire 15.00" x 15.00" square placed 10.00" below the light and a minimum of 1.5 fc covering an entire 30.00" x 30.00" square at the same 10.00" distance below the light.

These step lights will be actuated with the pump panel light switch.

All other steps on the apparatus will be illuminated per the current edition of applicable NFPA standards.

12 VOLT LIGHTING

There will be a HiViz Model FT-B-72-*, 2.56" high x 72.69" long x 3.31" deep 21,067 effective lumens 12 volt DC light with white LEDs configured with a combination of flood and spot optics mounted, as far forward on the cab roof as practical.

The painted parts of the light housing and brackets to be painted job color.

The light will be activated by a switch at the driver's side switch panel and by a switch at the passenger's side switch panel.

The light may be load managed when the parking brake is applied.

12 VOLT LIGHTING

There will one (1) HiViz Model FT-B-72-*, 21,067 effective lumens 2.56" high x 72.69" long x 2.45" deep 12 volt DC light(s) with white LEDs and with a combination of spot, and flood optics installed on the apparatus located, Passenger side body catwalk, centered front to rear..

The painted parts of the light housing and brackets to be painted job color.

The light(s) will be controlled by a switch at the driver's side switch panel, by a switch at the left side pump panel and by a switch at the passenger's side switch panel.

The light(s) may be load managed when the parking brake is applied.

12 VOLT LIGHTING - BODY

There will be two (2) HiViz®, Model FT-GESM, surface mount, 20,500 equivalent lumens, 8.65" high x 10.61" wide x 2.78" deep with white LED's installed on the body rear of body, high, each side. The light(s) to include chrome optic holders, chrome bezels and black fixture body. The light(s) will be activated by a switch at the driver's side switch panel, by a switch at the passenger's side switch panel, by a switch in a recessed cup located at the passenger's side rear bulkhead and scene LEDs activated when the chassis transmission is shifted into reverse and the emergency master switch is on.

The light(s) may be load managed when the parking brake is applied.

12 VOLT LIGHTING

There will be one (1) HiViz Model FT-B-72-*, 21,067 effective lumens 2.56" high x 72.69" long x 2.45" deep 12 volt DC light(s) with white LEDs and with a combination of spot, and flood optics installed on the apparatus located, Driver's side body catwalk, centered front to rear..

The painted parts of the light housing and brackets to be painted job color.

The light(s) will be controlled by a switch at the driver's side switch panel, by a switch at the left side pump panel and by a switch at the passenger's side switch panel.

The light(s) may be load managed when the parking brake is applied.

12 VOLT LIGHTING

There will be one (1) HiViz Model FT-BG2S-REC-34-*, 7.28" high x 37.26" long x 5.70" deep, eight (8) module light assembly recessed, installed on the apparatus, located on the rear of the body.

The painted parts to be black.

The LEDs will be controlled through the supplier based control system.

The scene and warning light circuit(s) may be load managed when the parking brake is applied.

The warning lights will be amber.

The left, center out and right traffic directing will override the flood LEDs.

Warning LEDs will be deactivated when the any spot, flood or scene LEDs are activated.

ADDITIONAL DECK LIGHT

There will be one (1) Whelen®, Model PFBP12C, 1,000 lumens, white 12 volt DC LED swivel mount floodlight(s) with black housing and chrome rear cover provided centered front of hose bed.

There will be an on/off push button switch provided on each light.

The light(s) will be controlled by the switch included on the light(s).

HOSE BED LIGHTS

There will be four (4) Whelen, Model 70C0ELZR LED light(s) with a Whelen, Model 7EFLANGE, chrome flange installed at the forward hose bed bulkhead located front of hosebed. The light(s) will be mounted with a polished stainless steel bracket and with an aluminum guard.

The light(s) will be activated by a switch located near the water tank fill dome and by a cup switch at the rear of the apparatus no more than 72.00" from the ground.

WALKING SURFACE LIGHTS

There will be white 12 volt DC LED light strips with stainless steel protective cover, provided to light the cargo area.

- One (1) light strip will be installed the entire length of the driver's side of the cargo area.

- One (1) light strip will be installed the entire length of the passenger's side of the cargo area.

The light will be activated when the body step lights are on.

WATER TANK

Booster tank will have a capacity of 750 gallons and be constructed of polypropylene plastic by United Plastic Fabricating, Incorporated.

Tank joints and seams will be nitrogen welded inside and out.

Tank will be baffled in accordance with the current edition of applicable NFPA standards.

Baffles will have vent openings at both the top and bottom to permit movement of air and water between compartments.

Longitudinal partitions will be constructed of .38" polypropylene plastic and will extend from the bottom of the tank through the top cover to allow for positive welding.

Transverse partitions will extend from 4.00" off the bottom of the tank to the underside of the top cover.

All partitions will interlock and will be welded to the tank bottom and sides.

Tank top will be constructed of .50" polypropylene. It will be recessed .38" and will be welded to the tank sides and the longitudinal partitions.

Tank top will be sufficiently supported to keep it rigid during fast filling conditions.

Construction will include 2.00" polypropylene dowels spaced no more than 30.00" apart and welded to the transverse partitions. Two (2) of the dowels will be drilled and tapped (.50" diameter, 13.00" deep) to accommodate lifting eyes.

A sump that will be sized dependent on the tank to pump plumbing will be provided at the bottom of the water tank.

Sump will include a drain plug and the tank outlet.

Tank will be installed in a fabricated cradle assembly constructed of structural steel.

Sufficient crossmembers will be provided to properly support bottom of tank. Crossmembers will be constructed of steel bar channel or rectangular tubing.

Tank will "float" in cradle to avoid torsional stress caused by chassis frame flexing. Rubber cushions, .50" thick x 3.00" wide, will be placed on all horizontal surfaces that the tank rests on.

Stops or other provision will be provided to prevent an empty tank from bouncing excessively while moving vehicle.

Mounting system will be approved by the tank manufacturer.

Fill tower will be constructed of .50" polypropylene and will be a minimum of 8.00" wide x 14.00" long.

Fill tower will be furnished with a .25" thick polypropylene screen and a hinged cover.

An overflow pipe, constructed of 4.00" schedule 40 polypropylene, will be installed approximately halfway down the fill tower and extend through the water tank and exit to the rear of the rear axle.

SLEEVE, PLUMBING, THROUGH TANK

Two (2) sleeves will be provided in the water tank for a 3.00" pipe to the rear.

HOSE BED

The hose bed will be fabricated of .125"-5052 aluminum with a nominal 38,000 psi tensile strength.

Upper and rear edges of side panels will have a double break for rigidity.

The upper inside area of the beavertails will be covered with brushed stainless steel to prevent damage to painted surface when hose is removed.

Flooring of the hose bed will be removable aluminum grating with the top surface corrugated to aid in hose aeration. The grating slats will be a minimum of 0.50" x 4.50" with spacing between slats for hose ventilation.

The hose bed interior walls will be painted to match the lower body color.

Hose bed will accommodate 1050ft 5in 300ft 3in 300ft 3in. 300ft 1.75.

HOSE BED DIVIDER

Three (3) hosebed dividers will be furnished for separating hose.

Each divider will be constructed of a .125" brushed aluminum sheet fitted and fastened into a slotted, 1.50" diameter radiused extrusion along the top, bottom, and rear edge.

Divider will be fully adjustable by sliding in tracks, located at the front and rear of the hose bed.

Divider will be held in place by tightening bolts, at each end.

Acorn nuts will be installed on all bolts in the hose bed which have exposed threads.

HOSE BED COVER

A two (2) section hose bed cover, constructed of .125" bright aluminum treadplate will be furnished. The cover will be hinged with full length stainless steel piano hinge. The sides will be slanted down. A stationary bridgework support assembly will be provided at the rear to support the cover.

The cover will be reinforced so that it can support the weight of a man walking on the cover.

The cover is designed with the left cover opening first.

If access to the water tank fill tower is blocked by the hose bed cover, then a hinged door will be provided in it so that the tank may be filled without raising cover doors.

Chrome grab handles and four (4) gas filled cylinders will be provided to assist in opening and closing the cover. A handrail is to be provided at the rear, in the center of the support, to assist in opening the cover.

The hose bed cover will be connected to the Do Not Move Truck indicator. The light will be activated if the cover is not in the stowed position and the parking brake is released.

A heavy duty 2" black nylon webbing flap will be installed at the rear of the hose bed with seat belt buckles at the top. The seat belt buckles will be provided with a metal bar, to connect each set of two buckles, and attached to a web strap, to allow a single pull release per set of two buckles.. hinged style seat belt buckle will be provided at the bottom of the flap. If a strap is provided, the color of the strap will be black.

FILLER

A filler plate will be provided Add filler panels forward of the fill towers to keep items from falling through the open space.

A cross-divider will be provided just behind the fill tower. The divider will be bolted to the side sheet.

RUNNING BOARDS

Running boards will be fabricated of .125" bright aluminum treadplate.

Each running board will be supported by a welded 2.00" square tubing and channel assembly, which will be bolted to the pump compartment substructure.

Running boards will be 12.75" deep and spaced .50" away from the pump panel.

A splash guard will be provided above the running board treadplate.

TAILBOARD

The tailboard will also be constructed of .125" bright aluminum treadplate and spaced .50" from the body, as well as supported by a structural steel assembly.

The tailboard area will be 16.00" deep.

The exterior side will be flanged down and in for increased rigidity of tailboard structure.

REAR WALL, SMOOTH ALUMINUM/BODY MATERIAL

The rear facing surfaces of the center rear wall will be smooth aluminum.

The bulkheads, the surface to the rear of the side body compartments, will be smooth and the same material as the body.

Any inboard facing surfaces below the height of the hosebed will be aluminum diamondplate.

REAR TOW EYES

Two (2) tow eyes, which are an integral part of the body mounting substructure, will be installed below the rear of the truck.

The tow eyes will be of adequate strength to allow the truck to be pulled from the eyes.

REAR TOW BAR

One (1) tow bar will be installed under the tailboard.

The tow bar assembly will be designed and positioned to allow up to a 30-degree upward angled pull of 17,000 lb, or a 20,000 lb straight horizontal pull in line with the centerline of the vehicle.

The tow bar design will have been tested and evaluated using finite element analysis techniques.

RUNNING BOARD HOSE RESTRAINT

A pair of 2.00" wide black nylon straps with Velcro fasteners will be provided for each hose tray to secure the hose during travel. There will be Two (2) hose trays located one (1) in each side running board.

HOSE TRAY

Two (2) hose trays will be recessed one (1) in each side running board.

Capacity of the tray will be 20.00' of 5.00" soft suction hose.

Rubber matting will be installed on the floor of the tray to provide proper ventilation. Drain holes will be provided.

COMPARTMENTATION

Body and compartments will be fabricated of 0.125", 5052-H32 aluminum.

Side compartments will be an integral assembly with the rear fenders.

Circular fender liners will be provided for prevention of rust pockets and ease of maintenance.

Side compartment flooring will be of the sweep out design with the floor higher than the compartment door lip.

The side compartment door opening will be framed by flanging the edges in 1.75" and bending out again 0.75" to form an angle.

Drip protection will be provided above the doors by means of bright aluminum extrusion, formed bright aluminum treadplate or polished stainless steel.

The top of the compartment will be covered with bright aluminum treadplate rolled over the edges on the front, rear and outward side. These covers will have the corners welded.

Side compartment covers will be separate from the compartment tops.

Front facing compartment walls will be covered with bright aluminum treadplate.

All screws and bolts which protrude into a compartment will have acorn nuts on the ends to prevent injury.

UNDERBODY SUPPORT SYSTEM

Due to the severe loading requirements of this pumper a method of body and compartment support suitable for the intended load will be provided.

The backbone of the support system will be the chassis frame rails which is the strongest component of the chassis and is designed for sustaining maximum loads.

Forward to the rear axle, the support system will include "L"-shaped support members bolted to the chassis frame rails. These welded support members will include vertical formed channels, horizontal structural channels, and support gussets. These parts extend from the chassis frame outward underneath the body.

Rearward to the rear axle, the body support system will include two rearward facing "L"-shaped support members bolted to the chassis frame rails. These support members will be connected to the two body supporting crossmembers forming a boxed foundation for the rear body support system.

Steel upper platform decks will be mounted on the top of these support members to create a floating substructure which will result in a 500 lb equipment support rating per lower compartment.

All structural components of this system will be made from high strength 50K steel plate material or structural steel componentry. The steel frames as well as the steel vertical angles will be treated with an epoxy E-coat to provide resistance to corrosion and chemicals as standard.

The floating substructure will be separated from the horizontal members with neoprene elastomer isolators. These isolators will reduce the natural flex stress of the chassis from being transmitted to the body.

Isolators will have a broad load range, proven viability in vehicular applications, be of a fail-safe design and allow for all necessary movement in three (3) transitional and rotational modes.

The neoprene isolators will be installed in a pattern which assimilates a three (3)-point mounting pattern to reduce the natural flex of the chassis being transmitted to the body.

A design with body compartments hanging on the chassis in an unsupported fashion will not be acceptable.

AGGRESSIVE WALKING SURFACE

All exterior surfaces designated as stepping, standing, and walking areas will comply with the required average slip resistance of the current NFPA standards.

LOUVERS

Louvers will be stamped into compartment walls to provide the proper airflow inside the body compartments and to prevent water from dripping into the compartment. Where these louvers are provided, they will be formed into the metal and not added to the compartment as a separate plate.

TESTING OF BODY DESIGN

Body structural analysis will be fully tested. Proven engineering and test techniques such as finite element analysis, strain gauging, and model analysis will be performed with special attention given to fatigue, life and structural integrity of the body and substructure.

Body will be tested while loaded to its greatest in-service weight.

The criteria used during the testing procedure will include:

- Raising opposite corners of the vehicle tires 9.00" to simulate the twisting a truck may experience when driving over a curb.
- Making a 90 degree turn, while driving at 20 mph to simulate aggressive driving conditions.
- Driving the vehicle at 35 mph on a washboard road.
- Driving the vehicle at 55 mph on a smooth road.
- Accelerating the vehicle fully, until reaching the approximate speed of 45 mph on rough pavement.

Evidence of actual testing techniques will be made available upon request.

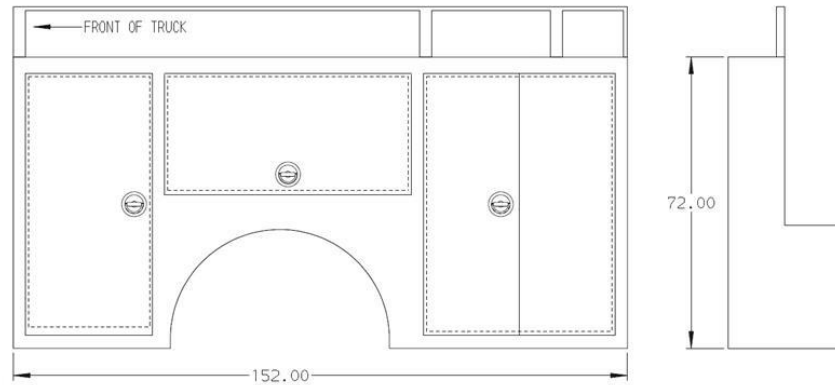
LEFT SIDE COMPARTMENTATION

The left side compartmentation will consist of three lap door compartments.

A full height, vertically hinged, single door compartment ahead of the rear wheels will be provided. The interior dimensions of this compartment will be 34.50" wide x 66.63" high x 25.88" deep in the lower 25.00" of the compartment and 12.00" deep in the remaining upper portion. The clear door opening will be a minimum of 28.63" wide x 61.88" high.

A horizontally hinged, single lift-up door compartment over the rear wheels will be provided. The interior dimensions of this compartment will be 66.50" wide x 32.88" high x 12.00" deep. The clear door opening will be a minimum of 59.25" wide x 27.00" high.

A full height, vertically hinged, double door compartment behind the rear wheels will be provided. The interior dimensions of this compartment will be 47.75" wide x 67.63" high x 25.88" deep in the lower 26.00" of the compartment and 12.00" deep in the remaining upper portion. The clear door opening will be a minimum of 43.50" wide x 62.88" high.



COMPARTMENT	CLEAR DOOR OPENINGS	
	LIFT OVER AXLE	
	HORIZONTAL	VERTICAL
Ahead of axle	28.63	61.88
Over axle	59.25	27.00
Behind axle	43.50	62.88

The interior height of the compartments will be measured from the compartment floor to the ceiling. The depth of the compartments will be measured from the back wall to the inside of the door frame.

Closing of the doors will not require releasing, unlocking, or unlatching any mechanism and will easily be accomplished with one hand.

The vertically hinged doors will be furnished with a positive door holder.

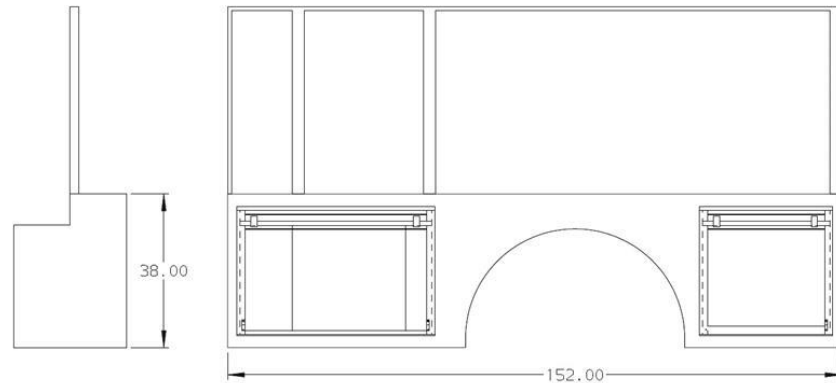
The lift-up door will be furnished with two gas-charged cylinders to assist in the opening of the door and to maintain the door in an open position. There will be a field adjustable, three-position bracket mounted on the vertical side door opening that will allow the door to be held open at 87°, 90°, or 93°.

RIGHT SIDE COMPARTMENTATION

The right side compartmentation will consist of two rollup door compartments.

A rollup door compartment ahead of the rear wheels will be provided. The interior dimensions of this compartment will be 34.50" wide x 32.63" high x 25.88" deep in the lower 25.00" of the compartment and 12.00" deep in the remaining upper portion. The clear door opening will be a minimum of 28.75" wide x 22.88" high.

A rollup door compartment behind the rear wheels will be provided. The interior dimensions of this compartment will be 47.75" wide x 33.63" high x 25.88" deep in the lower 26.00" of height and 12.00" deep in the remaining upper section of the compartment. The clear door opening will be a minimum of 44.75" wide x 23.88" high.



COMPARTMENT	CLEAR DOOR OPENINGS					
	AMDOR		GORTITE		ROM	
	HORIZONTAL	VERTICAL	HORIZONTAL	VERTICAL	HORIZONTAL	VERTICAL
Ahead of axle	29.50	22.88	28.75	24.00	28.94	24.25
Behind axle	45.50	23.88	44.75	25.00	44.94	25.25

The interior height of the compartments will be measured from the compartment floor to the ceiling. The spool of the rollup door at the top of the compartment takes up some usable space. The depth of the compartments will be measured from the back wall to the inside of the door frame.

Closing of the door will not require releasing, unlocking, or unlatching any mechanism and will easily be accomplished with one hand.

SIDE COMPARTMENT DOORS

All hinged compartment doors will be lap style with double panel construction and will be a minimum of 1.50" thick. The doors will be made out of the same material as the body. To provide additional door strength a "C" section reinforcement will be installed between the outer and interior panels.

Doors will be provided with a closed cell rubber gasket around the surface that laps onto the body. A second heavy-duty automotive rubber molding with a hollow core will be installed on the door framing that seals onto the interior panel, to ensure a weather resisting compartment.

All compartment doors will have polished stainless steel continuous hinge with a pin diameter of .25" that is bolted or screwed on with stainless steel fasteners. (Hinges which are welded on will not be acceptable.)

All door locking mechanisms will be fully enclosed within the door panels to prevent fouling of the lock in the event equipment inside shifts into the lock area.

Doors will be latched with recessed, polished stainless steel "D" ring handles and FMVSS approved door locking mechanisms.

To prevent corrosion caused by dissimilar metals, compartment door handles will not be attached to outer door panel with screws. A rubber gasket will be provided between the "D" ring handle and the door.

REAR COMPARTMENTATION

A vertically hinged, double door compartment above the rear tailboard will be provided.

The interior dimensions of this compartment will be 40.00" wide x 33.63" high x 25.88" deep. The interior height of the compartments will be measured from the compartment floor to the ceiling. The depth of the compartments will be measured from the back wall to the inside of the door frame.

A louvered, removable access panel will be furnished on the back wall of the compartment.

The rear compartment will be open into the rear side compartments.

The clear door opening of this compartment will be 32.00" wide x 28.88" high.

Closing of the door will not require releasing, unlocking, or unlatching any mechanism and will easily be accomplished with one hand.

Each of the vertically hinged compartment doors will be provided with a positive door holder.

REAR COMPARTMENT DOORS

All hinged compartment doors will be lap style with double panel construction and will be a minimum of 1.50" thick. To provide additional door strength, a "C" section reinforcement will be installed between the outer and interior panels.

Doors will be provided with a closed cell rubber gasket around the surface that laps onto the body. A second heavy-duty automotive rubber molding with a hollow core will be installed on the door framing that seals onto the interior panel, to ensure a weather resisting compartment..

All compartment doors will have polished stainless steel continuous hinge with a pin diameter of .25", that is bolted or screwed on with stainless steel fasteners. A strip of dielectric isolation tape will be provided between the hinge and the door jamb.

All door lock mechanisms will be fully enclosed within the door panels to prevent fouling of the lock in the event equipment inside shifts into the lock area.

Doors will be latched with recessed, polished stainless steel "D" ring handles and Eberhard 106 locks.

To prevent corrosion caused by dissimilar metals, compartment door handles will not be attached to outer door panel with screws. A rubber gasket will be provided between the "D" ring handle and the door.

SCUFF PROTECTION

Clear 3M outdoor grade scuff tape will be furnished to protect around two (2) door openings on the body. The tape will be installed on the opening of the SCBA doors both sides. .

ROLLUP DOOR PULL STRAPS

six (6) compartment doors will be provided with pull straps. The pull straps will be 14.00" long and black in color.

The straps will be installed directly to the inside of the rollup door.

The rollup door compartments to have these straps will be All side body doors.

COMPARTMENT LIGHTING

There will be seven (7) compartments with HiViz, Model FT-CU-HD-*-RW, 12 volt DC light strips with white and red LED's.

There will be two (2) strip lights installed vertically in each compartment opening per the latest NFPA requirements. The light lengths will be selected to extend as close as practical to the top and bottom of the door jamb. The lights will be mounted with mechanical fasteners.

The lights will be activated when the battery switch is on and the respective compartment door is opened.

A photocell will be installed in the cab with a clear view of the sky. The white portion of the lights will activate when the photocell senses ambient day and a compartment door is open. The red portion of the lights will activate when the photocell senses ambient night and a compartment door is open.

COMPARTMENT LIGHTING

Metal clamps will be used to retain the strip lighting in all body compartments.

MOUNTING TRACKS

There will be seven (7) sets of tracks for mounting shelf(s) in LS1, LS2, LS3, RS1, RS2, RS3 and B1. These tracks will be installed vertically to support the adjustable shelf(s). The tracks will be painted to match the compartment interior.

ADJUSTABLE SHELVES

There will be five (5) shelves with a capacity of 500 lb provided. The shelf construction will consist of .188" aluminum with 2.00" sides. Each shelf will be painted spatter gray. Each shelf will be infinitely adjustable by means of a threaded fastener, which slides in a track.

The shelves will be held in place by .12" thick stamped plated brackets and bolts.

The location will be TBD at pre-con .

SLIDE-OUT FLOOR MOUNTED TRAY

There will be two (2) floor mounted slide-out tray(s) with 2.00" sides provided B1 and LS3. Each tray will be rated for up to 500lb in the extended position. The tray(s) will be constructed of a minimum .13" aluminum. The finish will be painted spatter gray.

The trays will be designed for maximum compartment width and depth.

There will be two undermount-roller bearing type slides rated at 250lb each provided. The pair of slides will have a safety factor rating of 2.

To ensure years of dependable service, the slides will be coated with a finish that is tested to withstand a minimum of 1,000 hours of salt spray per ASTM B117.

To ensure years of easy operation, the slides will require no more than a 50lb force for push-in or pull-out movement when fully loaded after having been subjected to a 40 hour vibration (shaker) test under

full load. The vibration drive file will have been generated from accelerometer data collected from a heavy truck chassis driven over rough gravel roads in an unloaded condition. Proof of compliance will be provided upon request.

Automatic locks will be provided for both the "in" and "out" positions. The trip mechanism for the locks will be located at the front of the tray for ease of use with a gloved hand.

ALUMINUM PEGBOARD

Two (2) horizontally installed tracks, with 0.19" aluminum pegboard will be installed on the back wall of five (5) compartments. The holes will be .203" diameter , punched 1.00" on center. The pegboard will be spatter gray painted. The pegboard(s) will be located in LS1, LS2, LS3, RS1 and RS2.

Retainers will be used to mount the pegboard to the tracks.

RUB RAIL

Bottom edge of the side compartments will be trimmed with a bright aluminum extruded rub rail.

Trim will be 2.12" high with 1.38" flanges turned outward for rigidity.

The rub rails will not be an integral part of the body construction, which allows replacement in the event of damage.

BODY FENDER CROWNS

Polished stainless steel fender crowns will be provided around the rear wheel openings with a dielectric barrier will be provided between the fender crown and the fender sheet metal to prevent corrosion.

The fender crowns will be held in place with stainless steel screws that thread directly into a composite nut and not directly into the parent body sheet metal to eliminate dissimilar metals contact and greatly reduce the chance for corrosion. Rubber welting will be provided between the body and crown.

BODY FENDER LINER

A unpainted brushed stainless fender liner will be provided. The liners will be removable to aid in the maintenance of rear suspension components.

HARD SUCTION HOSE

Hard suction hose will not be required.

HANDRAILS

The handrails will be 1.25" diameter knurled aluminum to provide a positive gripping surface.

Chrome plated end stanchions will support the handrail. Plastic gaskets will be used between end stanchions and any painted surfaces.

Drain holes will be provided in the bottom of all vertically mounted handrails.

Handrails will be provided to meet current edition of applicable NFPA standards. The handrails will be installed as noted on the sales drawing.

One (1) vertical handrail will be located on the left side rear beavertail.

HANDRAIL

One (1) full width horizontal knurled aluminum handrail will be provided below the hose bed at the rear of the apparatus.

EXTINGUISHER/AIR BOTTLE/ STORAGE (TRIANGULAR)

A total of one (1) extinguisher/air bottle/storage compartments will be provided LS forward. The triangular shaped compartment will be sized to fit a 8.00" diameter extinguisher in the lower area and a 8.50" diameter extinguisher in the upper area. The compartment will be approximately 25.50" deep. A partition will be provided to separate the compartment. Also inside the compartment, black Dura-Surf friction reducing material will be provided. The compartment will be furnished with a drain hole. A painted stainless steel, triangular shaped door with a flush Southco C2 chrome latch will be provided to contain the air bottles. A dielectric barrier will be provided between the door hinge, hinge fasteners and the body sheet metal.

AIR BOTTLE COMPARTMENT STRAP

A strap will be provided in the air bottle compartment(s) to help contain the bottles when the vehicle is parked on an incline. The strap will wrap around the neck and attach to the wall of the compartment.

AIR BOTTLE STORAGE (TRIPLE)

A quantity of two (2) air bottle compartments designed to hold (3) air bottles up to 7.25" in diameter x 26.00" deep will be provided on the right side forward of the rear wheels and on the right side rearward of the rear wheels. A painted stainless steel door with a flush Southco C2 chrome latch will be provided to contain the air bottle. A dielectric barrier will be provided between the door hinge, hinge fasteners and the body sheet metal.

Inside the compartment, black Dura-Surf friction reducing material will be provided.

AIR BOTTLE COMPARTMENT STRAP

A strap will be provided in the air bottle compartment(s) to help contain the air bottles when the vehicle is parked on an incline. The strap will wrap around the neck and attach to the wall of the compartment.

AIR BOTTLE HOLDERS

One (1) bracket will be provided for mounting air bottles. Each bracket will be a Ziamatic, model UH-5-30-3-SFPHS, be mounted on tracks, and be used for adjusting the location of the bracket within the compartment. Install Move to the drivers side EMS compartment on the forward wall with a mounting plate..

EXTENSION LADDER

There will be a 24' two-section aluminum Duo-Safety Series 900-A extension ladder provided.

ROOF LADDER

There will be one (1) 14' aluminum, Duo-Safety, Series 775-DR roof ladder(s) provided. The ladder(s) will have roof hooks on both ends.

LADDER BRACKETS

The ladders will be installed on the right side of the hose body in lined brackets and held in place by chrome plated, quarter-turn spring loaded clamps. The clamps will be such that when the roof ladder is

removed, the clamps can be moved a half turn to hold the extension ladder in place. The ladder brackets will be adjustable up and down.

FOLDING LADDER

One (1) 10' aluminum Series 585-A Duo-Safety folding ladder will be mounted in Zico Model #FLB mounting brackets. The folding ladder will be installed on the ladder rack.

PIKE POLE PROVIDED BY FIRE DEPARTMENT

The pike poles are not on the apparatus as manufactured. The fire department will provide and mount the pike poles.

There will be one (1) pike pole(s) provided. The pike pole(s) will be a Akron 10' pike pole.

6' PIKE POLE PROVIDED BY FIRE DEPARTMENT

The pike pole is not on the apparatus as manufactured. The fire department will provide and mount the pike poles.

There will be two (2) 6' pike pole(s) provided. The pike pole(s) will be a Fire Hooks Unlimited 6 foot roof hook.

PIKE POLE STORAGE

There will be two (2) PAC, Handlelok Model 1004, pike pole mounting bracket(s) used for pike pole storage and located Ladder Rack.

STEP

A folding step will be provided on the left side front bulkhead. The step will be a bright finished, non-skid step with a black tread coating on the stepping surface. The step will incorporate an LED light to illuminate the stepping surface. The step can be used as a hand hold with two openings wide enough for a gloved hand.

REAR FOLDING STEPS

Bright finished, non-skid folding steps with a black tread coating on the stepping surface will be provided at the rear. Each step will incorporate an LED light to illuminate the stepping surface. The steps can be used as a hand hold with two openings wide enough for a gloved hand.

Four (4) additional folding steps will be located R/S rear bulkhead. The step(s) will be bright finished, non-skid, with a black tread coating on the stepping surface. The step(s) can be used as a hand hold with two openings wide enough for a gloved hand.

PUMP COMPARTMENT

The pump compartment will be separate from the hose body and compartments so that each may flex independently of the other. It will be a fabricated assembly of steel tubing, angles and channels which supports both the fire pump and the side running boards.

The pump compartment will be mounted on the chassis frame rails with rubber biscuits in a four point pattern to allow for chassis frame twist.

Pump compartment, pump, plumbing and gauge panels will be removable from the chassis in a single assembly.

PUMP MOUNTING

Pump will be mounted to a substructure which will be mounted to the chassis frame rail using rubber isolators. The mounting will allow chassis frame rails to flex independently without damage to the fire pump.

PUMP CONTROL PANELS (LEFT SIDE CONTROL)

All pump controls and gauges will be located at the left side of the apparatus and properly identified.

Layout of the pump control panel will be ergonomically efficient and systematically organized.

The pump operator's control panel will be removable in two (2) main sections for ease of maintenance:

The upper section will contain sub panels for the mounting of the pump pressure control device, engine monitoring gauges, electrical switches, and foam controls (if applicable). Sub panels will be removable from the face of the pump panel for ease of maintenance. Below the sub panels will be located all valve controls and line pressure gauges.

The lower section of the panel will contain all inlets, outlets, and drains.

All push/pull valve controls will have 1/4 turn locking control rods with polished chrome plated zinc tee handles. Guides for the push/pull control rods will be chrome plated zinc castings securely mounted to the pump panel. Push/pull valve controls will be capable of locking in any position. The control rods will pull straight out of the panel and will be equipped with universal joints to eliminate binding.

IDENTIFICATION TAGS

The identification tag for each valve control will be recessed in the face of the tee handle.

All discharge outlets will have color coded identification tags, with each discharge having its own unique color. Color coding will include the labeling of the outlet and the drain for each corresponding discharge.

All line pressure gauges will be mounted directly above the corresponding discharge control tee handles and recessed within the same chrome plated casting as the rod guide for quick identification. The gauge and rod guide casting will be removable from the face of the pump panel for ease of maintenance. The casting will be color coded to correspond with the discharge identification tag.

All remaining identification tags will be mounted on the pump panel in chrome plated bezels.

The pump panel on the right side will be removable with lift and turn type fasteners.

Trim rings will be installed around all inlets and outlets.

PUMP

Pump will be a Waterous CSU, 2000 gpm single (1) stage midship mounted centrifugal type.

Pump will be the class "A" type.

Pump will deliver the percentage of rated discharge at pressures indicated below:

- 100% of rated capacity at 150 psi net pump pressure.
- 70% of rated capacity at 200 psi net pump pressure.
- 50% of rated capacity at 250 psi net pump pressure.

Pump body will be close-grained gray iron, bronze fitted, and horizontally split in two (2) sections for easy removal of the entire impeller shaft assembly (including wear rings).

Pump will be designed for complete servicing from the bottom of the truck, without disturbing the pump setting or apparatus piping.

Pump case halves will be bolted together on a single horizontal face to minimize a chance of leakage and facilitate ease of reassembly. No end flanges will be used.

Discharge manifold of the pump will be cast as an integral part of the pump body assembly and will provide a minimum of three (3) 3.50" openings for flexibility in providing various discharge outlets for maximum efficiency.

The three (3) 3.50" openings will be located as follows: one (1) outlet to the right of the pump, one (1) outlet to the left of the pump, and one (1) outlet directly on top of the discharge manifold.

Impeller shaft will be stainless steel, accurately ground to size. It will be supported at each end by sealed, anti-friction ball bearings for rigid precise support. Impeller will have flame plated hubs assuring maximum pump life and efficiency despite any presence of abrasive matter in the water supply.

Bearings will be protected from water and sediment by suitable stuffing boxes, flinger rings, and oil seals. No special or sleeve type bearings will be used.

PUMP PACKING

Stuffing boxes will be of the conventional two (2) piece, split-gland type, to permit adjustment or replacement of Grafoil packing without disturbing the pump. Water will be fed into stuffing box lantern rings for proper lubrication and cooling when the pump is operating.

Lantern rings will be located at the inner ends of the stuffing boxes, to avoid having to remove them when replacing pump packing.

Wear rings will be bronze and easily replaceable to restore original pump efficiency and eliminate the need to replace the entire pump casing due to wear.

PUMP TRANSMISSION

The pump transmission will be made of a three (3) piece, aluminum, horizontally split casing. Power transfer to pump will be through a high strength Morse HY-VO silent drive chain. By the use of a chain rather than gears, 50% of the sprocket will be accepting or transmitting torque, compared to two (2) or three (3) teeth doing all the work.

Drive shafts will be 2.35" diameter hardened and ground alloy steel and supported by ball bearings. The case will be designed to eliminate the need for water cooling.

PUMPING MODE

An interlock system will be provided to ensure that the pump drive system components are properly engaged so that the apparatus can be safely operated. The interlock system will be designed to allow stationary pumping only.

AIR PUMP SHIFT

Pump shift engagement will be made by a two (2) position sliding collar, actuated pneumatically (by air pressure), with a three (3) position air control switch located in the cab. A manual back-up shift control will also be located on the left side pump panel.

Two (2) indicator lights will be provided adjacent to the pump shift inside the cab. One (1) green light will indicate the pump shift has been completed and be labeled "pump engaged". The second green light will indicate when the pump has been engaged, and that the chassis transmission is in pump gear. This indicator light will be labeled "OK to pump".

The pump shift will be interlocked to prevent the pump from being shifted out of gear when the chassis transmission is in gear to meet NFPA requirements.

The pump shift control in the cab will be illuminated to meet NFPA requirements.

TRANSMISSION LOCK-UP

The direct gear transmission lock-up for the fire pump operation will engage automatically when the pump shift control in the cab is activated.

AUXILIARY COOLING SYSTEM

A supplementary heat exchange cooling system will be provided to allow the use of water from the discharge side of the pump for cooling the engine water. The heat exchanger will be a separate unit. It will be installed in the pump or engine compartment with the control located on the pump operator's control panel. The exchanger will be plumbed to the master drain valve.

INTAKE RELIEF VALVE

One (1) Trident Air Max intake relief valve(s) will be installed on the suction side of the pump preset at 125 psig.

The relief valve will have a working range of 50 PSI to 350 PSI.

The outlet will terminate below the frame rails with a 2.50" National Standard hose thread adapter and will have a "do not cap" warning tag.

One (1) adjustable air regulator and pressure indicating gauge will be located on a common bezel behind the right side pump panel with a stainless steel access door to control the intake valve(s).

PRESSURE CONTROLLER

A Fire Research Pump Boss Model PBA200 pressure governor will be provided.

A pressure transducer will be installed in the water discharge manifold on the pump.

The display panel will be located at the pump operator's panel.

PRIMING PUMP

The priming pump will be a Trident Emergency Products compressed air powered, high efficiency, multistage venturi based AirPrime System, conforming to standards outlined in the current edition of applicable NFPA standards.

All wetted metallic parts of the priming system are to be of brass and stainless steel construction.

One (1) priming control will open the priming valve and start the pump primer.

PUMP MANUALS

There will be a total of two (2) pump manuals provided by the pump manufacturer and furnished with the apparatus. The manuals will be provided by the pump manufacturer in the form of two (2) electronic copies. Each manual will cover pump operation, maintenance, and parts.

PLUMBING, STAINLESS STEEL AND HOSE

All inlet and outlet lines will be plumbed with either stainless steel pipe, flexible polypropylene tubing or synthetic rubber hose reinforced with hi-tensile polyester braid. All hose's will be equipped with brass or stainless steel couplings. All stainless steel hard plumbing will be a minimum of a schedule 10 wall thickness.

Where vibration or chassis flexing may damage or loosen piping or where a coupling is required for servicing, the piping will be equipped with victaulic or rubber couplings.

Plumbing manifold bodies will be ductile cast iron or stainless steel.

All piping lines are to be drained through a master drain valve or will be equipped with individual drain valves. All drain lines will be extended with a hose to drain below the chassis frame.

All water carrying gauge lines will be of flexible polypropylene tubing.

All piping, hose and fittings will have a minimum of a 500 PSI hydrodynamic pressure rating.

FOAM SYSTEM PLUMBING

All piping and manifolds that is in contact with the foam concentrate or foam/water solution will be stainless steel. The fittings will be stainless steel or brass. Cast iron pump manifolds will be NOT allowed.

MAIN PUMP INLETS

A 6.00" pump manifold inlet will be provided on each side of the vehicle. The suction inlets will include removable die cast zinc screens that are designed to provide cathodic protection for the pump, thus reducing corrosion in the pump.

MAIN PUMP INLET CAP

The main pump inlets will have National Standard Threads with a long handle chrome cap.

The cap will be the Pierce VLH, which incorporates an exclusive thread design to automatically relieve stored pressure in the line when disconnected.



VALVES

All ball valves will be Akron® Brass. The Akron valves will be the 8000 series heavy-duty style with a stainless steel ball and a simple two-seat design. No lubrication or regular maintenance is required on the valve.

Valves will have a **ten (10) year** warranty.

The location of the valve for the one (1) inlet will be recessed behind the pump panel.

INLET CONTROL

The side auxiliary inlet(s) will incorporate a quarter-turn ball valve with the control located at the inlet valve. The valve operating mechanism will indicate the position of the valve.

LEFT SIDE INLET

There will be one (1) auxiliary inlet with a 2.50" valve at the left side pump panel, terminating with a 2.50" (F) National Standard hose thread adapter.

The auxiliary inlet will be provided with a strainer, chrome swivel and plug.

RIGHT SIDE INLET

There will be one (1) auxiliary inlet with a 2.50" valve at the right side pump panel, terminating with a 2.50" (F) National Standard hose thread adapter.

The auxiliary inlet will be provided with a strainer, chrome swivel and plug.

ANODE, INLET

A pair of sacrificial zinc anodes will be provided in the water pump inlets to protect the pump from corrosion.

INLET BLEEDER VALVE

A 0.75" bleeder valve will be provided for each side gated inlet.

The valves will be located behind the panel with a "T" swing style handle control extended to the outside of the panel.

The handles will be chrome plated and provide a visual indication of valve position. The swing handle will provide an ergonomic position for operating the valve without twisting the wrist and provides excellent leverage.

The water discharged by the bleeders will be routed below the chassis frame rails.

TANK TO PUMP

The booster tank will be connected to the intake side of the pump with stainless steel piping and a quarter turn 3.00" full flow line valve with the control remotely located at the operator's panel. Tank to pump line will run straight (no elbows) from the pump into the front face of the water tank and angle down into the tank sump. A rubber coupling will be included in this line to prevent damage from vibration or chassis flexing.

A check valve will be provided in the tank to pump supply line to prevent the possibility of "back filling" the water tank.

TANK REFILL

A 1.50" combination tank refill and pump re-circulation line will be provided, using a quarter-turn full flow ball valve controlled from the pump operator's panel.

DISCHARGE OUTLET CONTROLS

The discharge outlets will incorporate a quarter-turn ball valve with the control located at the pump operator's panel. The valve operating mechanism will indicate the position of the valve.

If a handwheel control valve is used, the control will be a minimum of a 3.9" diameter stainless steel handwheel with a dial position indicator built in to the center of the handwheel.

Any 3.00 inch or larger discharge valve will be a slow-operating valve in accordance with NFPA 16.7.5.3.

LEFT SIDE DISCHARGE OUTLETS

There will be one (1) outlet with a 2.50" valve on the left side of the apparatus, terminating with a 2.50" (M) National Standard hose thread adapter.

LEFT SIDE OUTLET ELBOWS

The 2.50" discharge outlets located on the left side pump panel will be furnished with a 2.50" (F) National Standard hose thread x 2.50" (M) National Standard hose thread, chrome plated, 45 degree elbow.

The elbow will be Pierce VLH, which incorporates an exclusive thread design to automatically relieve stored pressure in the line when disconnected.

There will be a 4.00" discharge outlet with a 3.00" valve with a 3.00" ball, installed on the right side of the apparatus, terminating with a 4.00" (M) National Standard hose thread adapter. This discharge outlet will be actuated with a handwheel control with position indicator at the pump operator's control panel.

ADDITIONAL RIGHT SIDE OUTLET ELBOWS

The 4.00" outlet will be furnished with a 4.00" (F) National Standard hose thread x 5.00" Storz elbow adapter with Storz cap.

LARGE DIAMETER OUTLET ELBOWS

The 4.00" outlet(s) will be furnished with one (1) 4.00" (F) National Standard hose thread x 5.00" Storz elbow adapter with Storz cap.

FRONT DISCHARGE OUTLET

There will be one (1) 1.50" discharge outlet piped to the front of the apparatus and located on the top of the right side of the front bumper.

Plumbing will consist of 2.00" piping and flexible hose with a 2.00" ball valve with control at the pump operator's panel. A fabricated weldment made of stainless steel pipe will be used in the plumbing where appropriate. The piping will terminate with a 1.50" NST with 90 degree stainless steel swivel.

There will be automatic drains provided at all low points of the piping.

REAR DISCHARGE OUTLET

There will be Two (2) discharge outlets piped to the rear of the hose bed, one (1) each side, installed so proper clearance is provided for spanner wrenches or adapters. Plumbing will consist of 2.50" piping along with a 2.50" full flow ball valve with the control from the pump operator's panel.

REAR OUTLET ELBOWS

The 2.50" discharge outlets located at the rear of the apparatus will be furnished with a 2.50" (F) National Standard hose thread x 2.50" (M) National Standard hose thread, chrome plated, 45 degree elbow.

The elbow will be Pierce VLH, which incorporates an exclusive thread design to automatically relieve stored pressure in the line when disconnected.

DISCHARGE CAPS/ INLET PLUGS

Chrome plated, rocker lug, caps with chain will be furnished for all discharge outlets 1.00" thru 3.00" in size, besides the pre-connected hose outlets.

Chrome plated, rocker lug, plugs with chain will be furnished for all auxiliary inlets 1.00" thru 3.00" in size.

The caps and plugs will incorporate a thread design to automatically relieve stored pressure in the line when disconnected.

OUTLET BLEEDER VALVE

A 0.75" bleeder valve will be provided for each outlet 1.50" or larger. Automatic drain valves are acceptable with some outlets if deemed appropriate with the application.

The valves will be located behind the panel with a T swing style handle control extended to the outside of the side pump panel.

The handles will be chrome plated and provide a visual indication of valve position.

The T swing handle will provide an ergonomic position for operating the valve without twisting the wrist and provides excellent leverage.

Bleeders will be located at the bottom of the pump panel. They will be properly labeled identifying the discharge they are plumbed in to.

The water discharged by the bleeders will be routed below the chassis frame rails.

DELUGE RISER

A 3.00" deluge riser will be installed above the pump in such a manner that a monitor can be mounted and used effectively. Piping will be rigidly braced and installed securely so no movement develops when the line is charged. The riser will be gated and controlled at the pump operator's panel with a handwheel control.

TELESCOPIC PIPING

The deluge riser piping will include a 18.00" Task Force Model XG18 Extend-A-Gun extension.

This extension will be telescopic to allow the deluge gun to be raised 18.00" increasing the range of operation.

A position sensor will be provided on the telescopic piping that will activate the "do not move vehicle" light inside the cab when the monitor is in the raised position.

MONITOR

A Task Force Tips Crossfire #XFT-NJ monitor will be properly installed on the deluge riser. This monitor will be painted to match the body .

NOZZLE

A Task Force Tips Master Stream 1250 M-R nozzle will be provided.

The deluge riser Extend-a-Gun will have provisions for direct mounting a Task Force Tips CrossFire monitor.

SPEEDLAYS WITH TRAYS

Ahead of the pump enclosure will be two (2)-1.50" speedlay hose beds. Each bed will have a 1.50" pre-connect line with a 2.00" quarter-turn ball valve and terminate with a 1.50" National Standard hose thread 90 degree swivel. The swivel will be located at the top of the speedlay compartment to allow easy removal of the hose in either direction.

Below the above speedlay will be one (1)-2.50" speedlay hose bed. This bed will have a 2.50" pre-connect line with a 2.50" quarter-turn ball valve and terminate with a 2.50" National Standard hose thread 90 degree swivel. The swivel will be located at the top of the speedlay compartment to allow easy removal of the hose in either direction.

Individual controls for the speedlays will be at the pump operator's panel.

Each speedlay capacity will be as follows: tbd.

A removable tray will be provided for each speedlay hosebed. The speedlay trays will be constructed of black poly to provide a lightweight sturdy tray. Two (2) hand holes will be in the floor and additional hand holes will be provided in the sides for easy removal and installation from the compartment. The floor of the trays will be perforated to allow for drainage and hose drying. The bottom of the speedlay compartments will be lined with stainless steel to allow the tray to slide with ease. Scuffplates will be provided on both sides, at the sides and bottom of each opening to protect the paint.

SPEEDLAY HOSE RESTRAINT

A 2.00" black nylon webbing design restraint will be provided across the ends of speedlay(s) to secure the hose during travel. The webbing assembly is to be attached at the bottom of the speedlay(s) with footman loops as a permanent attachment and is attached at the top outside corners with two (2) seat belt buckles. The female end is permanently attached above the speedlay(s) and the male end attached to the webbing.

There will be a metal bar, to connect the buckles, and an attached web strap, to allow a single pull release.

The color of the release strap will be black.

BOOSTER HOSE REEL

A Hannay electric rewind booster hose reel will be installed over the pump in a recessed open compartment on the right side of the apparatus. The reel will be fabricated of aluminum and have highly polished end discs.

A polished stainless steel roller and guide assembly will be mounted on the reel side of the apparatus.

Discharge control will be provided at the pump operator's panel. Plumbing to the reel will consist of 1.50" Aeroquip hose and a 1.50" valve.

Reel motor will be protected from overload with a circuit breaker rated to match the motor.

An electric rewind control switch will be installed on the reel side pump panel.

Booster hose, 1.00" diameter and 200 feet, with chrome plated Barway, or equal couplings will be provided.

Working pressure of the booster hose will be a minimum of 800 psi.

Capacity of the hose reel will be 200 feet of 1.00" booster hose.

FOAM PROPORTIONER

A foam proportioning system will be provided that is an on demand, automatic proportioning, single point, direct injection system suitable for all types of Class A and B foam concentrates, including the high viscosity (6000 cps), alcohol resistant Class B foams. Operation will be based on direct measurement of water flow, and remain consistent within the specified flows and pressures. The system will automatically balance and proportion foam solution at rates from .1 percent to 9.9 percent regardless of variations in water pressure and flow, up to the maximum rated capacity of the foam concentrate pump.

The design of the system will allow operation from draft, hydrant, or relay operation. This will provide a versatile system to meet the demands at a fire scene.

SYSTEM CAPACITY

The system will have the ability to deliver the following minimum foam solution flow rates that meet or exceed NFPA requirements at a pump rating of 250 psi.

200 gpm @ 6 percent

400 gpm @ 3 percent

1200 gpm @ 1 percent

The foam concentrate setting may be adjusted in .1 percent increments from .1 percent to 9.9 percent. Typical settings are .3 percent, .5 percent and 1.0 percent (The maximum capacity will be limited to the plumbing and water pump capacity).

CONTROL SYSTEM

The system will be equipped with a digital electronic control display located on the pump operator's panel. Push button controls will be integrated into the panel to turn the system on/off, control the foam percentage, direct which foam to use on a multi-tank system, and to set the operation modes (automatic, manual, draft, calibration, or flush).

The percent of injection will have presets for Class A and Class B foam. These presets can be changed at the fire department as desired. The percent of injection will be able to be easily changed at the scene to adjust to changing demands.

In order to minimize the use of abbreviations and interpretations, system information will be displayed on the panel by way of .50 tall LEDs that total 14 characters (two (2) lines of seven (7) each). System on and foam pump on indicator lights will also be included. Information displayed will include mode of operation (automatic, manual, draft, calibration, or flush), foam supply selected (Class A or Class B), water total, foam total, foam percentage, remaining gallons, and time remaining.

The control display will direct a microprocessor, which receives input from the systems water flow meter while also monitoring the position of the foam concentrate pump. The microprocessor will compare the values of the water flow versus the position/rate of the foam pump, to ensure the proportion rate is accurate. One (1) check valve will be installed in the plumbing to prevent foam from contaminating the water pump.

LOW LEVEL, FOAM TANK

The control head will display a warning message when the foam tank in use is below a quarter tank.

HYDRAULIC DRIVE SYSTEM

The foam concentrate pump will be powered by a hydraulic drive system, which is automatically activated, whenever the vehicle water pump is engaged. A large parasitic electric load used to power the foam pump can cause an overload of the chassis electrical system.

Hydraulic oil cooler will be provided to automatically prevent overheating of the hydraulic oil, which is detrimental to system components. The oil/water cooler will be designed to allow continuous system operation without allowing hydraulic oil temperature to exceed the oil specifications.

The hydraulic oil reservoir will be of four (4) gallons minimum capacity and will also be of sufficient size to minimize foaming and be located to facilitate checking oil level or adding oil without spillage or the need to remove access panels.

FOAM CONCENTRATE PUMP

The foam concentrate pump will be of positive displacement, self-priming; linear actuated design, driven by the hydraulic motor. The pump will be constructed of brass body; chrome plated stainless steel shaft, with a stainless steel piston. In order to increase longevity of the pump, no aluminum will be present in its construction.

A relief system will be provided which is designed to protect the drive system components and prevent over pressuring the foam concentrate pump

The foam concentrate pump will have minimum capacity for 12 gpm with all types of foam concentrates with a viscosity at or below 6000 cps including protein, fluoroprotein, AFFF, FFFP, or AR-AFFF. The system will deliver only the amount of foam concentrate flow required, without recirculating foam back to the storage tank. Recirculating foam concentrate back to the storage tank can cause agitation and premature foaming of the concentrate, which can result in system failure. The foam concentrate pump will be self-priming and have the ability to draw foam concentrate from external supplies such as drums or pails.

EXTERNAL FOAM CONCENTRATE CONNECTION

An external foam pick-up will be provided to enable use of a foam agent that is not stored on the vehicle. The external foam pick-up will be designed to allow continued operation after the on-board foam tank is empty. The external foam pick-up will be designed to allow use with training foam or colored water for training purposes.

PANEL MOUNTED STRAINER/EXTERNAL PICK-UP CONNECTION

A bronze body strainer/connector unit will be provided. The unit will be mounted to the pump panel. The external foam pick-up will be one (1) 1.00" male connection with chrome-plated cap integrated to a 2.00" strainer cleanout cap. A check valve will be installed in the pick-up portion of the cleanout cap. A basket style stainless steel screen will be installed in the body of the strainer/connector unit. Removal of the 2.00" cleanout cap will be all that is required to gain access to and remove the stainless steel basket screen. The strainer/connector unit will be ahead of the foam concentrate pump inlet port to insure that all agent reaching the foam pump has been strained.

PICK-UP HOSE

A 1.00" flexible hose with an end for insertion into foam containers will be provided. The hose will be supplied with a 1.00" female swivel NST thread swivel connector. The hose will be shipped loose.

DISCHARGES

The foam system will be plumbed to five (5) discharges. The discharges capable of dispensing foam will be 3-speedlays, P/S rear, front discharge.

SYSTEM ELECTRICAL LOAD

The foam proportioning will not impose an electrical load on the vehicle electrical system any greater than five (5) amps at 12VDC.

FOAM SUPPLY VALVE

Electric valves will be used for the foam supply. The foam supply valves will be controlled at the foam system control head for ease of operation. The supply valves will be electric, remote controlled, to eliminate air pockets in the foam tank supply hose.

MAINTENANCE MESSAGE

A message will be displayed on the control head to advise when system maintenance needs to be performed. The message will display interval for cleaning the foam strainer, cleaning for the water strainers, and changing the hydraulic oil.

FLUSH SYSTEM

The system will be designed such that a flush mode will be provided to allow the system to flush all foam concentrate with clear water. The flush circuit control logic will ensure the foam tank supply valve is closed prior to opening the flush valve. The flush valve will be operated at the foam system control head for ease of operation. The valve will be electrically controlled and located as close to the foam tank supply valve as possible. A manual flush drain valve will be labeled and located under the left side running board.

REFILL, FOAM TANKS

The foam system's proportioning pump will be used to fill the Class A foam tank. This will allow use of the auxiliary foam pick-up to pump the foam from pails or a drum on the ground into the foam tank. A foam shut-off switch will be installed in the fill dome of the tank to shut the system down when the tank is full. The fill operation will be controlled by a mode in the foam system controller stating TANK A FILL. While the proportioner pump is filling the tank, the controller will display FILL TANK A. When the tank is full, as determined by the float switch in the tank dome, the pump will stop and the controller will display TANK A FULL.

A separate air operated fill pump, controlled by the foam system controller, will be provided for filling the Class B foam tank. A separate inlet connection, mounted on the pump panel will be provided for this fill system. A foam shut-off switch will be installed in the fill dome of the tank to shut the system down when the tank is full. The connection will be the same as the foam intake connection, in order to allow the use of the foam pick-up hose as the fill hose. The fill operation will be controlled by a mode in the foam system controller stating TANK B FILL. To fill the tank, the controller will start and run the air operated pump. While the pump runs, the controller will display FILL TANK B. When the tank is full, as determined by the float switch in the tank dome, the pump will stop and the controller will display TANK B FULL.

FOAM SYSTEM TRAINING

The fire department will be provided training for the foam / CAFS system installed on their apparatus. The operation of the systems will only be demonstrated by factory approved or certified personnel.

This demonstration will include:

- A review of the foam system manual, emphasizing key areas
- A walk around review of the system components on the finished truck

- A hands-on foam / CAFS system startup and foam discharge session
- Instructions on the use of the manual overrides
- A demonstration explaining the proper way to shutdown and flush the foam system.

FOAM TANK

The foam tank will be an integral portion of the polypropylene water tank. The cell will have a capacity of 20 gallons of foam with the intended use of Class A foam. The foam cell will not reduce the capacity of the water tank. The foam cell will have a screen in the fill dome and a breather in the lid.

FOAM TANK DRAIN

A system of 1.00" foam tank drains will be provided, integrated into the foam systems strainer and tank to foam pump valve management system. The tank to pump hoses running from the tank(s) to the panel mounted strainer will 1.00" diameter. The foam system controller will have a mode that allows for a given foam valve to be opened at will. Flow of foam from the tank valve to the strainer will be usable as a tank drain mode.

An adaptor will be supplied, that allows the 1.00" foam intake screen to assembly to be used as a drain outlet. The standard supplied 1.00" foam pick up hose will be attached to the screen assembly by way of the adapter. The drain mode will allow the operator to open and close the tank valve as required from the control head, to drain foam and re-fill foam containers through the connected hose, without foam spillage beneath the vehicle.

FOAM CELL

The foam cell will be an integral portion of the polypropylene water tank. The cell will have a capacity of 50 gallons of foam with the intended use of Class B foam. The brand of foam stored in this cell will be national. The foam cell will not reduce the capacity of the water tank. The foam cell will have a screen in the fill dome and a breather in the lid.

FOAM TANK DRAIN

A system of 1.00" foam tank drains will be provided, integrated into the foam systems strainer and tank to foam pump valve management system. The tank to pump hoses running from the tank(s) to the panel mounted strainer will 1.00" diameter. The foam system controller will have a mode that allows for a given foam valve to be opened at will. Flow of foam from the tank valve to the strainer will be usable as a tank drain mode.

An adaptor will be supplied, that allows the 1.00" foam intake screen to assembly to be used as a drain outlet. The standard supplied, 1.00" foam pick up hose will be attached to the screen assembly by way of the adapter. The drain mode will allow the operator to open and close the tank valve as required from the control head, to drain foam and re-fill foam containers through the connected hose, without foam spillage beneath the vehicle.

The following drawing(s) will be provided for approval by the customer. The drawing(s) will be made for up 29149 apparatus and/or similar Pierce job number.

PUMP OPERATOR'S PANEL DRAWING

A detailed drawing to scale of the pump operator's panel will be provided for the customer to review. The drawing will include all of the gauges, controls, switching, etc., located on the pump operator's panel. The customer will be allowed to make changes and/or mark-ups to this approval drawing. The fire apparatus manufacturer will make revisions (If needed) to the drawing per the customer changes and/or mark-ups as long as the changes are physically possible within a specific product line.

The finalized and signed customer approved pump operator's panel drawing will become part of the contract documents.

Due to the way drain(s), bleeder(s), operational/maintenance tag(s) and NFPA required warning tag(s) are placed on pump panel(s), these items will NOT be shown on any pump panel approval drawing(s). These item(s) will be placed on pump panel(s) at the fire apparatus manufacturer discretion.

REMAINING PUMP PANEL(S)

Detailed drawing(s) to scale of the remaining pump panel(s) will be provided for the customer to review. The drawing(s) will include all of the gauges, controls, switching, etc., located on the pump panel(s). The customer will be allowed to make changes and/or mark-ups to these approval drawing(s). The fire apparatus manufacturer will make revisions (If needed) to the drawing(s) per the customer changes and/or mark-ups as long as the changes are physically possible within a specific product line.

The finalized and signed customer approved pump panel drawing(s) will become part of the contract documents.

Due to the way drain(s), bleeder(s), operational/maintenance tag(s) and NFPA required warning tag(s) are placed on pump panel(s), these items will NOT be shown on any pump panel approval drawing(s). These item(s) will be placed on pump panel(s) at the fire apparatus manufacturer discretion.

COLOR CODED TAGS

A detailed drawing/chart of the colors used on all of the inlet(s) and outlet(s) will be provided for the customer to review. The customer will be allowed to make changes and/or mark-ups to this approval drawing/chart. The fire apparatus manufacturer will make revisions (If needed) to the drawing per the customer changes and/or mark-ups as long as the changes are physically possible within a specific product line.

The finalized and signed customer approved drawing/chart of the colors will become part of the contract documents.

SPECIAL TEXT/VERBIAGE TAGS

A detailed drawing/chart of the text/verbiage used on all of the inlet(s) and outlet(s) will be provided for the customer to review. The customer will be allowed to make changes and/or mark-ups to this approval drawing/chart. The fire apparatus manufacturer will make revisions (If needed) to the drawing per the customer changes and/or mark-ups as long as the changes are physically possible within a specific product line.

The finalized and signed customer approved drawing/chart of the text/verbiage will become part of the contract documents.

PUMP PANEL CONFIGURATION

The pump panel configuration will be arranged and installed in an organized manner that will provide user-friendly operation.

PUMP AND GAUGE PANEL

The pump and gauge panels will be constructed of aluminum with a black vinyl finish. A polished aluminum trim molding will be provided around each panel.

PUMP ACCESS**Right Side Panel**

The right side upper pump panel will be removable.

Panel Fastener

The removable panels will be secured with black swell latch .

The left side pump panels will be attached with screws.

The right side lower pump panel (drain bank) will be attached with screws.

PUMP COMPARTMENT LIGHTS

There will be one (1) Truck-Lite, model 44207C, 4.00" diameter LED light(s) provided inside the pump enclosure.

The light(s) will be activated when the battery switch is on and a switch located near the light(s) is turned on.

Engine monitoring graduated LED indicators will be incorporated with the pressure controller.

Also provided at the pump panel will be the following:

- Master Pump Drain Control

THROTTLE READY GREEN INDICATOR LIGHT

There will be a green indicator light integrated with the pressure governor and/or engine throttle installed on the pump operators panel that is activated when the pump is in throttle ready mode.

OK TO PUMP INDICATOR LIGHT

There will be a green indicator light installed on the pump operators panel that is activated when the pump is in Ok To Pump mode.

AIR HORN BUTTON

An air horn control button will be provided at the pump operator's control panel. This button will be properly labeled and put within easy reach of the operator.

VACUUM AND PRESSURE GAUGES

The pump vacuum and pressure gauges will be liquid filled and manufactured by Class 1 Incorporated ©.

The gauges will be a minimum of 4.00" in diameter and will have white faces with black lettering, with a pressure range of 30.00"-0-600#.

Gauge construction will include a Zytel nylon case with adhesive mounting gasket and threaded retaining nut.

The pump pressure and vacuum gauges will be installed adjacent to each other at the pump operator's control panel.

Test port connections will be provided at the pump operator's panel. One will be connected to the intake side of the pump, and the other to the discharge manifold of the pump. They will have 0.25 in. standard pipe thread connections and non-corrosive polished stainless steel or brass plugs. They will be marked with a label.

This gauge will include a 10 year warranty against leakage, pointer defect, and defective bourdon tube.

PRESSURE GAUGES

The individual "line" pressure gauges for the discharges will be Class 1© interlube filled.

They will be a minimum of 2.00" in diameter and have white faces with black lettering.

Gauge construction will include a Zytel nylon case with adhesive mounting gasket and threaded retaining nut.

Gauges will have a pressure range of 30"-0-400#.

The individual pressure gauge will be installed as close to the outlet control as practical.

This gauge will include a 10 year warranty against leakage, pointer defect, and defective bourdon tube.

WATER LEVEL GAUGE

There will be an electronic water level gauge provided on the operator's panel that registers water level by means of five (5) colored LED lights. The lights will be durable, ultra-bright five (5) LED design viewable through 180 degrees. The water level indicators will be as follows:

- 100 percent = Green
- 75 percent = Yellow
- 50 percent = Yellow
- 25 percent = Yellow
- Refill = Red

The light will flash when the level drops below the given level indicator to provide an eighth of a tank indication. To further alert the pump operator, the lights will flash sequentially when the water tank is empty.

The level measurement will be based on the sensing of head pressure of the fluid in the tank.

The display will be constructed of a solid plastic material with a chrome plated die cast bezel to reduce vibrations that can cause broken wires and loose electronic components. The encapsulated design will

provide complete protection from water and environmental elements. An industrial pressure transducer will be mounted to the outside of the tank. The field calibratable display measures head pressure to accurately show the tank level.

FOAM LEVEL GAUGE

An electronic foam level gauge will be provided on the operator's panel for each foam tank, that registers foam level by means of five colored LED lights. The lights will be durable, ultra-bright five LED design viewable through 180 degrees. The foam level indicators will be as follows:

- 100% = Green
- 75% = Yellow
- 50% = Yellow
- 25% = Yellow
- Refill = Red

The light will flash when the level drops below the given level indicator to provide an eighth of a tank indication. To further alert the pump operator, the lights will flash sequentially when the foam tank is empty.

The level measurement will be based on the sensing of head pressure of the fluid in the tank.

The display will be constructed of a solid plastic material with a chrome plated die cast bezel to reduce vibrations that can cause broken wires and loose electronic components. The encapsulated design will provide complete protection from foam and environmental elements. An industrial pressure transducer will be mounted to the outside of the tank. The field calibratable display measures head pressure to accurately show the tank level.

LIGHT SHIELD

There will be a polished, 16 gauge stainless steel light shield installed over the pump operator's panel.

- There will be 12 volt DC white LED lights installed under the stainless steel light shield to illuminate the controls, switches, essential instructions, gauges, and instruments necessary for the operation of the apparatus. These lights will be activated by the pump panel light switch. Additional lights will be included every 18.00" depending on the size of the pump house.
- One (1) pump panel light will come on when the pump is in ok to pump mode.

There will be a light activated above the pump panel light switch when the parking brake is set. This is to afford the operator some illumination when first approaching the control panel.

AIR HORN SYSTEM

Two (2) Hadley®, eTone, chrome air horns will be recessed in the front bumper. The air horn system will be piped to the air brake system wet tank utilizing 0.38" tubing. A pressure protection valve will be installed to prevent the loss of air in the brake system.

Air Horn Location

The air horns will be located on each side of the bumper, towards the outside.

Air Horn Control

The air horn(s) will be activated by the following:

- Right side lanyard. The lanyard to be a plastic coated braided cable.
- Steering wheel horn ring with electric/air horn selector switch
- Left side lanyard. The lanyard to be vinyl covered 0.12" cable.

ELECTRONIC SIREN

A Whelen, Model 295HFS2, electronic remote siren with noise canceling microphone will be provided.

This siren to be active when the battery switch is on and that emergency master switch is on.

Electronic siren head will be recessed in the driver side center switch panel.

The electronic siren will be controlled on the siren head only. No horn button or foot switches will be provided.

SPEAKERS

There will be two (2) Whelen Projector™ Series, Model SA314A, 100-watt, cast aluminum speakers with natural finish provided. Each speaker will be connected to the siren amplifier.

The speakers will be recessed in each side of the front bumper, inside of the frame rails.

AUXILIARY MECHANICAL SIREN

There will be a Federal Signal Model Q2B mechanical siren furnished and installed in the front of the apparatus.

The Q2B will be chrome finish.

The siren will have a 2-gauge cable connected to a power solenoid that is connected by a 2-gauge cable ran battery direct to the primary chassis batteries and will be labeled Q2B+ at the battery. The power solenoid will only be enabled when the emergency master switch is on.

The siren will have a 2-gauge ground wire connected to the chassis battery stud. The cable will be labeled Q2B- at the battery.

The mechanical siren will be mounted on the bumper deck plate. It will be mounted on the left side. A reinforcement plate will be furnished to support the siren.

MECHANICAL SIREN CONTROL

The mechanical siren will be activated by the following:

- Left side foot switch. The control to be available when the parking brake is released.

- Right side foot switch. The control to be available when the parking brake is released.
- Steering wheel horn ring with horn/siren selector switch.

A momentary chrome push button switch will be included in the right side dash panel to activate the siren brake.

SPEAKER GRILLE

There will be two (2) grille provided over the speaker in the front bumper. The grille will be made of stainless steel.

FRONT ZONE UPPER WARNING LIGHTS

There will be one (1) 81.00" Whelen® Freedom™ IV lightbar mounted on the cab roof.

The lightbar will include the following:

- One (1) red flashing LED module in the left side rear corner position.
- One (1) red flashing LED module in the left side end position.
- One (1) red flashing LED module in the left side front corner position.
- One (1) red flashing LED module in the left side first front position.
- One (1) red flashing LED module in the left side second front position.
- One (1) white flashing LED module in the left side third front position.
- One (1) blue flashing LED module in the left side fourth front position.
- One (1) blue flashing LED module in the left side fifth front position.
- One (1) white flashing LED module in the left side sixth front position.
- One (1) red flashing LED module in the left side seventh front position.
- One (1) red flashing LED module in the right side seventh front position.
- One (1) white flashing LED module in the right side sixth front position.
- One (1) blue flashing LED module in the right side fifth front position.
- One (1) blue flashing LED module in the right side fourth front position.
- One (1) white flashing LED module in the right side third front position.
- One (1) red flashing LED module in the right side second front position.
- One (1) red flashing LED module in the right side first front position.
- One (1) red flashing LED module in the right side front corner position.
- One (1) red flashing LED module in the right side end position.
- One (1) red flashing LED module in the right side rear corner position.

There will be clear lenses included on the lightbar.

There will be a switch in the cab on the switch panel to control the lightbar.

The white flashing LEDs will be deactivated when the parking brake is applied.

The six (6) red and four (4) blue flashing LED modules in the front positions and two (2) red rear corners may be load managed when the parking brake is applied.

SCENE LIGHT RECESS

The two (2) scene lights located two rear scene lights will be recessed into the body.

LIGHTS, FRONT ZONE LOWER

There will be four (4), Whelen® Model M6** 4.32" high x 6.75" wide x 1.37" deep flashing LED warning lights installed on the cab face above the headlights in twin bezels.

- The left side outside warning light to include red LEDs
- The left side inside warning light to include red LEDs
- The right side inside warning light to include red LEDs
- The right side outside warning light to include red LEDs
- The warning light lens color(s) to be clear
- The housing to be polished and the trim shall be chrome

The lights may be controlled per the following:

- A switch on the cab instrument panel will control the lights
- White LEDs will be deactivated when the parking brake is applied
- Amber LEDs will be activated when the parking brake is applied
- Amber, blue green or red LEDs in the inside positions may be load managed when the parking brake is applied

ROTO RAY LIGHT

There will be one (1) Roto Ray, Model 4000W rotating warning light provided on the front of the cab mounted through the top section of the front grille.

This warning light will include the following:

- Two (2) PAR46 lights with red LEDs and clear lenses
- One (1) PAR46 light with white LEDs and a clear lens

There will be a switch in the cab on the switch panel to control this light.

The rotation motor and the warning lights will be deactivated when the parking brake is applied.

SIDE ZONE LOWER LIGHTING

There will be six (6) Whelen® Model M4* flashing LED warning lights with chrome trim installed per the following:

- Two (2) lights, one (1) each side on the bumper extension. The side front lights to be red.
- Two (2) lights, rear of the crew cab doors. The side middle lights to be red.
- Two (2) lights, centered over the rear fender well. The side rear lights to be red.
- The lights will include clear lenses.

There will be a switch in the cab on the switch panel to control the lights.

INTERIOR CAB DOOR WARNING LIGHTS

There will be four (4) Whelen® Model M4**, 3.37" high x 5.50" long x 1.37" deep flashing LED warning lights with chrome trim.

- One (1) light(s) to include amber flashing LED's on the left side cab door
- One (1) light(s) to include amber flashing LED's on the right side cab door.
- One (1) light(s) to include amber flashing LED's on the right side crew cab door.
- One (1) light(s) to include amber flashing LED's on the left side crew cab door.

The lens color(s) to be clear.

Each light will be located in the door pan as low and far to the outside as practical..

Each light will be activated when the battery switch is on, respective door is opened and no other controls are on.

ELECTRICAL CONNECTORS FOR WARNING LIGHTS

The lights will be installed with a weatherproof insulated crimped Deutsch connectors.

Deutsch connectors of appropriate type will be installed in the cab/crew cab doors where standard "butt splice" connections typically are, in order to provide ease of connection/disconnection of the circuit applied to.

ADDITIONAL SIDE UPPER LIGHTS

There will be six (6) Whelen, Model M4**, 3.38" high x 5.50" long x 1.38" deep LED surface mount flashing lights with chrome trim provided on the outside corner radius of the cab roof over the crew cab doors.

- The side front lights to be red.
- The side middle lights to be red.
- The side rear lights to be red.
- The color of the lenses will be clear.

The lights will be installed on two (2) painted bracket that are attached to the cab roof. Three (3) lights on the driver's side and three (3) lights installed on the passenger's side.

There will be a switch in the cab on the switch panel to control the lights.

White LED's will be disabled when the parking brake is applied. Colored LED's may be load managed when the parking brake is applied.

SIDE WARNING LIGHTS

There will be two (2) Whelen®, Model M6**, 4.31" high x 6.75" wide x 1.37" deep flashing LED warning light(s) with chrome trim provided, recessed in angle of bumper .

The light(s) to include red flashing LEDs.

The warning light lens color(s) to be clear.

There will be a switch in the cab on the switch panel to control the lights.

White LEDs will be deactivated when the parking brake is applied.

Amber, blue, green and red LEDs may be load managed when the parking brake is applied.

SIDE WARNING LIGHTS

There will be six (6) Whelen, Model WIONSMC* LED light(s) provided and located in the body rub rails one each side centered under D3/P3 and two each side under D1/P1. The lights will only be mounted with the rubber gasket if clearance allows it.

The color of each light will be red LED with a clear lens.

Each light will be provided with a chrome plated ABS flange.

The light(s) will be activated with the side warning switch.

SIDE WARNING LIGHTS

There will be two (2) Whelen, Model WIONSMC* LED light(s) provided and located in the body rub rails one each side under walkway step. The lights will only be mounted with the rubber gasket if clearance allows it.

The color of each light will be red LED with a clear lens.

Each light will be provided with a chrome plated ABS flange.

The light(s) will be activated with the side warning switch.

REAR ZONE LOWER LIGHTING

There will be two (2) Whelen®, Model 60*02F*R, 4.12" high x 6.50" long flashing LED warning lights installed at the rear of the apparatus per the following:

- The driver's side rear light to be red.
- The passenger's side rear light to be red.
- The lens color(s) for the rear light(s) to be the same color as the LEDs.

Each light will be mounted in a housing.

There will be a switch located in the cab on the switch panel to control the lights.

REAR OF HOSE BED WARNING LIGHTS

There will be two (2) Whelen Rota-Beam, Model R316*F, 4.00" high x 7.19" wide beacons with clear domes provided.

The rear zone upper lights to be red in color.

There will be a switch located in the cab on the switch panel to control the beacons.

The left side rear warning light will be mounted on top of the compartmentation with all wiring totally enclosed. The clearance/marker light will be mounted to the side of the compartment ridge.

The right side rear warning light will be mounted on a low mount stainless steel bracket with all wiring totally enclosed. This brackets will also support the clearance/marker light.

The rear deck lights will be mounted on the beavertail flange to keep the overall height as low as possible.

LIGHT TOWER

There will be one (1) Will-Burt, Model NS2.3-600 WHL, light tower provided.

There will be four (4) Whelen, Model PFH2, 150 watt 12 volt LED DC light heads included on this tower.

The painted parts of the light tower and the light heads to be white.

This tower will be connected to the Do Not Move Truck Indicator in the cab.

The lights included on this tower may be load managed when the parking brake is applied.

Light Tower Location

The light tower will be installed in the front hose bed area.

Light Tower Controller

There will be one (1) handheld wired controller included.

Light Tower Controller Location

The light tower controller will be installed in the driver's side front body compartment.

120 VOLT RECEPTACLE

There will be three (3), 20 amp 120 volt AC three (3) wire twist lock receptacle(s) with waterproof flip up cover(s) installed one in LS1 high on the back wall, one in B1 high on forward wall, and one in RS1 high on the back wall. The NEMA configuration for the receptacles will be L5-20R.

The receptacle(s) will be powered from the shoreline inlet.

There will be a label installed near the receptacle(s) that state the following:

- Line Voltage
- Current Rating (amps)
- Phase

- Frequency

LOOSE EQUIPMENT

The following equipment will be furnished with the completed unit:

- One (1) bag of chrome, stainless steel, or cadmium plated screws, nuts, bolts and washers, as used in the construction of the unit.

NFPA LOOSE EQUIPMENT**NFPA Required Loose Equipment Provided by Fire Department**

The following loose equipment as outlined in NFPA 1900, 2024 edition, table 8.1 will be provided by the fire department:

- One (1) traffic vest for each seating position, each vest to comply with ANSI/ISEA 207, *Standard for High Visibility Public Safety Vests*, and have a five-point breakaway feature that includes two (2) at the shoulders, two (2) at the sides, and one (1) at the front.
- Five (5) fluorescent orange traffic cones not less than 28.00" (711 mm) in height, each equipped with a 6.00" (152 mm) retro-reflective white band no more than 4.00" (152 mm) from the top of the cone, and an additional 4.00" (102 mm) retro-reflective white band 2.00" (51 mm) below the 6.00" (152 mm) band.
- Five (5) illuminated warning devices such as highway flares, unless the five (5) fluorescent orange traffic cones have illuminating capabilities.

NFPA Loose Equipment That Shall be Considered:

The following loose equipment as outlined in NFPA 1900, 2024 edition, appendix table A.8.4 (a) should be considered:

- 800 ft (60 m) of 2.50" (65 mm) or larger fire hose.
- 400 ft (120 m) of 1.50" (38 mm), 1.75" (45 mm), or 2.00" (52 mm) fire hose.
- One (1) handline nozzle, 200 gpm (750 L/min) minimum.
- Two (2) handline nozzles, 95 gpm (360 L/min) minimum.
- One (1) smooth bore or combination nozzle with shutoff and with 2.50" (65 mm) inlet that flows a minimum of 250 gpm (950 L/min).
- Four (4) SCBA apparatus
- Four (4) SCBA spare cylinders
- One (1) first aid kit.
- Four (4) combination spanner wrenches.
- Two (2) hydrant wrenches.
- One (1) double female 2.50" (65 mm) adapter with national hose (NH) threads.
- One (1) double male 2.50" (65 mm) adapter with national hose (NH) threads.
- One (1) rubber mallet, for use on suction hose connections.
- Two (2) salvage covers each a minimum size of 12 ft × 18 ft (3.7 m × 5.5 m).
- One (1) automatic external defibrillator (AED).

SOFT SUCTION HOSE

There will be no soft suction hose provided.

DRY CHEMICAL EXTINGUISHER PROVIDED BY FIRE DEPARTMENT

The extinguisher is not on the apparatus as manufactured. The fire department will provide and mount the extinguisher.

WATER EXTINGUISHER

Two (2) extinguishers,, 2.50 gallon pressurized water, will be provided.

FLATHEAD AXE PROVIDED BY FIRE DEPARTMENT

The axe is not on the apparatus as manufactured. The fire department will provide and mount the axe.

PICKHEAD AXE PROVIDED BY FIRE DEPARTMENT

The axe is not on the apparatus as manufactured. The fire department will provide and mount the axe.

PAINT PROCESS

The exterior custom cab and body painting procedure will consist of a seven (7) step finishing process as follows:

1. Manual Surface Preparation - All exposed metal surfaces on the custom cab and body will be thoroughly cleaned and prepared for painting. Imperfections on the exterior surfaces will be removed and sanded to a smooth finish. Exterior seams will be sealed before painting. Exterior surfaces that will not be painted include; chrome plating, polished stainless steel, anodized aluminum and bright aluminum treadplate.
2. Chemical Cleaning and Pretreatment - All surfaces will be chemically cleaned to remove dirt, oil, grease, and metal oxides to ensure the subsequent coatings bond well. The aluminum surfaces will be properly cleaned and treated using a high pressure, high temperature 4 step Acid Etch process. The steel and stainless surfaces will be properly cleaned and treated using a high temperature 3 step process specifically designed for steel or stainless. The chemical treatment converts the metal surface to a passive condition to help prevent corrosion.
3. Surfacer Primer - The Surfacer Primer will be applied to a chemically treated metal surface to provide a strong corrosion protective basecoat. A minimum thickness of 2 mils of Surfacer Primer is applied to surfaces that require a Critical aesthetic finish. The Surfacer Primer is a two-component high solids urethane that has excellent sanding properties and an extra smooth finish when sanded.
4. Finish Sanding - The Surfacer Primer will be sanded with a fine grit abrasive to achieve an ultra-smooth finish. This sanding process is critical to produce the smooth mirror like finish in the topcoat.
5. Sealer Primer - The Sealer Primer is applied prior to the Basecoat in all areas that have not been previously primed with the Surfacer Primer. The Sealer Primer is a two-component high solids urethane that goes on smooth and provides excellent gloss hold out when topcoated.
6. Basecoat Paint - Two coats of a high performance, two component high solids polyurethane basecoat will be applied. The Basecoat will be applied to a thickness that will achieve the proper color match. The Basecoat will be used in conjunction with a urethane clear coat to provide protection from the environment.

7. Clear Coat - Two (2) coats of Clear Coat will be applied over the Basecoat color. The Clear Coat is a two-component high solids urethane that provides superior gloss and durability to the exterior surfaces. Lap style and roll-up doors will be Clear Coated to match the body. Paint warranty for the roll-up doors will be provided by the roll-up door manufacturer.

After the cab and body are painted, the color will be verified to make sure that it matches the color standard. Electronic color measuring equipment will be used to compare the color sample to the color standard entered into the computer. Color specifications will be used to determine the color match. A Delta E reading will be used to determine a good color match within each family color.

All removable items such as brackets, compartment doors, door hinges, and trim will be removed and painted separately if required, to ensure paint behind all mounted items. Body assemblies that cannot be finish painted after assembly will be finish painted before assembly.

The paint finish quality levels for critical areas of the apparatus (cab front and sides, body sides and doors, and boom lettering panels) are to meet or exceed Cadillac/General Motors GMW15777 global paint requirements. Orange peel levels are to meet or exceed the #6 A.C.T. standard in critical areas. The manufacture's written paint standards will be available upon request.

Environmental Impact

Contractor will meet or exceed all current state regulations concerning paint operations. Pollution control will include measures to protect the atmosphere, water and soil. Controls will include the following conditions:

- Topcoats and primers will be chrome and lead free.
- Metal treatment chemicals will be chrome free. The wastewater generated in the metal treatment process will be treated on-site to remove any other heavy metals.
- Particulate emission collection from sanding operations will have a 99.99 percent efficiency factor.
- Particulate emissions from painting operations will be collected by a dry filter or water wash process. If the dry filter is used, it will have an efficiency rating of 98 percent. Water wash systems will be 99.97 percent efficient
- Water from water wash booths will be reused. Solids will be removed on a continual basis to keep the water clean.
- Paint wastes are disposed of in an environmentally safe manner.
- Empty metal paint containers will be recycled to recover the metal.
- Solvents used in clean-up operations will be recycled on-site or sent off-site for distillation and returned for reuse.

Additionally, the finished apparatus will not be manufactured with or contain products that have ozone depleting substances. Contractor will, upon demand, present evidence that the manufacturing facility meets the above conditions and that it is in compliance with his state EPA rules and regulations.

CAB PAINT

The cab will be painted #90 red.

BODY PAINT

The body will be painted to match the lower section of the cab.

PAINT CHASSIS FRAME ASSEMBLY

The chassis frame assembly will be finished with a single system black top coat before the installation of the cab and body, and before installation of the engine and transmission assembly, air brake lines, electrical wire harnesses, etc.

Components that are included with the chassis frame assembly that will be painted are:

- Frame rails
- Frame liners
- Cross members
- Axles
- Suspensions
- Steering gear
- Battery boxes
- Bumper extension weldment
- Frame extensions
- Body mounting angles
- Rear Body support substructure (front and rear)
- Pump house substructure
- Steel fuel tank
- Castings
- Individual piece parts used in chassis and body assembly

FILM TECHNICAL PROPERTIES		
PROPERTY	TEST METHOD	PERFORMANCE
Color	—	Black
Film Thickness	—	0.5 - 1.5 Mils
Gloss - 60 Degree	ASTM D523	65 - 85
Pencil Hardness	ASTM D3363	2H Minimum
Direct Impact	ASTM D2794	100 in. - lbs. Minimum
Reverse Impact	ASTM D2794	60 in. - lbs. Minimum
Crosshatch Adhesion	ASTM D3359	4B - 5B
Humidity	ASTM D1735	1000 Hours Minimum
Water Immersion	ASTM D870	250 Hours Minimum
Gravelometer	GM9508P	6 Minimum
Throwpower	GM9535P	12 - 15 in.
Cold rolled steel lab panels, Zinc Phosphate pretreatment, 0.6 mils average film thickness, cured 20 minutes @ 350°F.		
PROPERTY	SUBSTRATE PRETREATMENT	SALT SPRAY* 1000 HOURS
Corrosion Resistance	CRS / Zinc Phos / Non-Chrome	1 - 2 mm
*Salt Spray - ASTM B117, cold rolled steel lab panels cured 20 minutes @ 350°F. (Average Total Scribe Creep)		

Components treated with epoxy E-coat protection prior to paint:

- Two (2) C-channel frame rails
- Two (2) frame liners

The E-coat process will meet the technical properties shown.

PAINT, FRONT WHEELS

All wheel surfaces, inside and outside, will be provided with powder coat paint #90 red.

PAINT, REAR WHEELS

All wheel surfaces, inside and outside, will be provided with powder coat paint #90 red.



[Powder Coat Aluminum Paint Color]

AXLE HUB PAINT

All axle hubs will be painted black #101.

TRANSIT COATING

All non-painted metal surfaces on the exterior of the vehicle will be sprayed with a corrosion protective coating provided by Carwell. The coating can be removed with soap and water. The coating is made of a linseed oil base and is biodegradable.

The underside non-painted metal surfaces will also be coated with a corrosion protective coating.

COMPARTMENT INTERIOR PAINT

The interior of all compartments will be painted with a gray spatter finish for ease of cleaning and to make it easier to touch up scratches and nicks.

REFLECTIVE STRIPES

Four (4) reflective stripes will be provided across the front of the vehicle and along the sides of the body. The reflective band will consist of a 1.00" ruby red stripe at the top with a 1.00" gap then a 6.00" black stripe with a 1.00" gap then a 1.00" white stripe with a 1.00" gap then a 2.00" white stripe at the bottom.

The reflective band provided on the cab face will be at the headlight level.

REAR CHEVRON STRIPING

There will be alternating chevron striping located on the rear-facing vertical surface of the apparatus. The entire rear surface, excluding the rear compartment door, will be covered.

The colors will be Red 983-72 and White 983-10 diamond grade.

Each stripe will be 6.00" in width.

This will meet the requirements of NFPA 1901, 2024 edition, which states that 50% of the rear surface will be covered with chevron striping..

JOG(S) IN REFLECTIVE BAND

The reflective band located on each side of the apparatus body will contain one (1) jog(s) and will be angled at approximately a 45 degrees when installed.

REFLECTIVE CHEVRON STRIPE ON HYDRAULIC LADDER RACK

Chevron reflective striping will be applied to the rear facing hydraulic ladder rack pivot arm to increase visibility, and to match the rear of the unit.

INVERTED "V" CHEVRON STRIPING ON CAB AND CREW CAB DOORS

There will be alternating chevron striping located on the inside of each cab and crew cab door.

The striping will consist of the following colors:

The first color will be white diamond grade

The second color will be red diamond grade

The size of the striping will be 6.00".

LETTERING

The lettering will be totally encapsulated between two (2) layers of clear vinyl.

LETTERING

Forty-one (41) to sixty (60) genuine gold leaf lettering, 3.00" high, with outline and shade will be provided.

LETTERING

There will be reflective lettering, 11.00" high, with outline provided. There will be nine (9) letters provided.

LETTERING

There will be reflective lettering, 3.00" high, with outline and shade provided. There will be 24 letters provided.

LETTERING

There will be reflective lettering, 4.00" high, with outline and shade provided. There will be eight (8) letters provided.

LETTERING

There will be reflective lettering, 7.00" high, with outline provided. There will be three (3) letters provided.

EAGLE/FLAG #4 EMBLEMS

One "Flying American Flag" and an "Eagle in Flight", shall be installed DS cab. The design shall be color imaged.

EMBLEM

There will be one (1) emblem(s) with the words "HONORING AMERICA'S BRAVEST 9-11-01" and a firefighter's helmet will be mounted P/S cab. The emblem(s) will be color imaged.

MALTESE CROSS INSTALLATION

There will be one (1) pair of maltese crosses, comprised of reflective material, provided and installed Cab doors.

CAB GRILLE DESIGN

A Texas flag design will be painted on the cab grille.

FIRE APPARATUS PARTS MANUAL

There will be one (1) custom parts manual(s) in USB flash drive format for the complete fire apparatus provided.

The manual(s) will contain the following:

- Job number
- Part numbers with full descriptions
- Table of contents
- Parts section sorted in functional groups reflecting a major system, component, or assembly
- Parts section sorted in alphabetical order
- Instructions on how to locate parts

Each manual will be specifically written for the chassis and body model being purchased. It will not be a generic manual for a multitude of different chassis and bodies.

Service Parts Internet Site

The service parts information included in these manuals are also available on the Pierce website. The website offers additional functions and features not contained in this manual, such as digital photographs and line drawings of select items. The website also features electronic search tools to assist in locating parts quickly.

CHASSIS SERVICE MANUALS

There will be one (1) chassis service manuals on USB flash drives containing parts and service information on major components provided with the completed unit.

The manual will contain the following sections:

- Job number
- Table of contents
- Troubleshooting
- Front Axle/Suspension

- Brakes
- Engine
- Tires
- Wheels
- Cab
- Electrical, DC
- Air Systems
- Plumbing
- Appendix

The manual will be specifically written for the chassis model being purchased. It will not be a generic manual for a multitude of different chassis and bodies.

CHASSIS OPERATION MANUAL

The chassis operation manual will be provided on one (1) USB flash drive.

ONE (1) YEAR MATERIAL AND WORKMANSHIP

A Pierce basic apparatus limited warranty certificate, WA0008, is included with this proposal.

ENGINE WARRANTY

A Paccar five (5) year limited engine warranty will be provided. A limited warranty certificate, XX, is included with this proposal.

STEERING GEAR WARRANTY

A Sheppard **three (3) year** limited steering gear warranty will be provided. A copy of the warranty certificate will be submitted with the bid package.

FIFTY (50) YEAR STRUCTURAL INTEGRITY

The Pierce custom chassis frame limited warranty certificate, WA0013, is included with this proposal.

FRONT AXLE THREE (3) YEAR MATERIAL AND WORKMANSHIP WARRANTY

The Pierce TAK-4 suspension limited warranty certificate, WA0050, is included with this proposal.

REAR AXLE WARRANTY

A Eaton **five (5)-year/100,000 mile** parts and labor warranty will be provided.

ABS BRAKE SYSTEM THREE (3) YEAR MATERIAL AND WORKMANSHIP WARRANTY

A Meritor Wabco™ ABS brake system limited warranty certificate, WA0232, is included with this proposal.

TEN (10) YEAR STRUCTURAL INTEGRITY

The Pierce custom cab limited warranty certificate, WA0012, is included with this proposal.

TEN (10) YEAR PRO-RATED PAINT AND CORROSION

A Pierce cab limited pro-rated paint warranty certificate, WA0055, is included with this proposal.

FIVE (5) YEAR MATERIAL AND WORKMANSHIP

The Pierce Command Zone electronics limited warranty certificate, WA0014, is included with this proposal.

CAMERA SYSTEM WARRANTY

A Pierce fifty four (54) month warranty will be provided for the camera system.

COMPARTMENT LIGHT WARRANTY

The compartment lights will not offer an extended warranty.

TRANSMISSION WARRANTY

The transmission will have a **five (5) year/unlimited mileage** warranty covering 100 percent parts and labor. The warranty will be provided by Allison Transmission.

Note: The transmission cooler is not covered under any extended warranty you may be getting on your Allison Transmission. Please review your Allison Transmission warranty for coverage limitations.

TRANSMISSION COOLER WARRANTY

The transmission cooler will carry a five (5) year parts and labor warranty (exclusive to the transmission cooler). In addition, a collateral damage warranty will also be in effect for the first three (3) years of the warranty coverage and will not exceed \$10,000 per occurrence. A copy of the warranty certificate will be submitted with the bid package.

WATER TANK WARRANTY

A UPF poly water tank limited warranty certificate, WA0195, is included with this proposal.

TEN (10) YEAR STRUCTURAL INTEGRITY

The Pierce apparatus body limited warranty certificate, WA0009, is included with this proposal.

PUMP WARRANTY

The Waterous pump will be provided with a Seven (7) year material and workmanship limited warranty.

A copy of the warranty certificate will be submitted with the bid package (no exception).

TEN (10) YEAR PUMP PLUMBING WARRANTY

The Pierce apparatus plumbing limited warranty certificate, WA0035, is included with this proposal.

FOAM SYSTEM WARRANTY

The Husky 12 foam system limited warranty certificate, WA0231, is included with this proposal.

TEN (10) YEAR PRO-RATED PAINT AND CORROSION

A Pierce body limited pro-rated paint warranty certificate, WA0057, is included with this proposal.

THREE (3) YEAR MATERIAL AND WORKMANSHIP

The Pierce Goldstar gold leaf lamination limited warranty limited warranty certificate, WA0018, is included with this proposal.

TWO (2) YEAR EXTENDED

The Pierce custom chassis warranty certificate, WA0060, is included with this proposal.

TWO (2) YEAR EXTENDED

The Pierce body limited warranty certificate, WA0096, is included with this proposal.

VEHICLE STABILITY CERTIFICATION

The fire apparatus manufacturer will provide a certification stating the apparatus complies with NFPA 1900, current edition, section 7.14, Vehicle Stability. The certification will be provided at the time of bid.

ENGINE INSTALLATION CERTIFICATION

The fire apparatus manufacturer will provide a certification, along with a letter from the engine manufacturer stating they approve of the engine installation in the bidder's chassis. The certification will be provided at the time of delivery.

POWER STEERING CERTIFICATION

The fire apparatus manufacturer will provide a certification stating the power steering system as installed meets the requirements of the component supplier. The certification will be provided at the time of bid.

CAB INTEGRITY CERTIFICATION

The fire apparatus manufacturer will provide a cab crash test certification with this proposal. The certification will state that a specimen representing the substantial structural configuration of the cab has been tested and certified by an independent third party test facility. Testing events will be documented with photographs, real-time and high-speed video, vehicle accelerometers, cart accelerometers, and a laser speed trap. The fire apparatus manufacturer will provide a state licensed professional engineer to witness and certify all testing events. Testing will meet or exceed the requirements below:

- SAE J2422 Cab Roof Strength Evaluation - Quasi-Static Loading Heavy Trucks.
- European Occupant Protection Standard ECE Regulation No.29.
- SAE J2420 COE Frontal Strength Evaluation - Dynamic Loading Heavy Trucks.

Side Impact

The cab will be subjected to dynamic preload where a 14,320-lb moving barrier is slammed into the side of the cab at 5.50 mph, striking with an impact of 13,000 ft-lb of force. This test is part of the SAE J2422 test procedure and more closely represents the forces a cab will see in a rollover incident.

Frontal Impact

The same cab will withstand a frontal impact of 32,600 ft-lb of force using a moving barrier in accordance with SAE J2420.

Additional Frontal Impact

The same cab will withstand a frontal impact of 65,098 ft-lb of force using a moving barrier. (Twice the force required by SAE J2420)

Roof Crush

The cab will be subjected to a roof crush force of 22,500 lb. This value meets the ECE 29 criteria, and is equivalent to the front axle rating up to a maximum of ten (10) metric tons.

Additional Roof Crush

The same cab will be subjected to a roof crush force of 110,000 lbs. (Four and a half times the load criteria of ECE 29)

The same cab will withstand all tests without any measurable intrusion into the survival space of the occupant area.

There will be no exception to any portion of the cab integrity certification. Nonconformance will lead to immediate rejection of bid.

CAB DOOR DURABILITY CERTIFICATION

Robust cab doors help protect occupants. Cab doors will survive a 200,000 cycle door slam test where the slamming force exceeds 20 G's of deceleration. The bidder will certify that the sample doors similar to those provided on the apparatus have been tested and have met these criteria without structural damage, latch malfunction, or significant component wear.

WINDSHIELD WIPER DURABILITY CERTIFICATION

Visibility during inclement weather is essential to safe apparatus performance. Windshield wipers will survive a 3 million cycle durability test in accordance with section 6.2 of SAE J198 *Windshield Wiper Systems - Trucks, Buses and Multipurpose Vehicles*. The bidder will certify that the wiper system design has been tested and that the wiper system has met these criteria.

ELECTRIC WINDOW DURABILITY CERTIFICATION

Cab window roll-up systems can cause maintenance problems if not designed for long service life. The window regulator design will complete 30,000 complete up-down cycles and still function normally when finished. The bidder will certify that sample doors and windows similar to those provided on the apparatus have been tested and have met these criteria without malfunction or significant component wear.

SEAT BELT ANCHOR STRENGTH

Seat belt attachment strength is regulated by Federal Motor Vehicle Safety Standards and should be validated through testing. Each seat belt anchor design will withstand 3000 lb of pull on both the lap and shoulder belt in accordance with FMVSS 571.210 Seat Belt Assembly Anchorages. The bidder will certify that each anchor design was pull tested to the required force and met the appropriate criteria.

SEAT MOUNTING STRENGTH

Seat attachment strength is regulated by Federal Motor Vehicle Safety Standards and should be validated through testing. Each seat mounting design will be tested to withstand 20 G's of force in accordance with FMVSS 571.207 Seating Systems. The bidder will certify, at time of delivery, that each seat mount and cab structure design was pull tested to the required force and met the appropriate criteria.

PERFORMANCE CERTIFICATIONS**Cab Air Conditioning**

Good cab air conditioning temperature and air flow performance keeps occupants comfortable, reduces humidity, and provides a climate for recuperation while at the scene. The cab air conditioning system

will cool the cab from a heat-soaked condition at 100 degrees Fahrenheit to an average of 78 degrees Fahrenheit in 30 minutes. The bidder will certify that a substantially similar cab has been tested and has met these criteria.

Cab Defroster

Visibility during inclement weather is essential to safe apparatus performance. The defroster system will clear the required windshield zones in accordance with SAE J381 Windshield Defrosting Systems Test Procedure And Performance Requirements - Trucks, Buses, And Multipurpose Vehicles. The bidder will certify that the defrost system design has been tested in a cold chamber and passes the SAE J381 criteria.

Cab Auxiliary Heater

Good cab heat performance and regulation provides a more effective working environment for personnel, whether in-transit, or at a scene. An auxiliary cab heater will warm the cab 77 degrees Fahrenheit from a cold-soak, within 30 minutes when tested using the coolant supply methods found in SAE J381. The bidder will certify, at time of delivery, that a substantially similar cab has been tested and has met these criteria.

AMP DRAW REPORT

The bidder will provide, at the time of bid and delivery, an itemized print out of the expected amp draw of the entire vehicle's electrical system.

The manufacturer of the apparatus will provide the following:

- Documentation of the electrical system performance tests.
- A written load analysis, which will include the following:
 - The nameplate rating of the alternator.
 - The alternator rating under the conditions specified per:
 - Applicable NFPA 1901 or 1906 (Current Edition).
 - The minimum continuous load of each component that is specified per:
 - Applicable NFPA 1901 or 1906 (Current Edition).
 - Additional loads that, when added to the minimum continuous load, determine the total connected load.
 - Each individual intermittent load.

All of the above listed items will be provided by the bidder per the current edition of applicable NFPA standards.



Option List

1/30/2024

Customer: Seabrook Fire Rescue
Representative Topf, William
Organization: Siddons-Martin Emergency Group
Requirements Manager:
Description: 2024 Seabrook Enforcer Pumper
Body: Pumper, Medium, Aluminum, 2nd Gen
Chassis: Enforcer HD Chassis

Bid Number: 1234
Job Number:
Number of Units: 1
Bid Date: 10/31/2023
Stock Number:
Price Level: 47 (Current: 47)
Lane: Lane 1

Line	Option	Type	Option Description	Qty
1	0766611		Pumper Boiler Plate	1
			Fire Department/Customer - SEABROOK FIRE DEPARTMENT	
			Operating/In conjunction W-Service Center - In Conjunction	
			Miles - 10 Miles	
			Number of Fire Dept/Municipalities - 10	
			Bidder/Sales Organization - SIDDONS-MARTIN	
			Delivery - Delivery representative	
			Dealership/Sales Organization, Service - SIDDONS-MARTIN	
2	0661794		Single Source Compliance	1
3	0584456		Manufacture Location, Appleton, Wisconsin	1
4	0584452		RFP Location: Appleton, Wisconsin	1
5	0588609		Vehicle Destination, US	1
6	0670275		Unit to be Similar in some Aspects, Excluding Pump Panel	1
			Fill in Blank - as close as 16396 as possible.	
7	0816491		Comply NFPA 1900 Changes Effective Jan 1, 2024, With Exceptions	1
8	0533347		Pumper/Pumper with Aerial Device Fire Apparatus	1
9	0588611		Vehicle Certification, Pumper	1
10	0661778		Agency, Apparatus Certification, Pumper/Tanker, U.L.	1
11	0816495		Certification, Vehicle Inspection Program, NFPA 1900	1
12	0620362		HGAC	1
13	0537375		Unit of Measure, US Gallons	1
14	0529326		10%, Pierce Built Chassis	1
15	0816569		Not Requested	1
16	0000007		Approval Drawing	1
17	0002928		Electrical Diagrams	1
18	0812351		Enforcer Chassis	1
19	0000110		Wheelbase	1
			Wheelbase - 232.50"	
20	0000070		GVW Rating	1
			GVW rating - 49,800 #	
21	0729280		Frame Rails, 13.38 x 3.50 x .375, Enforcer	1
22	0889469		Frame Liner, "C/Inv L" 12.50" x 3.00" x .25", AXT/Vel/Imp/Enf, 56" QVal	1
23	0629940		22,800 lb TAK-4 Axle	1
24	0010427		Suspension, Front TAK-4, 22,800 lb, Qtm/AXT/Imp/Vel/Enf/SFR	1
25	0087572		Shock Absorbers, KONI, TAK-4, Qtm/AXT/Imp/Vel/DCF/Enf	1
26	0000322		Oil Seals, Front Axle	1
27	0804562		Tires, Front, Michelin, XZE (wb), 425/65R22.50, 20 ply, Fire Service Speed Rtnng	1
28	0725046		Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot, 24k	1
29	0640711		27,000 lb Dana Axle	1
30	0544253		Top Speed of Vehicle, 68 MPH /109 KPH	1
31	0565380		Suspen, Rear, Single Slipper Spring, 27,000 lb, Saber/Enforcer	1
32	0000485		Oil Seals, Rear Axle	1
33	0031836		Tires, Rear, Michelin, XZE*, 12R22.50, 16 ply, Single	1
34	0654806		Wheels, Rear, Accuride, 22.50" x 8.25", Steel, Hub Pilot, Single	1
35	0589368		Tire Balancing, All, Single Axle	1
36	0595920		Tire PSI and Temp Monitoring System, 2" Gauge	1
			Qty, Tire Pressure Sensor - 6	
37	0742343		Mud Flap, Full Width, Rear, Custom Logo	1
38	0002045		Mud Flap, Front and Rear, Pierce Logo	1
39	0544802		Chocks, Wheel, SAC-44-E, Folding, (Up to 44" Diameter Tires)	1
			Qty, Pair - 01	

Line	Option	Type	Option Description	Qty
40	0544806		Mounting Brackets, Chocks, SAC-44-E, Folding, Horizontal Qty, Pair - 01 Location, Wheel Chocks - Left Side Rear Compt	1
41	0820509		ESC/ABS/ATC Wabco Brake System, Single Rear Axle, NFPA 1900	1
42	0030185		Brakes, Knorr/Bendix 17", Disc, Front, TAK-4	1
43	0627930		Brakes, Bendix, Cam, Rear, 16.50 x 8.63"	1
44	0735527		Air Compressor, Brake, Wabco 26.8 CI, Paccar	1
45	0644232		Brake Reservoirs, 4,272 Cubic Inch Minimum Capacity, Saber FR/Enforcer Paint Color, Air Tanks - Frame color	1
46	0568012		Air Dryer, Wabco System Saver 1200, Heater, 2010	1
47	0000790		Brake Lines, Nylon	1
48	0089419		Air Inlet, with Kussmaul Air Eject (Fill-In Blank Location) Location - Driver side step well Qty, Air Coupling (s) - 1	1
49	0674233		Cover, Weatherproof, for Recessed Kussmaul Air Inlet, 091-3 Color, Kussmaul Cover - b) red	1
50	0014130		Air Tank, Additional for Extra Air Horn Capacity Paint Color, Air Tanks - Orange #22	1
51	0012034		Moisture Ejector, Manual, Remote Mounted Location - standard Qty, Man. Moist Ejector - 4	4
52	0808515		Engine, Paccar MX, 510HP, 1850 lb-ftW/OBD, EPA 2027, Saber FR/Enforcer	1
53	0811409		Not Required, Engine Contingency Adjustment	1
54	0001244		High Idle w/Electronic Engine, Custom	1
55	0735687		Engine Brake, Fully Integrated, Paccar MX13 Engine Switch, Engine Brake - MX13	1
56	0644227		Clutch, Fan, Air Actuated, Saber FR/Enforcer	1
57	0644573		Air Intake, Water & Ember Screen, Saber FR/Enforcer	1
58	0814375		Exhaust System, Horizontal, Right Side Exhaust, Diffuser - S/S (Premium) Exhaust, Material/Finish - Stainless Steel (Premium) Location, Diffuser Termination - Flush With Rub Rail Tip, Exhaust - Straight Tip (Standard)	1
59	0788765		Radiator, Saber FR/Enforcer	1
60	0001090		Cooling Hoses, Rubber	1
61	0889684		Fuel Tank, 75 Gallon, Left Side Fill, Common Door Triangular Shaped	1
62	0001129		Lines, Fuel	1
63	0733463	SP	DEF Tank, 6.0 Gallon, LS Fill, Rear of Axle, Common Door, Paccar Door, Material & Finish, DEF Tank - Painted	1
64	0552793		Not Required, Fuel Priming Pump	1
65	0552712		Not Required, Shutoff Valve, Fuel Line	1
66	0699437		Cooler, Chassis Fuel, Not Req'd.	1
67	0011125		Door, Fuel Fill Painted Job Color Qty, - 01	1
68	0690880		No Selection Required From This Category	1
69	0887546		Trans, Allison 6th Gen, 4000 EVS P, w/Prognostics, Imp/Vel/SFR/Enf	1
70	0625331		Transmission, Shifter, 6-Spd, Push Button, 4000 EVS	1
71	0684459		Transmission Oil Cooler, Modine, External	1
72	0001375		Driveline, Spicer 1810	1
73	0734211		Steering, Sheppard M110 w/Tilt, TAK-4, Paccar Pump, w/Cooler, Paccar	1
74	0803251		Steering Wheel, 4 Spoke w/Wiper Control & RS Controls, Enforcer, Mux	1
75	0690274		Logo and Emblem on Dash Text, Row (1) One - Seabrook Text, Row (2) Two - Fire Text, Row (3) Three - Rescue	1
76	0606432		Bumper, 19" Extended, Steel Painted, Reinforced, Saber FR/Enforcer	1
77	0640197		Tray, Hose, Center, 19" Bumper, Outside Air Horns Grating, Bumper extension - Grating, Rubber Capacity, Bumper Tray - 20) 125' of 1.75"	1
78	0633479		Hose Restraint, Bumper Tray, Velcro Straps, Pair Qty, Pair - 01	1
79	0778092		Lift & Tow Package, Enforcer	1

Line	Option	Type	Option Description	Qty
80	0002270		Tow Hooks, Chrome	1
81	0532853		Recess, Side Zone Warning Light, In Side of Extended Bumper	1
			Material, Brkt, Recess Lt Bumper - Painted Smooth Aluminum	
82	0692444		Recess, Front/Side Warning Light, In Angled Corner of Extended Bumper	1
			Material, Brkt, Recess Lt Bumper - Painted Smooth Aluminum	
83	0698960		Coating, Top Flange, Front Bumper, Outside Exterior, UL-LX Coating, Black	1
84	0648332		7010 Enforcer Cab	1
85	0747442		Engine Tunnel, X12, MX13, Enforcer	1
86	0810166		Cab Insulation, Extreme Climate, Enforcer/Saber FR	1
87	0610508		Rear Wall, Interior, Adjustable Seating, Not Available	1
88	0632103		Rear Wall, Exterior, Cab, Saber FR/Enforcer	1
			Material, Exterior Rear Wall - Aluminum Treadplate Full Coverage	
89	0644201		Cab Lift, Elec/Hyd, Saber FR/Enforcer	1
90	0695930		Grille, Bright Finished, Front of Cab, Enforcer	1
91	0002224		Scuffplates, S/S At Cab Door Jambs, 4-Door Cab	1
			Material Trim/Scuffplate - c) S/S, Polished	
92	0647932		Not Required, Trim, S/S Band, Across Cab Face, AXT/Saber/Enforcer	1
93	0087357		Molding, Chrome on Side of Cab	1
94	0697030		Mirrors, Ramco, 8001PCHR, Heated/Remote, w/Heated/Remote Convex, Cab Corner Mnt	1
95	0648172		Full Height Door	1
			Key Model, Cab Doors - 751	
			Cab, Exterior Door Handle, Finish - 4-Door, Chrome/Black	
96	0655543		Door Panel, Brushed Stainless Steel, Saber/Enforcer 4-Door Cab	1
97	0630636		Controls, Electric Roll-Up Windows, 4dr, 4 Driver Controls, Saber FR/Enforcer	1
98	0638310		Steps, 4-Door Cab, Saber FR/Enforcer	1
			Step Well Material - Aluminum Treadplate	
99	0770194		Handrail, Exterior, Knurled, Alum, 4-Door Cab	1
100	0892638		Lights, Cab & Crw Cab Acs Stps, P25, LED w/Bezel, 6lts	1
			Color, Trim - Chrome Housing	
101	0583698		Fenders, S/S on cab, Extra Wide, Saber/Enf	1
102	0637984		Window, Side of C/C, Fixed, Saber FR/Enforcer	1
103	0012090		Not Required, Windows, Front/Side of raised roof	1
104	0779036		Windows, Rear CC, (2) 14.75" x 7.25", Saber FR/Enforcer	1
105	0786279		Window Tint, Crew Cab Door, Right Side, Privacy Dark Gray	1
106	0786294		Window Tint, Upper Crew Cab Door, Left Side, Privacy Dark Gray	1
107	0786290		Window Tint, Crew Cab Door, Left Side, Privacy Dark Gray	1
108	0786286		Window Tint, Upper Crew Cab Door, Right Side, Privacy Dark Gray	1
109	0887710		Window Coatings, Solar Film	1
110	0651515		Window Protector Bars, Knurled, Crew Doors, 2" Above Window Sill Plate	1
111	0898687		Compt, Saddle, Transverse Crew Cab, Dbl Pan, Rec Tube, 70" SFR/Enf	1
			Light, Short Transverse Compt - Pierce, Both Sides	
			Louvers - no louvers	
			Scuffplate, Material/Finish - S/S, Brushed	
			Finish, Cab Compt/Component - Spatter Gray	
			Door, Cab Exterior Cabinet - Double Pan, (2), Black, Locking #751	
			Door, Exterior Stop - 2-Web Strap	
			Door, Cab Interior Cabinet - None (Transverse Only)	
			Location, Recess Floor - Each	
112	0655880		Tubes, (4) Pike Pole, (2) Each Side, Storage, Transverse Compartment	1
			Pike Pole Make and Model - 6' NY roof hooks	
113	0698725		Compt, Backboard Storage, (1), Mounted to back of cab	1
			Size - 2 " x 16" x 72" Option was not built per order. The flanged opening is only 15.00" top to bottom. As long as we are making this over please make it 20" tall x 2.00 wide clear opening by 72.00" long clear length.	
114	0894089		Dash, Heavy Duty Metal, Enforcer	1
			Material Finish, Metal Dash - Gray	
115	0607217		Mounting Provisions, 3/16" Alum, Full Engine Tunnel, Saber FR/Enforcer	1
			Mounting Provision Spacing - 1.00"	
			Material Finish, Cab Interior - Painted	
116	0749404		Cab Interior, Vinyl Headliner and Walls, Saber FR/Enforcer, CARE	1
			Color, Cab Interior Vinyl/Fabric - Endure Vinyl - Silver/Gray	
			Engine Tunnel Cover - Dark Silver Gray Endure Vinyl	

Line	Option	Type	Option Description	Qty
117	0753903		Cab Interior, Paint Color, Saber FR/Enforcer	1
			Color, Cab Interior Paint - i) fire smoke gray	
118	0052100		Floor, Rubber Padded, Cab & Crew Cab, Saber/Enforcer	1
119	0819166		HVAC, Extreme-Duty, Enforcer, Paccar, CARE	1
			Paint Color, A/C Condenser - Painted to Match Cab Roof	
			HVAC System, Filter Access - Tool Free Panel	
			Auxiliary Cab Heater - None	
			HVAC System, Control Loc. - Panel Position #13	
120	0639675		Sun Visor, Smoked Lexan, AXT, Imp/Vel, Saber FR/Enforcer	1
			Sun Visor Retention - Thumb Latch	
121	0634328		Grab Handles, Driver and Officer Door Posts, Saber FR/Enforcer	1
122	0564172		Lights, Engine Compt, (2), All Custom Chassis, W/in 20C0CDCR LED, Sd Mnt Ato S	1
123	0631830		Fluid Check Access, Saber FR/Enforcer, Arrow XT	1
			Latch, Door, Storage - Lift and Turn Latch, Flush	
124	0583042		Side Roll and Frontal Impact Protection	1
125	0622617		Seating Capacity, 6 Seats	1
126	0636955		Seat, Driver, Pierce PSV, Air Ride, High Back, Safety, PRIMARY, SFR/Enf	1
127	0621633		Seat, Officer, Pierce PSV, Air Ride, SCBA, Safety, Slides, PRIMARY, SFR/Enf	1
128	0002517		Not Required, Radio Compartment	1
129	0635973		Seat, Rr Fcng C/C, LS Otbrd, Pierce PSV, SCBA, Safety, PRIMARY, SFR/Enf	1
130	0102783		Not Required, Seat, Rr Facing C/C, Center	1
131	0635969		Seat, Rr Fcng C/C, RS Otbrd, Pierce PSV, SCBA, Safety, PRIMARY, SFR/Enf	1
132	0108189		Not Required, Seat, Forward Facing C/C, LS Outboard	1
133	0635957		Seat, Fwd Fcng C/C, Ctr, (2) Pierce PSV, SCBA, Safety, SECONDARY, SFR/Enf	1
134	0781298		Cabinet, Forward Facing, RS, 22 W x 58.50 H x 16.25 D, Roll, SFR/Enf	1
			Material Finish, Shelf - Painted - Cab Interior	
			Shelf/Tray, Cabinet - (2) Shelves, Adjustable, 0.75" Up-Turned Lip	
			Door, Cab Interior Cabinet - Rollup, Amdor, Int Painted, Non-Locking	
			Light, Tall Cabinet - Pierce, Interior, Left Side and Pierce, Interior, Right	
		Side		
			Louvers, Cabinet - Louvers, Right Side	
135	0589269		Shelf, Adjustable, EMS Compt, .75" Lip	3
			Location - ems on p/s	
			Qty, Shelf - 03	
136	0752005		Lip, Top of Interior Cabinet, All Sides	1
			Location - center rear facing ems compartment	
			Qty, - 1	
			Lip - 1.00"	
137	0766467		Upholstery, Seats In Cab, All Vinyl, Seats Inc, CARE	6
			Color, Cab Interior Vinyl/Fabric - Endure Vinyl - Black	
			Qty, - 06	
138	0543991		Bracket, Air Bottle, Hands-Free II, Cab Seats	5
			Qty, - 05	
139	0603866		Seat Belt, Dual Retractor, ReadyReach, Saber FR/Enforcer	1
			Seat Belt Color - Red	
140	0817557		Helmet Storage, Provided by Fire Department, NFPA 2024	1
141	0647647		Lights, Dome, FRP Dual LED 4 Lts	1
			Color, Dome Lt - Red & White	
			Color, Dome Lt Bzl - Black	
			Control, Dome Lt White - Door Switches and Lens Switch	
			Control, Dome Lt Color - Lens Switch	
142	0896451		Enhanced Software for Cab and Crew Cab Dome Lts	1
143	0816997		Portable Hand Light, Provided by Fire Dept, NFPA 2024	1
144	0544516		Spotlight, Handheld Cab, Specialty Lighting 2150-1	1
			Location, Fixed Hand Light - Officer Side Cab	
145	0622803		Cab Instruments, Black Gauges, Black Bezels, Enforcer MUX	1
			Emergency Switching - Individual Switches	
146	0509511		Air Restriction Indicator, Imp/Vel, AXT, Dash CF, Enf MUX	1
147	0543751		Light, Do Not Move Apparatus	1
			Alarm, Do Not Move Truck - Steady Alarm	
148	0509042		Messages, Open Dr/DNMT, Color Dsply,	1
149	0611683		Switching, Cab Instrument Lower Console & Overhead, Membrane, Enforcer WiFi	1
			MUX	

Line	Option	Type	Option Description	Qty
150	0802946		Wiper Control, 2-Speed w/Intermittent, Steering Wheel, Left Pod, SFR/Enf	1
151	0821297		Wiring, Spare,12V DC, USB-A, USB-C AlfredDireck 2nd NFPA1900	3
			Qty, - 03	
			12vdc power from - On w/ignition powered switch & relay	
			Location - one in officer's side of dash, one on the rear of the doghouse,	
			and one between the f/f crew cab seats.	
152	0821263		NFPA 2024	1
			12vdc power from - Battery direct	
			Location - behind the driver's seat.	
153	0819994		Radio, Jensen, AM/FM/WB, Bluetooth	1
			Speakers, AM/FM Radio - Two (2) pairs of speakers, Cab/Crew	
			Antenna, AM/FM Radio - c) Roof-mounted rubber antenna	
			Location, AM/FM Radio - e) switch panel	
154	0814201		Vehicle Information Center, 7" Color Display, Touchscreen, MUX, CL714	1
			System Of Measurement - US Customary	
155	0814219		Vehicle Information Center, 7" Color Display, MUX,Additional, Touchscreen, CL714	1
			Qty, - 01	
			System Of Measurement - US Customary	
			Location, CZ Displays - Pump Display	
156	0816633		Collision Mitigation, HAAS Alert (R2V), HA7	1
			Subscription, HAAS R2V - R2V - 5 Year Data Plan Subscription	
157	0606249		Vehicle Data Recorder w/CZ and Overhead Display Seat Belt Monitor	1
158	0809329		Intercom, Firecom 5200D Dual Radio, 2 Wireless Base Station, Up to 10	1
			Wireless22	
			Location - behind officer's seat	
159	0657152		Cable, Radio to Intercom Interface, Firecom, 2 Radios	1
			Radio, First Two-Way Model - tbd	
			Radio, Second Two-Way Model - tbd	
			Radio, First Two-Way Make - Motorola High Power	
			Radio, Second Two-Way Make - Motorola High Power	
160	0602376		Headset, Firecom, Wireless, UHW-505 Under Helmet, Radio Transmit	5
			Qty, - 05	
			Location, Headset - Driver Seat, Officer Seat, DS Outbrd, Fwrd Fcng	
			Seat, PS Outbrd, Fwrd Fcng Seat and Center Crew Cab Seat	
161	0819255		Hangers For Headsets, NFPA Each, 24	5
			Qty, - 05	
			Location, Headset Hangers - Driver Seat, Officer Seat, DS Outbrd, Fwrd	
			Fcng Seat, PS Outbrd, Fwrd Fcng Seat and Rear, Center, Fwrd Fcng Seat	
162	0559156		Install Customer Provided Two-Way Radio(s)	2
			Location - Position A and Position B see switch panel layout	
			Qty, - 02	
163	0696443		Antenna Mount, Custom Chassis, Cable Routed to Overhead Switch Area	2
			Location - on cab roof as required with the cable ran to center over head	
			switch panel area.	
			Qty, - 02	
164	0653519		Camera, Pierce, LS Mux, RS, LS, R, Cameras	1
			Camera System Audio - Not Provided	
165	0814861		Camera, Switcher, Pierce, 4 channel, AHD, CVBS	1
166	0890416		Pierce Command Zone, Advanced Electronics & Control System, Enforcer, WiFi	1
			CZT	
			Color, Antenna - White Antenna	
			Module Housings - See Through Housings with LED Cuircuit Indicators	
167	0896456		Prognostics, Electrical System	1
168	0816093		ClearSky Telematics, Remote Fleet & On-scene Management, AT&T Commercial	1
			Subscription, Telematics - 5 Year Subscription	
169	0624253		Multiplexed Electrical System	1
170	0644383		Batteries, (6) Stryten/Exide Grp 31, 31XPD 1000 CCA each, Threaded Stud	1
171	0008621		Battery System, Single Start, All Custom Chassis	1
172	0002698		Battery Compartment, Saber/Enforcer	1
173	0817712		Location, Cab, Charger, EMS Compt, Back Wall, RS	1
174	0814942		Location, Cab, Ind/Remote, Driver's Seat with Bracket	1
175	0689729		Battery Charger/Converter, Progressive Dynamics PD9280, 80A	1
176	0016856		Shoreline, 15A 120V, Kussmaul Auto Eject, 091-55-15-120, Super	1
			Qty, - 01	

Line	Option	Type	Option Description	Qty
176			Color, Kussmaul Cover - b) red	
			Connection, Shoreline - Shore line to battery charger	
177	0553519		Shoreline Cab Loc, Surface Mt, Driver's Side Cab, Above Front Wheel, Blistered	1
178	0647728		Alternator, 430 amp, Delco Remy 55SI	1
179	0092582		Load Manager/Sequencer, MUX	1
			Enable/Disable Hi-Idle - e)High Idle enable	
180	0736670		Headlights, Rect LED, HiViz FT-4X6-4KIT, AXT/DCF/Enf/Imp/Sab/Vel, Halo Alt Flash	1
			Color, Headlight Bez - Chrome Bezel	
181	0625953		Light, Directional, Wln 600 Cmb, Cab Crn, Wrp Bzl Out HD Lts, Enf, Sab FR	1
			Color, Lens, LED's - c)clear	
182	0620054		Light, Directional/Marker, Intermediate, Weldon 9186-8580-29 LED 2lts	1
183	0735474		Lights, Clearance/Marker/ID, Front, P25 LED 7 Lts, Saber FR/Enforcer	1
			Light Guard - No Guards	
184	0647899		Lights, Directional/Marker, Cab Front Side, Weldon 9186-8580-29 LED, Sab/Enf	1
185	0627282		Lights, Clearance/Marker/ID, Rear, FRP LED Bar & P25 LED 4Lts	1
186	0804761		Lights, Tail, Wln 604BTT* Red LED Stop/Tail & 604T Amb LED Dir For Housing	1
			Color, Lens - Clear	
187	0804764		Lights, Backup, Wln 604BU, LED for Wln 3 & 4 housing	1
188	0889577		Bracket, License Plate & Light, P25 LED, Stainless Brkt	1
			Color, Trim - Chrome Housing	
189	0743554		Bezels, Wln, (2) CAST4V, For Mtg (4) 600 Lts	1
			Color, Trim - Polished Aluminum	
190	0589905		Alarm, Back-up Warning, PRECO 1040	1
191	0817254		Lights, Perimeter Cab, Amdor AY-LB-12HW0** LED 4Dr	1
192	0788102		Lights, Perimeter Pump House, HiViz FT-CU-HD-24-B 24" LED 2lts	1
193	0770056		Lights, Perimeter Body, Amdor AY-LB-12HW020 LED 2lts, Rear Step	1
			Control, Perimeter Lts - Parking Brake Applied, DS Dir Lt to DS Side Lts, 10 Sec Del and PS Dir Lt to PS Side Lts, 10 Sec Del	
194	0672836		Lights, Perimeter, FRC FireFly LED110-Q01	2
			Location, Lights - evenly spaced under front bumper	
			Qty, - 02	
195	0769570		Lights, Perimeter, Amdor AY-LB-12HW020 20", Brkt	4
			Qty, - 04	
			Location, Additional Perimeter Lights - Under Compt LS1, 1lt, Under Compt RS1, 1lt, Under Compt LS3, 1lt, Centered and Under Compt RS3, 1lt, Centered	
196	0896454		Enhanced Software for Perimeter Lts	1
197	0556360		Lights, Step, P25 LED 4lts, Pump Pnl Sw	1
198	0760447		Light, Roof Mt, HiViz, FT-B-72-*-* , Cnt Feature, Mux	1
			Control, Scene Lts - Cab Sw Panel DS and Cab Sw Panel PS	
			Color, Lt Housing HiViz - Job Color	
			Scene Light Optics - Flood/Spot	
199	0764634		Lights, HiViz FT-B-72-* LED, 1st	1
			Location - Passenger side body catwalk, centered front to rear.	
			Qty, - 01	
			Control, Scene Lts - Cab Sw Panel DS, Pump Panel Sw LS and Cab Sw Panel PS	
			Color, Lt Housing HiViz - Job Color	
200	0733343		Lights, HiViz FT-GESM* LED 1st	2
			Location - rear of body, high, each side	
			Qty, - 02	
			Control, Scene Lts - Cab Sw Panel DS, Cab Sw Panel PS, Body Switch, PS Rear Bulkhead and Reverse Signal with Emaster	
			Color, Lt Housing HiViz - Crm Opt Hold, Crm Bez, Blk Fix	
201	0764632		Lights, HiViz FT-B-72-* LED, 2nd	1
			Location - Driver's side body catwalk, centered front to rear.	
			Qty, - 01	
			Control, Scene Lts - Cab Sw Panel DS, Pump Panel Sw LS and Cab Sw Panel PS	
			Color, Lt Housing HiViz - Job Color	
202	0811456	SP	Lights, Extruded, HiViz FT-BG2S-REC-72-*, Rear Body 72", SBSCS	1
			Color, Lt Housing - Black	
203	0532358		Not Required, Deck Lights, Other Hose Bed & Rear Lighting	1

Line	Option	Type	Option Description	Qty
204	0888354		Light, Deck, WIn PFBP12C LED Flood Light Location, Lights - centered front of hose bed Qty, - 01 Control, Scene Lts - Sw Included on Light	1
205	0645668		Lights, Front of Hose Bed, WIn 70C0ELZR LED Location - front of hosebed Qty, - 04 Light Guard - With Guard Control, Hose Bed Lts - Fill Dome Sw and Cup Switch At Rear Light Bracket - Polished Stainless Steel	4
206	0645678		Lights, Not Required, Rear Work, Alt. 120/240 Volt Lights At Rear Body	1
207	0787447		Lights, Walk Surf, Dual LED Light Strips, Cargo Area, Bdy Stp Lt	1
208	0060115		152" Medium Custom	1
209	0554271		Body Skirt Height, 20"	1
210	0028245		750 Gallon Water Tank	1
211	0003405		Overflow, 4.00" Water Tank, Poly	1
212	0028104		Foam Cell Required	1
213	0066438		Modified Poly Tank, Ea. Side, Hard Suction Hose	1
214	0633066		Sleeve, Through Tank Qty, Sleeve - 2 Water Tank Sleeve - Plumbing/Hydraulic Diameter - 3" Plumbing	2
215	0553729		Not Required, Restraint, Water Tank, Heavy Duty	1
216	0003429		Not Required, Direct Tank Fill	1
217	0003424		Not Required, Dump Valve	1
218	0048710		Not Required, Jet Assist	1
219	0030007		Not Required, Dump Valve Chute	1
220	0514778		Not Required, Switch, Tank Dump Master	1
221	0126633		Standard Hose Bed	1
222	0723549		Painted Hose Bed Paint Color, Hose Bed Interior - Match Lower Body	1
223	0003481		Hose Bed Capacity, Special Capacity, Hosebed - 1050ft 5in 300ft 3in 300ft 3in. 300ft 1.75	1
224	0003488		Divider, Hose Bed, Unpainted Qty, Hosebed Dividers - 3	3
225	0805760		Cover, Hose Bed, Alum Treadplate	1
226	0807433		Hose Restraint, Hose Bed, Web, Rear, Separate From Top, Seat Belt Color, Strap - Black Release, Seat Belt Buckle - Three Bars Fastener, Rear Restraint, Bottom - Seat Belt Buckle (hinged)	1
227	0815739	SP	Filler Plate, Tank Dome(s) Location - Add filler panels forward of the fill towers to keep items from falling through the open space.	1
228	0010133		Cross-Divider, Hose Bed	1
229	0013512		Running Boards, 12.75" Deep	1
230	0689621		Tailboard, 16" Deep	1
231	0690037		Wall, Rear, Smooth Aluminum/Body Material Material, Rear Wall Inboard Facing Surfaces - Aluminum Diamondplate	1
232	0889214		Tow Eyes, w/Tow Bar, 2G Pumper	1
233	0590926		Hose Restraint, Running Board, Velcro Straps Location, Hose Tray, Running Board - a) both sides Qty, Tray, Hose - 2	2
234	0024110		Tray, Hose, Running Board, 20' of 5.00" Soft Suction Hose Location, Hose Tray, Running Board - a) both sides Qty, Tray, Hose - 2	2
235	0895820		Construction, Compt, Alum, 2G Pumper	1
236	0063610		152" Lap FH Front & Rear FDLER	1
237	0073657		152" Rollup Low FDLER	1
238	0063911		Doors, Lap w/ "D" Handles - Side Compartments	1
239	0013668		Compt, Rear, Double Door, 30.75" FF, 25.88" D	1
240	0073910		Doors, Lap w/"D" Handles-Rear Compt	1

Line	Option	Type	Option Description	Qty
241	0554995		No Body Modification Required	1
242	0614768		Scuff Tape, 3M, Clear, Outdoor Grade, Door Openings, Location Location - opening of the SCBA doors both sides.	2
243	0732709		Qty, - 02 Pull Strap for Rollup Doors, Special Length	6
			Qty, Door Accessory - 06 Location, Door Accessory - All side body doors Color, Strap - Black Length, Pull Strap - 14.00"	
244	0807478	SP	Lights, Body Compt, HiViz, FT-CU-HD-*-RW, Red/White Dual Light Strips, Photocell	7
			Qty, - 07	
245	0562348		Fasteners, Mechanical, Strip Lighting In Compartments	1
246	0687146		Shelf Tracks, Painted	7
			Qty, Shelf Track - 07 Location, Shelf Track - LS1, LS2, LS3, RS1, RS2, RS3 and B1	
247	0687112		500 lb Painted Adjustable Shelf	5
			Qty, Shelf - 05 Location, Shelf - TBD at pre-con	
248	0647045		Tray, Floor Mounted, Slide-Out, Full Width/Full Depth, 500lb, 2.00" Sides, 2G	2
			Qty, - 02 location - B1 and LS3 Material - Painted - Spatter Gray	
249	0659095		Pegboard, 3/16" Aluminum, Back Wall Compartments, w/Track	5
			Qty, Comp. Accessory - 05 Hole Diameter, Pegboard/Toolboard - .203" diameter Finish, Pegboard/Toolboard - Painted - Spatter Gray Location, Pegboard Back Compt Wall - LS1, LS2, LS3, RS1 and RS2	
250	0004016		Rub Rail, Aluminum Extruded, Side of Body	1
251	0784811		Fender Crowns, Rear, Stainless, w/Removable Liner	1
			Material Finish, Fender Liner - Brushed Stainless	
252	0519849		Not Required, Hose, Hard Suction	1
253	0626229		Handrails, Side Pump Panels, Per Print	1
254	0012161		Handrail, Beavertail, Left Side	1
255	0004146		Handrail, Rear, Below Hose Bed, Full Width	1
256	0816729		Compt, Extinguisher (2) Fender Panel, Triangular Door, 8"/8.5"Dia	1
			Location, Bracket/comp. - LS forward Qty, - 1 Door Finish, Fender Compt - Painted Latch, Air Bottle Compt - Southco C2 Chrome Flush Insert, Air Bottle Compt - Dura-Surf Lining	
257	0657522		Compt, Air Bottle, Triple, Fender Panel	2
			Qty, Air Bottle Comp - 2 Door Finish, Fender Compt - Painted Location, Fender Compt - Triple - RS Fwd and Triple - RS Rear Latch, Air Bottle Compt - Southco C2 Chrome Flush Insert, Air Bottle Compt - Dura-Surf Lining	
258	0646108		Holder, Air Bottle, Zico Model UH-5-30-3-SFPHS, Mounted in Compt w/Tracks	1
			Qty, Bracket - 01 Location, Bracket/comp. - Move to the drivers side EMS compartment on the forward wall with a mounting plate.	
259	0004225		Ladder, 24' Duo-Safety 900A 2-Section	1
260	0635956		Ladder, 14' Duo-Safety 775-DR Roof	1
			Qty, - 01	
261	0004300		Ladder Brackets Right Side Sheet	1
262	0673708		Ladder, 10' Duo-Safety Folding 585A, w/Zico FLB Mtg	1
			Fill in Blank - on the ladder rack	
263	0816920		Pike Pole, Provided by Fire Department, NFPA 2024	1
			Qty, - 01 Pike Pole Make/Model - Akron 10' Pike Pole	
264	0816918		Pike Pole, 6', Provided by Fire Department, NFPA 2024	2
			Qty, - 02 Pike Pole Make/Model - Fire Hooks Unlimited New York Roof Hook, RH-6	

Line	Option	Type	Option Description	Qty
265	0673579		Mounting Bracket, Pike Pole, PAC Handlelok #1004, Ea Location - Ladder Rack Qty, - 02	2
266	0593083		Step, Folding, Front of Body, Left Side, w/LED, Trident Coating, Step - black	1
267	0592994		Steps, Folding, Rear of Body, w/LED, Trident Coating, Step - black	1
268	0724154		Step, Folding - Extra, Body Only, Trident Qty, Folding Step - 04 Location, Additional Step - R/S rear bulkhead Coating, Step - black	4
269	0040061		Pump House, Side Control, 56", Control Zone	1
270	0035501		Pump House Structure, Std Height	1
271	0004435		2000 GPM CSU Waterous	1
272	0004481		Seal, Grafoil, Waterous	1
273	0816447		Trans, Pump, Waterous C22 Series	1
274	0635600		Pumping Mode, Stationary Only	1
275	0605126		Pump Shift, Air Mnl Override, Split Shaft, Interlocked, Waterous	1
276	0003148		Transmission Lock-up, EVS	1
277	0004547		Auxiliary Cooling System	1
278	0014486		Not Required, Transfer Valve, Single Stage Pump	1
279	0746508		Valve(s), Relief Intake, Trident Air Max, Control Location Qty - 1 Pressure Setting - 125 psig Intake Relief Valve Control - Behind Right Side Pump Panel	1
280	0564941		Controller, Pressure, FRC, Pump Boss, PBA200	1
281	0072153		Primer, Trident, Air Prime, Air Operated	1
282	0780364		Manuals, Pump, (2) Total, Electronic Copies	1
283	0602512		Plumbing, Stainless Steel and Hose, Single Stage Pump, Control Zone	1
284	0775901		Plumbing and Manifolds, Stainless Steel, w/Foam System	1
285	0004645		Inlets, 6.00" - 1250 GPM or Larger Pump	1
286	0004646		Cap, Main Pump Inlet, Long Handle, NST, VLH	1
287	0084610		Valves, Akron 8000 series- All	1
288	0016158		Valve, Inlet(s) Recessed, Side Cntrl, "Control Zone" Qty, Inlets - 1	1
289	0004700		Control, Inlet, at Valve	1
290	0004660		Inlet (1), Left Side, 2.50"	1
291	0004680		Inlet, Right Side, 2.50"	1
292	0034720		Anode, Zinc, Pair, Pump Inlets	1
293	0092569		No Rear Inlet (Large Dia) Requested	1
294	0064116		No Rear Inlet Actuation Required	1
295	0092696		Not Required, Cap, Rear Inlet	1
296	0009648		No Rear Intake Relief Valve Required on Rear Inlet	1
297	0092568		No Rear Auxiliary Inlet Requested	1
298	0723049		Valve, .75" Bleeder, Aux. Side Inlet, "T" Swing Handle	1
299	0029043		Tank to Pump, (1) 3.00" Valve, 3.00" Plumbing	1
300	0004905		Outlet, Tank Fill, 1.50"	1
301	0062133		Control, Outlets, Manual, Pierce HW if applicable	1
302	0723616		Outlet (1), Left Side, 2.50"	1
303	0005091		Elbow, Left Side Outlets, 45 Degree, 2.50" FNST x 2.50" MNST, VLH	1
304	0092570		Not Required, Outlets, Left Side Additional	1
305	0035094		Not Required, Elbow, Left Side Outlets, Additional	1
306	0024945		Not Required, Outlet, Right Side	1
307	0085092		Not Required, Elbow, Right Side Outlets, 2.50"	1
308	0550252		Outlet, Right Side, 4" w/3" Plumbing, Handwheel Control, (added)	1
309	0659072		Elbow, Right Side Outlets, 30 Degree, 4.00" FNST x 5.00" Storz, Additional	1
310	0029137		Not Required, Outlet, Large Diameter	1
311	0005097		Elbow, Large Dia Outlet, 30 Deg, 4.00" FNST x 5.00" Storz Qty, - 01	1
312	0649939		Outlet, Front, 1.50" w/2" Plumbing Fitting, Outlet - 1.50" NST with 90 degree swivel Drain, Front Outlet - Automatic	1

Line	Option	Type	Option Description	Qty
312			Location, Front, Single - top of right bumper	
313	0004995		Outlet, Rear, 2.50"	2
			Qty, Discharges - 02	
			Location, Outlet - c) one (1) each side	
314	0045091		Elbow, Rear Outlets, 45 Degree, 2.50" FNST x 2.50" MNST, VLH	1
315	0092574		Not Required, Outlet, Rear, Additional	1
316	0085695		Not Required, Elbow, Rear Outlets, Large, Additional	1
317	0092573		Not Required, Outlet, Hose Bed/Running Board Tray	1
318	0752097		Caps/Plugs for 1.00" to 3.00" Discharges/Inlets, Chain	1
319	0723042		Valve, 0.75" Bleeder, Discharges, "T" Swing Handle	1
320	0091106		Outlet, 3.00" Deluge w/TFT Extend-a-Gun XG18, Handwheel	1
321	0777050		Monitor, TFT Crossfire XFT-NJ, No Ground Base	1
			Monitor Finish - Painted	
322	0040423		Nozzle, TFT Master Stream 1250 M-R, 1250 GPM, Manual	1
323	0046857		Deluge Mount, For TFT Crossfire Monitor, TFT Manual Extend-A-Gun Only	1
324	0723726		Speedlay Module Not Required	1
325	0722432		Hose Restraint Not Required, No Speedlay Module	1
326	0723395		Speedlays, Not Required	1
327	0723394		Speedlays, Not Required	1
328	0025140		No Crosslays	1
329	0029196		No Crosslay	1
330	0500535		Not Required, Hose Restraint, Crosslay	1
331	0605295		Speed, (2) 1.5" (1) 2.5" w/Poly Trays, Top Mount/Side Control, Special Cap	1
			Capacity, Special Speedlay FITB - tbd	
332	0752945		Hose Restr, Spdly, 2"Nylon Web, (2) Seat Belt Buckle, Tether Release	1
			Color, Strap - Black	
			Release, Seat Belt Buckle - Bar	
333	0015216		Reel, Booster, Aluminum - Over Pump, Right Side	1
334	0011060		Switch, Reel Rewind - One at Pump Panel	1
335	0045300		Hose, Booster - 200' of 1.00"/800 PSI	1
336	0005244		Capacity, Hose Reel 200' of 1"	1
337	0007428		Nozzle for Booster Reel Not Req'd	1
338	0095353		Foam Sys, Husky 12, Dual Agent	1
			Discharge - 3-speedlays,P/S rear, front discharge	
			Amount of Disc. W/Foam - 5	
339	0012126		Not Required, CAF Compressor	1
340	0552484		Refill, Foam Tank, Dual Tank, Husky 12	1
341	0553150		Demonstration, Foam System and CAFS, Dealer Provided, Siddons-Martin	1
			Emergency	
342	0005446		Foam Cell, 20 Gallon, Not Reduce Water	1
			Type of Foam - Class "A"	
343	0505016		Drain, 1.00", Foam Tank #1, Husky 12 Foam System	1
344	0091086		Foam Cell #2, 50 Gallon, Not Reduce	1
			Type of Foam - Class "B"	
			Foam, Brand Name - national	
345	0505017		Drain, 1.00", Foam Tank #2, Husky 12 Foam System	1
346	0746447		Approval Dwg, All Pump Panel(s), Includes Color And Label Tags	1
			Num Of Truck(s) or Sim Unit, ALL Pump Pnl, Dwg - 29149	
347	0032479		Pump Panel Configuration, Control Zone	1
348	0629252		Material, Pump Panels, Side Control Black Vinyl	1
			Material Finish, Pump Panel, Side Control - Black Vinyl	
			Material, Pump Panel, Side Control - Aluminum	
349	0721765		Panel, Pump Access - Right Side Only, Side Control	1
			Latch, Pump Panel Access, Side Mount - Swell Latch, Black	
350	0803876		Light, Pump Compt, Truck-Lite 44042C LED	1
			Qty, - 01	
351	0586382		Gauges, Engine, Included With Pressure Controller	1
352	0005601		Throttle, Engine, Incl'd w/Press Controller	1
353	0739224		Indicator Light @ Pump Panel, Throttle Ready, Incl w/Pressure Gov/Throttle,Green	1
354	0549333		Indicators, Engine, Included with Pressure Controller	1
355	0745568		Indicator Light, Pump Panel, Ok To Pump, Green	1
356	0005780		Control, Air Horn At Pmp Pnl, Button	1

Line	Option	Type	Option Description	Qty
357	0511078		Gauges, 4.00" Master, Class 1, 30"-0-600psi	1
358	0511100		Gauge, 2.00" Pressure, Class 1, 30"-0-400psi	1
359	0062586		Gauge, Water Level, Class 1, Pierce Std	1
360	0062988		Gauge, Foam Level, (2) Tanks, Class 1	1
361	0593161		Light Shield, S/S LED	1
362	0606694		Air Horns, (2) Hadley, 6" Round, eTone, In Bumper	1
363	0606835		Location, Air Horns, Bumper, Each Side, Outside Frame, Outboard (Pos #1 & #7)	1
364	0757092		Control, Air Horn, Multi Select	1
365	0757077		Control, Air Horn, Lanyard, LS	1
			Lanyard - Vinyl Covered .12" cable	
366	0757076		Control, Air Horn, Lanyard, RS	1
			Lanyard - Plastic Coated Braided Cable	
367	0757084		Control, Air Horn, Horn Ring	1
368	0550598		Siren, Wln 295HFS2 Remote, Single Amp	1
369	0510206		Location, Elec Siren, Recessed Overhead In Console	1
			Location, Elec Siren - Overhead, DS Center Sw Pnl	
370	0076156		Control, Elec Siren, Head Only	1
371	0745225		Speaker, (2) Wln, SA314A, Natural Finish, 100 watt	1
			Connection, Speaker - siren head	
372	0601559		Location, Speaker, Frt Bumper, Recessed, Each Side, Inside Frame (Pos 3 & 5)	1
373	0895310		Siren, Federal Q2B	1
			Finish, Q2B Siren - Chrome	
374	0006095		Siren, Mechanical, Mounted Above Deckplate	1
			Location, Siren, Mech - a) Left	
375	0748305		Control, Mech Siren, Multi Select	1
376	0895056		Control Mech Siren, Ft Sw LS, Interlock	1
			Control, Interlocks - Prk Brk Released	
377	0748280		Control Mech Siren, Horn Ring	1
378	0895055		Control Mech Siren, Ft Sw RS, Interlock	1
			Control, Interlocks - Prk Brk Released	
379	0740391		Sw, Siren Brake, Momentary Chrome Push Button, RS	1
380	0023656		Grille, Speaker, Front Bumper,S/S	2
			Qty, - 02	
381	0746353		Not Required, Warning Lights Intensity	1
382	0754444	SP	Lightbar, Wln, Freedom IV-D, 81", RRRRRWBBWRRWBBWRRRRR	1
			Filter, Whl Freedom Ltbrs - No Filters	
383	0677043		Recess, Lights, Scene 7 x 9	2
			Qty, - 02	
			Fill in Blank - two rear scene lights	
384	0016380		No Additional Lights Req'd, Side Zone Upper	1
385	0734071		Lights, Front Zone, Wln M6** M6** M6** M6** LED, Q Bzl, 4lts	1
			Color, Lens, LED's - Clear	
			Color, Lt DS Frnt Outside - Left Red	
			Color, Lt PS Frnt Outside - Right Red	
			Color, Lt DS Front Inside - Left Red	
			Color, Lt PS Front Inside - Right Red	
			Color, Q Bezel and Trim - Polished Chrome	
386	0757440		Light, Front, Roto Ray 4000W, PAR46 LED, 2-R, 1-W, Hidden Mt Top Section Grl	1
387	0540669		Lights, Side Zone Lower, Wln M4*C LED, Clear Lens, 3pr, Ovr 25	1
			Location, Lights Mid - rear of the crew cab doors	
			Location, Lights Rear - centered over the rear fender well	
			Location, Lights Front Side - b)each side bumper	
			Color, Lt Side Front - Red	
			Color, Lt Side Middle - Red	
			Color, Lt Side Rear - Red	
388	0895994		Lights, Door Interior Flash, 4 Dr Cab, Wln M4**	1
			Color, Lens, LEDs - Clear	
			Color, Trim - Chrome Trim	
			Control, Door Int Flash - None (Doors only)	
			Location, Light, Door Int Flash - Low and Outside	
			Color, Lt Cab Left - Amber Flashing	
			Color, Lt Cab Right - Amber Flashing	
			Color, Lt Crew Cab Left - Amber Flashing	

Line	Option	Type	Option Description	Qty
388			Color, Lt Crew Cab Right - Amber Flashing	
389	0895435		Connectors, Door Interior Flash, 4Dr Cab, Deutsch Connectors	1
390	0743910		Lights, Side, WIn M6** LED, Trm Fet 1st	2
			Location, Lights - recessed in angle of bumper	
			Qty, - 02	
			Color, Lights, Warning - Red Flashing	
			Color, Lens, LED's - Clear	
			Color, Trim - Chrome Trim	
391	0644686		Lights, Side Rf, WIn M4** LED, Paint Brkt, Custom 6lts	1
			Location, Light Bar - b) over the crew cab doors	
			Color, Lens, LED's - c)clear	
			Color, Lt Side Front - Red	
			Color, Lt Side Middle - Red	
			Color, Lt Side Rear - Red	
392	0672937		Lights, Side, WIn WIONSMC* LED, Chrome Flange, Mounted In Rub Rail, 1st	2
			Location, Lights - one each side under walkway step	
			Qty, - 02	
			Color, Lights, Warning - gla) red	
			Control, Light - b) side warning	
393	0672936		Lights, Side, WIn WIONSMC* LED, Chrome Flange, Mounted In Rub Rail, 2nd	6
			Location, Lights - one each side centered under D3/P3 and two each side under D1/P1	
			Qty, - 06	
			Color, Lights, Warning - gla) red	
			Control, Light - b) side warning	
394	0751980		Lights, Rear Zn Lwr, WIn 60*02F*R LED, For 3 or 4 Bezel	1
			Color, Lens, LED's - Colored Rear	
			Color, Lt DS Rear - r) DS Rear Lt Red	
			Color, Lt PS Rear - r) PS Rear Lt Red	
395	0641361		Light, Rear Zone Up, WIn Rota-Beam R316*F LED Bcn, Clr Lns	1
			Color, Lts, Rear Zone Upper - r)red	
396	0006551		Not Required, Lights, Rear Upper Zone Blocking	1
397	0016621		Mounting, Rear Warn Lights, Left Side Compt Top, Right Side S/S Low Mount	1
398	0772965		Light Twr, W-B Chf NS2.3-600 WHL, 4-PFH2, 12VDC Lts Cld 7.5'	1
			Color, Tower, Wlb - White Paint	
399	0664468		Location, Light Tower, Front Hose Bed	1
400	0617750		Controller, Lt Twr, W-B, Wired Hndhld, E-STOP Chf, Chf Pr, Pow Pr	1
401	0664791		Location, Light Tower Controller, Driver's Side Front Body Compartment	1
402	0006790		Receptacle, 20A 120V 3-Pr 3-Wr TL, L5-20R Wtrprf	3
			Qty, - 03	
			AC Power Source - Shoreline	
			Location, Receptacle(s) - one in LS1 high on the back wall, one in B1 high on forward wall, and one in RS1 high on the back wall	
403	0519934		Not Required, Brand, Hydraulic Tool System	1
404	0649753		Not Required, PTO Driven Hydraulic Tool System	1
405	0649736		Not Required, Hydraulic Tools	1
406	0007150		Bag of Nuts and Bolts	1
			Qty, Bag Nuts and Bolts - 1	
407	0816508		NFPA Required Loose Equipment, Pumper, NFPA 2024, Provided by Fire Department	1
408	0519913		Not Required, Soft Suction Hose	1
409	0027023		No Strainer Required	1
410	0816939		Extinguisher, Dry Chemical, NFPA 2024, Provided by Fire Department	1
411	0533277		Extinguisher, 2.5 Gal. Pressurized Water	2
			Qty, Extinguishers - 2	
412	0816998		Axe, Flathead, Provided by Fire Department	1
413	0817000		Axe, Pickhead, Provided by Fire Department	1
414	0741569		Paint Process / Environmental Requirements, Appleton	1
415	0709567		Paint, Single Color, Enforcer	1
			Paint Color, Cab - #90 Red	
416	0709845		Single Color Body Paint	1
			Paint, Body - Match Lower Cab	
417	0646901		Paint Chassis Frame Assy, With Liner, E-Coat, Standard	1
			Paint Color, Frame Assembly, Predefined - Standard Black	

Line	Option	Type	Option Description	Qty
418	0693798		Paint, Front Wheels	1
			Paint, Wheels - Powder Coat Red #90	
419	0693793		Paint, Rear Wheels, Single Axle	1
			Paint, Wheels - Powder Coat Red #90	
420	0733739		Paint, Axle Hubs	1
			Paint, Axle Hub - Black #101	
421	0581434		Transit Coating, Carwell, Corrosion Protection, Including Underside	1
422	0007230		Compartment, Painted, Spatter Gray	1
423	0035619		Reflective Band, 1"- 6"- 1"- 2", 1" Gap	1
			Color, Reflect Band - A - c) ruby red	
			Color, Reflective - a) white	
			Color, Reflect Band - B - p) black	
			Color, Reflect Band - C - w) white	
424	0007356		Reflective across Cab Face	1
425	0820120		Stripe, Chevron, Rear, Diamond Grade, NFPA 2024, Pumper	1
			Color, Chevron DG - Red 983-72	
			Color, Chevron DG - B - White 983-10	
426	0027341		Jog, In Reflective Stripe, Single or Multiple	1
			Qty, - 1	
427	0667282		Stripe, Reflective, Chevron, Hydraulic Ladder Rack Arm, Rear Only	1
428	0552453		Stripe, Reflective, Chevron, Cab and Crew Cab Doors Interior, Diamond Grade	1
			Color, Reflect Band - A - r) red diamond grade	
			Size, Chevron Striping - 06	
			Color, Reflect Chev - A - v) white diamond grade	
429	0027372		Lettering Specifications, (GOLD STAR Process)	1
430	0686428		Lettering, Gold Leaf, 3.00", (41-60)	1
			Outline, Lettering - Outline and Shade	
431	0686084		Lettering, Reflective, 3.00", Each	24
			Qty, Lettering - 24	
			Outline, Lettering - Outline and Shade	
432	0685989		Lettering, Reflective, 11.00", Each	9
			Qty, Lettering - 09	
			Outline, Lettering - Outline	
433	0686007		Lettering, Reflective, 7.00", Each	3
			Qty, Lettering - 03	
			Outline, Lettering - Outline	
434	0686033		Lettering, Reflective, 4.00", Each	8
			Qty, Lettering - 08	
			Outline, Lettering - Outline and Shade	
435	0042190	SP	Emblem, Eagle/Flag #4, Color Imaged, One	1
			Qty, - 1	
			Location, Emblem - DS cab	
436	0697945	SP	Emblem, "Honoring America's Bravest" w/Helmet, Color Image, Std, Each	1
			Qty, - 1	
			Location, Emblem - P/S cab	
437	0684183		Emblem, Maltese Cross, Reflective, 18"-20", Pair	1
			Qty, - 01	
			Location, Emblem - Cab doors	
438	0769755		Emblem, Texas Flag Painted on Cab Grille, All Custom Chassis	1
439	0772003		Manual, Fire Apparatus Parts, USB Flash Drive, Custom	1
			Qty, - 01	
440	0772037		Manual, Chassis Service, USB Flash Drive, Custom	1
			Qty, - 01	
441	0773381		Manual, Chassis Operation, (1) USB Flash Drive, Custom	1
442	0030008		Warranty, Basic, 1 Year, Apparatus, WA0008	1
443	0735523		Warranty, Engine, Paccar MX13, 5 Year	1
444	0684953		Warranty, Steering Gear, Sheppard M110, 3 Year WA0201	1
445	0596017		Warranty, Frame, 50 Year, Custom Chassis, WA0013	1
446	0595698		Warranty, Axle, 3 Year, TAK-4, WA0050	1
447	0610485		Warranty, Axle, Eaton/Dana, 5 Year/100,000 Mile, Parts and Labor	1
448	0652758		Warranty, ABS Brake System, 3 Year, Meritor Wabco, WA0232	1
449	0019914		Warranty, Structure, 10 Year, Custom Cab, WA0012	1
450	0744240		Warranty, Paint, 10 Year, Cab, Pro-Rate, WA0055	1

Line	Option	Type	Option Description	Qty
451	0524627		Warranty, Electronics, 5 Year, MUX, WA0014	1
452	0695416		Warranty, Pierce Camera System, WA0188	1
453	0708760		Warranty, Not Applicable, LED Strip Lights	1
454	0046369		Warranty, 5-year EVS Transmission, Standard Custom, WA0187	1
455	0685945		Warranty, Transmission Cooler, WA0216	1
456	0688798		Warranty, Water Tank, Lifetime, UPF, Poly Tank, WA0195	1
457	0596025		Warranty, Structure, 10 Year, Body, WA0009	1
458	0690936		Warranty, Roll up Doors, Not Required	1
459	0734463		Warranty, Pump, Waterous, 7 Year Parts, WA0382	1
460	0648675		Warranty, 10 Year S/S Pumbing, WA0035	1
461	0657846		Warranty, Foam System, Husky 12, WA0231	1
462	0595820		Warranty, Paint, 10 Year, Body, Pro-Rate, WA0057	1
463	0595421		Warranty, Goldstar, 3 Year, Apparatus, WA0018	1
464	0596307		Warranty, Extended, 2 Year, Pierce Body, Class H, WA0096	1
465	0596346		Warranty, Extended, 2 Year, Custom Chassis, Class M, WA0060	1
466	0819254		Certification, Vehicle Stability, CD0196	1
467	0808565		Certification, Engine Installation, Enf, Paccar MX, 2027	1
468	0686786		Certification, Power Steering, CD0098	1
469	0892691		Certification, Cab Integrity, Saber FR/Enforcer, CD0189	1
470	0631973		Certification, Cab Door Durability, Saber FR/Enforcer, CD0137	1
471	0631978		Certification, Windshield Wiper Durability, Saber FR/Enforcer, CD0132	1
472	0631974		Certification, Electric Window Durability, Saber FR/Enforcer, CD0133	1
473	0631977		Certification, Seat Belt Anchors and Mounting, Saber FR/Enforcer, CD0134	1
474	0735949		Certification, Cab HVAC System Performance, SFR/Enf, CD0165/CD0167/CD0174/CD0175	1
475	0545073		Amp Draw Report, NFPA Current Edition	1
476	0002758		Amp Draw, NFPA/ULC Radio Allowance	1
477	0799248		Appleton/Florida BTO	1
478	0000018		PUMPER, 2ND GEN	1
479	0000012		PIERCE CHASSIS	1
480	0735525		PACCAR MX13 ENGINE	1
481	0046396		EVS 4000 Series TRANSMISSION	1
482	0020011		WATEROUS PUMP	1
483	0020009		POLY TANK	1
484	0028048		FOAM SYSTEM	1
485	0020006		SIDE CONTROL	1
486	0020007		AKRON VALVES	1
487	0020015		ABS SYSTEM	1
488	0658751		PUMPER BASE	1

Siddons Martin Emergency Group, LLC
3500 Shelby Lane
Denton, TX 76207
GDN P115891
TXDOT MVD No. A115890

January 31, 2024

Nathan Douglas, Chief
SEABROOK VOLUNTEER FIRE
DEPARTMENT
1850 E MEYER
SEABROOK, TX 77586



Proposal For: 2024 Seabrook Enforcer Pumper

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to SEABROOK VOLUNTEER FIRE DEPARTMENT. Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB SEABROOK VOLUNTEER FIRE DEPARTMENT and training on operation and use of the apparatus.

Description	Amount	
Qty. 1 - 1234 - Pierce-Custom Enforcer Pumper, 2nd Gen (Unit Price - \$1,235,466.00)		
Delivery within 48-49 months of order date		
QUOTE # - SMEG-0005012-4		
	Vehicle Price	\$1,235,466.00
	1234 - UNIT TOTAL	\$1,235,466.00
	SUB TOTAL	\$1,235,466.00
	HGAC FS12-19 (FIRE)	\$2,000.00
	TOTAL	\$1,237,466.00

Price guaranteed until 2/29/2024

Additional: Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.

Persistent Inflationary Environment Notification: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (the "PPI") has increased at a compounded annual growth rate greater than 5.0% from the date of acceptance of this proposal letter (the "Order Month") and 14 months prior to the anticipated Ready for Pickup Date (the "Evaluation Month"), then the proposal price may be increased by an amount equal to any increase exceeding 5.0% for the time period between the Order Month and the Evaluation Month. Siddons Martin and Pierce will provide documentation of such increase and the updated price for the customer's approval before proceeding with completion of the order along with an option to cancel the order.

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Texas. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,



William Topf

I, _____, the authorized representative of SEABROOK VOLUNTEER FIRE DEPARTMENT, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

Signature & Date



Agenda Briefing

Date of Meeting: February 20, 2024

Responsible Department: City Manager's Office

Presenter: Gayle Cook, City Manager

Briefing Prepared By: Gayle Cook

Strategic Focus Area: Quality of Life

General Information:

Consider and take all appropriate action on a Carothers Community Garden Operations Agreement between the City of Seabrook and Carothers Coastal Gardens 501(c)(3).

Executive Summary / Background:

The City of Seabrook City Council was approached by a group of volunteers to start a Community Garden on a portion of the Carothers Coastal Gardens tract. By Resolution 2024-14, the city approved the establishment of a garden management plan. With the initial investment of \$41,000, the city and the volunteer group agreed to certain responsibilities. The volunteer group agreed to establish garden rules, assign a Garden Manager, keep records related to garden, maintain applications, properly maintain plots, maintain organization, evaluate plot, prepare beds, ensure no permanent structures, ensure area is kept clean, permit gardening only during daytime hours, not use any animal waste, assure children are always supervised, dispose of trash properly, adhere to all city regulations, provide means for closure, complete hold harmless waivers, and understand the city retains ability to remove individual members.

By Council request, an agreement is proposed to be engaged with the 501 (c)(3) Carothers Coastal Gardens, a non-profit formed after the establishment of the gardens and build out of the project. The establishing resolution has not addressed all operating topics in relation to the project and this agreement strives to complete that understanding.

Funding / Fiscal Information:

\$0

Supporting Materials Attached:

1. AGREEMENT BETWEEN CITY OF SEABROOK AND CAROTHERS COASTAL GARDENS 501c(3) FOR DEVELOPMENT, OPERATION AND

MAINTENANCE OF CAROTHERS COMMUNITY GARDENS

Prior Action / Review by Council, Boards, Commissions:

Resolution 2021-14 Establishment of Carothers Community Garden approved on October 19, 2021

A RESOLUTION ALLOWING FOR VOLUNTEERS FOR THE CAROTHERS COMMUNITY GARDEN SUBJECT TO DIRECTION BY THE CITY OF SEABROOK, APPROVING INITIAL BUDGET FOR PROPERTY IMPROVEMENTS TO BE UNDERTAKEN BY THE CITY OF SEABROOK, AND ESTABLISHING A GARDEN MANAGEMENT PLAN

Staff Recommendation:

Approval of Operations Agreement

**AGREEMENT BETWEEN CITY OF SEABROOK AND
CAROTHERS COASTAL GARDENS 501c(3) FOR DEVELOPMENT,
OPERATION AND MAINTENANCE OF CAROTHERS COMMUNITY
GARDENS**

This Agreement ("Agreement") is made and entered into this _____ day of __, 2024, by and between the City of Seabrook, Texas, a Texas municipality ("City") and CAROTHERS COASTAL GARDENS a 501c(3) not-for profit licensed to do business in the State of Texas, as sponsor and managing operator ("Operator") of a not-for-profit community garden activity at the City's Carothers Coastal Garden land.

RECITALS:

WHEREAS, the City of Seabrook City Council approved Resolution 2021-14 (*Exhibit B*) on October 19, 2021, 'Establishing Carothers Community Garden', providing initial infrastructure funding, and acknowledging garden rules. In the establishing resolution, no additional terms and conditions were established by the City for the Operator of the garden facilities for general operations; and

WHEREAS, the City desires to support independent organizations providing services beneficial to the Community and its members and provide for further operating guidelines for use of public property; and

WHEREAS, the Operator has successfully developed the community garden into a project that utilizes volunteers to operate the garden and is desirous of maintaining its activities and securing an agreement that provides greater certainty of the opportunity to enhance its activities with the goal of establishing an on-going gardening and education classes which will become self-sustaining; and

WHEREAS, the Operator wishes to continue to use the portion of City-owned property and as identified in **Exhibit A** for the purpose of a Community Garden; and

WHEREAS, the purpose of this agreement is for terms and conditions for the continued operation of the project and allowing the Operator to maintain a community garden for the benefit and enjoyment of the citizens of the City of Seabrook and the public on land owned by the City of Seabrook and adjacent land of Pine Gully Park as identified in *Exhibit A*.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, City and Operator enter into this agreement.

TERMS

1. **RECITALS:** The recitals are true and correct and are hereby incorporated into and made a part of this Agreement.
2. **TERM:** The term of this Agreement shall be for the duration of **three (3) years** commencing on the effective date at the beginning of this agreement.
3. **EXPENSE CONSIDERATIONS:** The City and the Operator hereby acknowledge that this

Agreement is supported by good and valuable consideration, the sufficiency and delivery of which is hereby acknowledged. The parties agree that the Operator is responsible for all expenses such as: new capital improvement expenses, maintenance expenses, operation expenses, insurance coverages, and any special taxes.

All expenditures for improvements and maintenance repairs and construction paid by the Operator in the amount of \$1,000.00 or more shall receive prior written approval from the City Manager or his/her designee. All improvements shall be completed to the satisfaction of the City pursuant to Section 6 below.

4. **PROPERTY:** The Property which is the subject of this Agreement consists, more or less, of parcel owned by the City identified by ***Exhibit A***.
5. **TITLE TO IMPROVEMENTS:** Title to Improvements that shall be placed upon the Property by Operator shall vest in City upon the completion of the Improvements, and Operator acknowledges that it shall have no right to remove such fixed or permanent improvements from the Property.
6. **INSPECTION AND ACCESS TO PROPERTY:** During the term of the Agreement and any renewal or extension hereof, Operator shall permit the representatives of City access to the Property at all times and may perform inspections on an as needed basis, with or without notice. A formal inspection shall occur at least once per year by a representative of the City and shall include but not be limited to, documenting improvements, condition of the property, safety related issues, and compliance with City code.
7. **NO MORTGAGES OR ENCUMBRANCES:** Operator shall not mortgage, encumber, or allow any liens to be placed against the Property or its leasehold interest therein.
8. **OPERATOR'S USE:** The Operator shall have the right to occupy and use the Property for the purpose of growing and harvesting legal plants and produce and operating a community gardening program for the purposes described herein under this Agreement and in accordance with the following limitations:
 - a) Operator shall assign approximately % of gardening plots for City of Seabrook residents. For the purpose of this agreement, Seabrook residents are citizens that reside in the city limits proper.
 - b) City shall provide a combination lock to the facility and to serve the citizenry, the garden shall be open to the public at least:

	(Day)	(Hours)
	(Day)	(Hours)
	(Day)	(Hours)
 - c) Operator shall maintain the Property in a neat and orderly manner according to standards as determined by the City. All repairs required will be the responsibility of the Operator.

- d) The City must approve all changes in design and construction plans for the community garden area prior to construction. All Property improvements will comply with all local, state, and federal requirements of the Americans with Disabilities Act and comparable state legislation where applicable.
- e) The Operator shall not demolish any structure, grade facilities, or construct any amenity without first having obtained approval of the City in writing, and shall be required to apply for all appropriate permits and shall be responsible for paying all related fees.
- f) The Operator may utilize an irrigation system on the Property but after initial installation, it will be responsible for all related new installation expenses, repairs, and maintenance.
- g) The Operator will notify the City immediately if any incidents occur at the Property which require medical attention or whenever public safety personnel are called to assist in any circumstance.
- h) The Operator may conduct fundraising events on the Property (but must comply with the special event process, Chapter 65 – *Parks, Recreation and Municipal Facilities, Division 2 and all future amendments*).
- i) Operator will provide and pay for any facility maintenance which may be required on the Property.
- j) The Operator will secure and maintain on file a valid hold harmless agreement approved by the City with respect to each volunteer admitted entering onto the Property. The individual Hold Harmless Agreements signed by the volunteers will include full names, addresses on the approved form. The individual Hold Harmless Agreements will be renewed annually and submitted to the City by June 1st each calendar year.
- k) The City maintains the right to disallow any specific activity which it deems to be contrary to the best interests of the City of Seabrook on the Property and shall notify the Operator of such disallowance in writing.
- l) The City finds that this project will be (city-supported, non city-supported or city-subsidized) for the utilities to include electricity, water, internet and natural gas.
- m) Any loss or damage to equipment and or materials owned by the Operator shall be the full responsibility of the Operator. The City will have no liability for losses.
- n) Any outside vendor engaged by the Operator to perform work in the Garden must be in accordance with the City's procurement policies.
- o) Damage to City owned property caused by the Operator shall be the responsibility of the Operator.

- p) The Operator shall present to City Council a formal annual performance review on:
 - 1. the activities and accomplishments of the Operator
 - 2. level of participation by Seabrook residents
 - 3. any significant change in the Operator's purpose, goals, objectives in relation to establishment Resolution 2021-14
- q) Requests by the Operator for support from City staff must be made through the City Manager's Office. Costs for these services will be determined on a case by case basis and will be payable in full within thirty (30) days of completion.
- r) Operator shall ensure any City signage on the Property remains visible and shall not obscure such signage, nor permit others to do the same without prior written consent of the City.

Operator shall require any volunteers participating in activities on the Property involving direct contact with youth to complete the Application & Background Check Process detailed in the City's Volunteer Policy, Resolution No. 2018-03, or as subsequently amended. Operator shall not permit any volunteer to participate in such activities without the specific prior written approval from the City.

- 8. **CONFLICTS OF INTEREST:** No officer or employee of the City shall have any interest, direct or indirect, in this Agreement or in the proceeds thereof. During the term of this agreement, the Operator shall not accept employment or an obligation which is inconsistent with or Operator's obligations under this agreement.
- 9. **OPERATOR'S ACKNOWLEDGEMENTS AND REPRESENTATIONS:** Operator represents to and covenants with City that the representations made by it are true and correct and that Operator shall use the Property only for such purposes as described.
- 10. **FINANCIAL TRANSPARENCY:** The Operator and the City agree that any all financial documents (including any all records of donations), receipts and information shall be available to each party at any time.
- 11. **EXPANSION OF USE OF PROPERTY:** The Operator must make written request for change in purpose of use to the City Manager and approval by City Council.
- 12. **RELATIONSHIP OF THE PARTIES:** The Operator shall be an independent contractor of its activities on the Property and shall not be an agent of the City of Seabrook. The City is granting the Operator the right to use the Property for gardening purposes only, and it is not the intent of the parties that a Landlord/Tenant relationship is created by this Agreement, nor is it the intent that this Agreement creates any third-party beneficiaries. It is also not the intent that no commercial or property value benefit be derived from the current Operator.

13. **THIRD PARTY REPRESENTATIONS AND USE OF CITY LOGO:** The Operator shall not use the City logo as representation or imply association as a representative of the City for soliciting funds, grants or other income.
14. **SOVEREIGN IMMUNITY:** The City does not waive its right of sovereign immunity, its police power to provide for the public interest and safety, nor its municipal authority to provide for and protect its assets by entering into this Agreement.
15. **INDEMNITY: THE OPERATOR AGREES TO INDEMNIFY AND HOLD HARMLESS CITY, ITS OFFICERS, AGENTS, EMPLOYEES AND VOLUNTEERS FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS, CAUSES OF ACTION, LOSSES, DAMAGES, LIABILITIES KNOWN OR UNKNOWN, AND ALL COSTS AND EXPENSES, INCLUDING ATTORNEY'S FEES, IN CONNECTION WITH ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT.**
16. **INSURANCE REQUIRED:** The Operator will maintain current Commercial General Liability Insurance Policy with limits of \$1,000,000 per occurrence, with the City named as an additional named insured, and Operator will provide the City's Risk Manager with a current copy of each such policy. A Certificate of Insurance in an acceptable format and in compliance with this subsection is attached to this Agreement as ***Exhibit C***. Failure of the Operator to maintain Commercial General Liability Insurance could result in the immediate termination of the agreement. The City shall have the right to make reasonable increases to the minimum required limits of liability during the term of this Agreement or any renewal or extension hereof. Operator shall be responsible for all deductibles and self-insured retentions under its insurance policies.
17. **COMPLIANCE WITH LAWS:** Operator, by exercising the rights granted herein, shall not discriminate, or permit discrimination against any person or group of persons in any manner on the grounds of race, color, sex, sexual orientation, religion, national origin or ancestry, age, physical handicap, or disability. Non-compliance with such assurances shall constitute a breach of this Agreement, and in the event of non-compliance, City may take appropriate action to enforce compliance and, at its option, may terminate this Agreement or seek judicial enforcement thereof. Applicable Law. This Agreement shall be governed by and construed and enforced in accordance with all federal state, county and city laws, statutes, ordinances, rules and regulations and the orders and decrees of any courts or administrative bodies in any manner affecting performance of the agreement, and venue shall lie in Harris County, Texas. Notices. All notices regarding this Agreement shall be addressed from one party to the other according to the following: 1) City of Seabrook, City Manager, 1700 First Street, Seabrook, TX; 2) Carothers Coastal Gardens Non-Profit, 15150 Middlebrook Dr, Houston, Texas 770585
18. **REMEDIES FOR DEFAULT:** In the event that Operator defaults on any of its obligations as set forth, Operator shall have a ten-day period in which to cure the default calculated from the day that Operator is notified of the default. Should Operator fail or refuse to cure the default, then City, in its sole and absolute discretion, may terminate this Agreement. At no time shall Operator be entitled to the remedy of specific performance. City reserves the right to exercise all legal and equitable remedies available to it in the event of an uncured default by Operator.

19. **AMENDMENTS:** No modification too this agreement shall be effective unless and until such modification is evidenced by writing signed by all parties.

IN WITNESS WHEREOF the parties hereto have subscribed their names the date first written above.

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[SIGNATURE PAGE FOLLOWS]

CITY:

City of Seabrook

By: _____
Thomas Kolupski
Mayor

OPERATOR:

CAROTHERS COASTAL GARDENS

By: _____

ATTEST:

Witnesses:

Signature

Print Name: _____

Signature

Print Name: _____

Witnesses:

Signature

Print Name: _____

Signature

Print Name: _____

EXHIBIT A
AERIAL PHOTOGRAPH AND BOUNDARY

Exhibit A
- LEASED PREMISES



EXHIBIT B
RESOLUTION 2021-21
CITY COUNCIL –ESTABLISHING CAROTHERS COASTAL
COMMUNITY GARDEN

EXHIBIT C

CERTIFICATE OF INSURANCE

ACORD **CERTIFICATE OF LIABILITY INSURANCE** (FORM NO. 101-1-01)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE POLICY CONTAINS THE COMPLETE DESCRIPTION OF THE COVERAGE AFFORDED BY THIS POLICY. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER, AUTOMATICALLY SUBORDINATE TO THE POLICY AND THE CERTIFICATE HOLDER.

IMPORTANT: IF THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED, THE POLICY MUST BE REVIEWED. A SUBROGATION IS WAIVED AGAINST THE POLICY AND THE CERTIFICATE HOLDER. A statement on this certificate does not confer rights to the policyholder under the policy and its attachments.

POLICY NO.	INSURER	DATE
	INSURER'S NAME	DATE
POLICY NO.	INSURER'S NAME	DATE
	INSURER'S NAME	DATE
POLICY NO.	INSURER'S NAME	DATE
	INSURER'S NAME	DATE
POLICY NO.	INSURER'S NAME	DATE
	INSURER'S NAME	DATE

CONTINUOUS COVERAGE **CERTIFICATE HOLDER** **EXPIRATION DATE**

THIS IS TO CERTIFY THAT THE POLICY OR POLICIES LISTED BELOW HAVE BEEN ISSUED TO THE POLICY HOLDER HEREIN FOR THE POLICY PERIOD INDICATED. COVERAGE UNDER THIS POLICY IS SUBJECT TO THE POLICY TERMS, CONDITIONS AND EXCLUSIONS. THE POLICY IS SUBJECT TO ALL THE TERMS, CONDITIONS AND EXCLUSIONS OF EACH POLICY. THIS CERTIFICATE DOES NOT CONSTITUTE A CONTRACT.

TYPE	NAME OF INSURANCE	DATE	EXPIRATION DATE	COVERAGE	AMOUNT
GENERAL LIABILITY	GENERAL LIABILITY			GENERAL LIABILITY	\$
	GENERAL LIABILITY			GENERAL LIABILITY	\$
AUTOMOBILE LIABILITY	AUTOMOBILE LIABILITY			AUTOMOBILE LIABILITY	\$
	AUTOMOBILE LIABILITY			AUTOMOBILE LIABILITY	\$
FIRE	FIRE			FIRE	\$
	FIRE			FIRE	\$
TORT	TORT			TORT	\$
	TORT			TORT	\$
FLOOD	FLOOD			FLOOD	\$
	FLOOD			FLOOD	\$
TERRORISM	TERRORISM			TERRORISM	\$
	TERRORISM			TERRORISM	\$
OTHER	OTHER			OTHER	\$
	OTHER			OTHER	\$

DESCRIPTION OF CERTIFICATE HOLDER (NAME, ADDRESS, CITY, STATE, ZIP CODE, COUNTRY) (THIS SPACE IS FOR THE POLICY HOLDER'S USE)

CERTIFICATE HOLDER **CANCELLATION**

THIS CERTIFICATE IS VALID ONLY IF THE POLICY IS IN FORCE. IF THE POLICY IS CANCELLED, THIS CERTIFICATE IS VOID. IF THE POLICY IS CANCELLED, THE POLICY HOLDER SHALL BE RESPONSIBLE FOR THE POLICY PREMIUM.

ACORD 101 (10/1991) The ACORD name and logo are registered marks of ACORD.



Agenda Briefing

Date of Meeting: February 20, 2024

Responsible Department: City Manager's Office

Presenter: Kevin Rodgers, Emergency Management Director

Briefing Prepared By: Gayle Cook

Strategic Focus Area: City Services

General Information:

Consider and take all appropriate action on an Interlocal Cooperation Agreement for Automatic EMS Assistance between the City of Seabrook and Galveston Area Ambulance Authority and the City of Kemah, Texas

Executive Summary / Background:

Funding / Fiscal Information:

Supporting Materials Attached:

1. EMS Interlocal Agreement for Mutual Aid

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

STATE OF TEXAS §
§ **INTERLOCAL COOPERATION AGREEMENT**
COUNTIES OF HARRIS § **FOR AUTOMATIC EMS ASSISTANCE**
AND GALVESTON §

This Interlocal Cooperation Agreement for Emergency Medical Services (EMS), for incidents on the elevated State Highway 146 (“Agreement”) and is entered into by and between the City of Seabrook, Texas (“Seabrook”) and the City of Kemah, Texas (“Kemah”), and Galveston Area Ambulance Authority (“GAAA”) (collectively the “Parties” and singularly a “Party”), acting by and through their authorized representatives.

RECITALS:

WHEREAS, the Parties acknowledge that with the completion of the 2023 expansion of State Highway 146 from the limits of Seabrook south to the limits of Kemah, Texas, emergency access and response could be delayed and there exists a desire to enter an agreement for mutual emergency response services; and

WHEREAS, this Agreement is authorized by Chapter 791 of the Texas Government Code; and

WHEREAS, each Party, in performing governmental functions, or in paying for the performance of governmental functions herein, shall make that performance or those payments from current revenues legally available to such Party;

NOW, THEREFORE, in exchange for the mutual covenants set forth herein and other valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

Article I
Recitals Incorporated

The recitals to this Agreement are found to be true and incorporated herein.

Article II
Purpose

The purpose of this Agreement is to outline the procedures for mutual aid and enumerate and define areas of coverage between the Seabrook and Kemah. This Agreement is a guide for routine operations and is not intended to replace or amend any other existing Agreements that the Parties have entered.

Article III

Definitions

Unless the context means otherwise, the following words or phrases shall have the following meanings:

“NIMS (National Incident Management System)” shall mean a system designed to enable effective and efficient domestic incident management by integrating a combination of facilities, equipment, personnel, procedures, and communications operating within a common organizational structure, designed to enable effective and efficient domestic incident management.

“Requesting Party” shall mean the City requesting automatic assistance under this Agreement.

“Responding Party” means the City providing assistance in response to a request under this Agreement, furnishing equipment, supplies, facilities, services and/or personnel to the Requesting Party.

Article IV

Term

4.1 The term of this Agreement shall be for a period of one (1) year commencing on the last date of execution by the Parties (the “Effective Date”), unless sooner terminated as provided herein.

4.2 If no contract replacing this agreement is entered into between the parties, then the parties agree that after last end of period, this agreement shall continue on a month-to-month basis, unless terminated as provided herein.

4.3 Either Party may terminate this Agreement by providing ninety (90) days prior written notice to terminate to the other Party.

Article V

Amount and Type of Assistance; Limitations

5.1 This Agreement is for exchange of EMS response services in the specified response areas and is intended to allow for the closest possible unit to the emergency scene regardless of municipal affiliation. EMS (medical), will respond to emergencies, if designated, to any location within the requesting City if a **first-level response** in accordance with standing procedures as established in this Agreement.

5.2 If the agreed upon response from EMS Departments are not available or is

temporarily depleted, the Responding Party department will advise the Requesting Party department, and the Responding Party department shall not be required to respond.

Article VI Response Areas

6.1 EMS areas will be determined by the mutual agreement of Seabrook EMS Captains, and GAAA or their shift designee on the basis of response time and the available access to the affected areas and periodically reviewed for continued automatic assistance coverage. It is specifically recognized and agreed that adjustments to the response areas may have to occur in order to comply with the response areas and changes in response patterns occurring during the term of this Agreement. Each leader is authorized to approve and execute any amendments to this Agreement relating to **Response Areas**. The following Response areas are designated and are shown in **Exhibits “A” and “B.”**

6.2 Southbound SH 146

EMS

The **Seabrook EMS Department** will provide (from Seabrook Fire & EMS Station, 1850 E. Meyer, Seabrook, TX) automatic aid to all EMS related calls on southbound State Highway 146, as depicted in **Exhibit “A”** in the area as follows:

Beginning at the centerline of the intersection of Red Bluff and SH 146, thence south along SH 146 to the southern Kemah City limits/FM 96.

6.3 Northbound SH 146

EMS

The **Kemah Fire Department by GAAA (or current contracted provider)** will provide (from Kemah Fire Station, 905 N. Hwy 146, Kemah, Texas) automatic aid to all EMS related calls on the elevated northbound State Highway 146, as depicted in **Exhibit “B”** in the area as follows:

Beginning at the centerline of the intersection of FM 96, thence north along SH 146 (express and elevated portions) to the northern Seabrook City limits/Red Bluff Overpass.

Article VII Incident Management; and Incident Reporting

7.1 It is agreed that both Parties will use the National Incident Management System

(“NIMS”) in the management of incidents in which there is a joint response. Upon arrival, the first arriving company at the emergency scene will assume command in accordance with its Department's incident management procedure and promptly transfer such command to an officer of the department in whose jurisdiction the emergency is occurring. Nothing in this Agreement shall preclude an officer operating in a City for which such person is not employed, from requesting additional resources as appropriate from the City in which the emergency is occurring.

7.2 An incident report will be completed by each department providing patient care, which will document care given up to the point of patient transfer.

Example: Seabrook Engine 6 responds on a Medical call in Kemah. Seabrook E6 completes a Seabrook EMS report covering patient care until the patient is assumed by a Kemah MICU. The Kemah MICU crew completes a Kemah EMS report for care given from the time of patient transfer forward.

Article VIII Communications Procedures

To expedite the initiation of response under this Agreement, communications will be handled by the respective communications centers of the Party Departments. **The communications operator of the Department requesting automatic assistance will contact the communications center of the other City communications operator and state the location and type of assistance needed in accordance with this procedure. The term “Automatic Assistance” will be utilized to avoid any confusion with existing mutual aid procedures. Should the requested unit not be available, the Requesting Party will be immediately informed so that another unit may be dispatched.**

Article IX Liability; Immunity

9.1 Employee Compensation. A Requesting Party shall not be required to pay any compensation to the Responding Party for the services rendered by employees of the Responding Party pursuant to this Agreement. Personnel who are assigned, designated, or ordered by proper authority to perform duties pursuant to this Agreement shall continue to receive the same wages, salary, pension, and other compensation and benefits for the performance of such duties, including injury or death benefits, disability payments, and workers' compensation benefits, as though the service had been rendered within the limits of the City where the personnel are regularly employed. Moreover, all medical expenses, wage and disability payments, pension payments, damage to equipment and clothing shall be paid by the Party in which the employee in question is regularly employed.

9.2 Workers' Compensation Coverage. Each Party shall be responsible for its own actions and those of its employees and is responsible for complying with the Texas Workers'

Compensation Act.

9.3 Automobile Liability Coverage. Each Party shall be responsible for its own actions and is responsible for complying with the Texas motor vehicle financial responsibility laws.

9.4 Liability. To the extent permitted by law and without waiving sovereign immunity, each Party shall be responsible for any and all claims, demands, suits, actions, damages, and causes for action related to or arising out of or in any way connected with its own actions, and the actions of its personnel in providing automatic assistance rendered or performed pursuant to the terms and conditions of this Agreement. Each Party agrees to obtain general liability and public official's liability insurance, if applicable, or maintain a comparable self-insurance program.

9.5 Other Coverage: The Responding Party shall provide and maintain its standard packages of medical and death benefit insurance coverage while its personnel are assisting the Requesting Party.

9.6 Waiver of Claims. Each Party hereto waives all claims against the other Parties hereto for compensation for any loss, damage, personal injury, or death occurring as a consequence of the performance of this Agreement, except those caused in whole or in part by the negligence of an officer, employee, or agent of another Party. No Party waives or relinquishes any immunity or defense on behalf of itself, its officers, employees, and agents as a result of the foregoing sentence or its execution of this Agreement and the performance of the covenants contained herein.

9.7 Current Revenue. Each Party that performs services or furnishes aid pursuant to this Agreement shall do so with funds available from the current revenues of the Party. No Party shall have any liability for the failure to expend funds to provide automatic assistance herein.

Article X
Miscellaneous

10.1 Binding Agreement; Assignment. The terms and conditions of this Agreement are binding upon the successors and assigns of all Parties hereto. This Agreement may not be assigned by a Party without the prior written consent of the other Party.

10.2 Notices. Any notice required or permitted to be delivered hereunder shall be deemed received three days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below or on the day actually received if sent by courier or otherwise hand delivered to the following addresses:

**If intended for
Seabrook, to:**
City of Seabrook
Attn: City
Manager

With a copy to:
City of Seabrook
ATTN: EMS Captain or Chief

**If intended for Kemah,
to:**
City of Kemah
Attn: City Administrator

With a copy to:
Galveston County Area Authority
ATTN: Captain

10.3 Governing Law. This Agreement will be governed by the laws of the State of Texas, and venue for any action concerning this Agreement will be in the State District Court of Harris County, Texas or Galveston County, Texas dependent on location of incident. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

10.4 Legal Construction. In the event any one or more of the provisions contained in this Agreement are for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

10.5 Recitals. The recitals to this Agreement are incorporated herein.

10.6 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

10.7 Exhibits. Any exhibits to this Agreement are incorporated herein by reference for all purposes.

10.8 Amendment. This Agreement may be amended by the mutual written agreement of the Parties.

10.9 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

10.10 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

10.11 Entire Agreement. This Agreement is the entire Agreement between the Parties with respect to the subject matter covered in this Agreement. There is no other collateral, oral or written agreement between the Parties that in any manner relates to the subject matter of this Agreement, except as provided in any Exhibits attached hereto.

(Signature Page to Follow)

EXECUTED this the _____ day of _____, 2024.

CITY OF SEABROOK, TEXAS

By: _____
City Manager
City of Seabrook

EXECUTED this the _____ day of _____, 2024.

CITY OF KEMAH, TEXAS

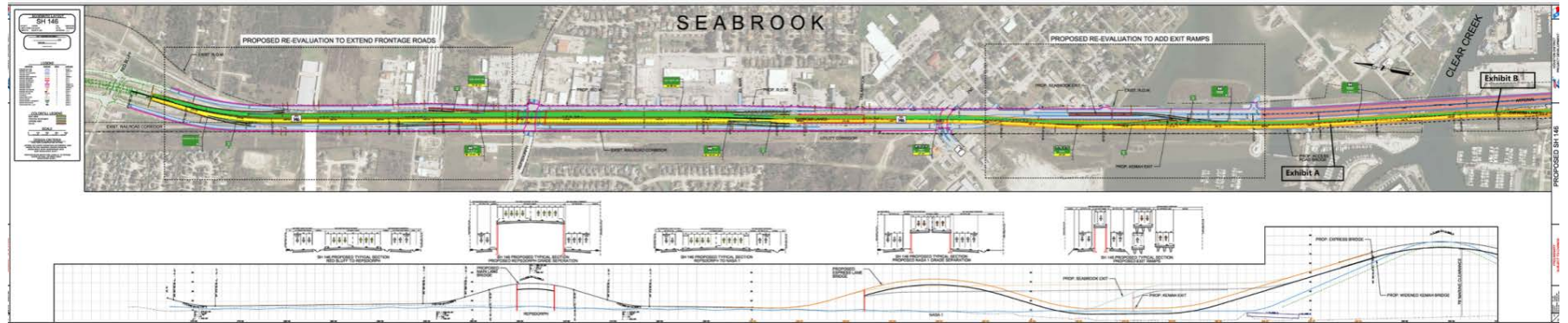
By: _____,
City Administrator City of Kemah

EXECUTED this the _____ day of _____, 2024.

Galveston Area Ambulance Authority

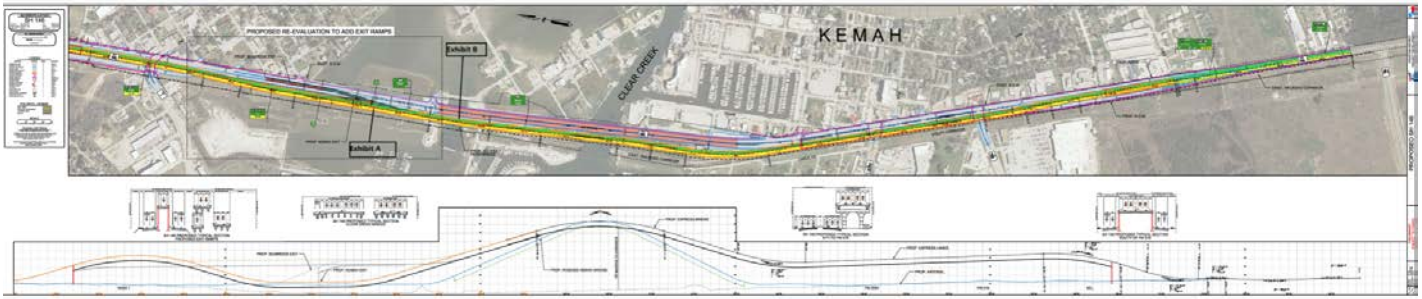
By: _____,
Galveston Area Ambulance
Authority

EXHIBIT "A"



TM 131796

EXHIBIT "B"





Agenda Briefing

Date of Meeting: February 20, 2024

Responsible Department: Police Department

Presenter: Rolf Nelson, Police Chief

Briefing Prepared By: Gayle Cook

Strategic Focus Area: City Services

General Information:

Hear a presentation by staff and consider and take all appropriate action on a Trap-Neuter-Return ("TNR") Pilot Program

Executive Summary / Background:

The City of Seabrook Sec 10-11 - *Feeding of Wildlife Prohibited*, includes the definition of a cat if it is not licensed in compliance with Division 2 - License. This existing code section does not allow for the feeding of wildlife as defined. On January 16, 2024, the Seabrook City Council heard public comments regarding the allowance of feeding feral cats and about Trap-Neuter-Return (TNR).

This item is in a presentation on a proposed pilot program that would humanely control the feral population in a targeted area and leave the Wildlife Feeding Ordinance without revision. The information presented is to seek further direction from the Seabrook Council on creating a program that could utilize partnering with a limited number of credentialed volunteers.

Funding / Fiscal Information:

Supporting Materials Attached:

1. TNR Presentation Feb 2024

Prior Action / Review by Council, Boards, Commissions:

Public Comments on January 16, 2024 and February 7, 2024 heard by City Council

Staff Recommendation:

Staff presents to seek Council direction on further action on the matter

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.



TRAP – NEUTER – RETURN

TNR

PROS AND CONS

Current State

The largest feline colony in Seabrook is located on “The Point” and has an estimated 100 community or feral cats. Most of these animals hide in the foliage behind a residence identified in the photo by a yellow circle.



Proposed Solution – Trap Neuter Return

- ▶ Establish TNR Pilot program for a six month period
 - To assess participation by volunteers
 - To gauge financial and operational impact to the City
- ▶ Designate a “TNR Zone” for the pilot program
 - To control feeding and monitor feline population
- ▶ Set parameters for volunteers working in the program - AC to manage

TNR – Program Costs (minimum costs)

Veterinary Services

▶ Spay	\$ 65.
▶ Neuter	\$ 55.
▶ Vaccinate	\$ 50.

City Impact

▶ Staff hours-week (14)	\$259.
▶ Mgmt Volunteers-week (5)	\$200.
▶ Signage	\$200.
▶ Volunteer credentials	\$50.
▶ Microchip (each)	\$12.
▶ Temp. Kennels (10)	\$3000.
▶ Animal Traps (10)	\$800.

TNR – Program Costs (minimum costs)

Cont.

Pilot Cost Estimates

▶ Spay / Neuter / Vaccinate 100 felines	\$ 11,000.00
▶ Additional temporary kennels (10)	\$ 3,000.00
▶ Microchip animals (100)	\$ 1,200.00
▶ Additional animal traps (10)	\$ 800.00
▶ Animal Control Safety Equipment	\$ 700.00
▶ Signage & credentials	\$ 250.00
▶ Clean TNR kennels (10.5 hrs per week)	\$ 5,050.50
▶ Tend TNR animals (3.5 hrs per week)	\$ 1,683.50
▶ Manage TNR volunteers (5 hrs per week)	\$ 5,200.00

TOTAL - \$ 28,884.00

*These costs are estimates if the City pays for all services and equipment at current rates.

TNR – Pros vs. Cons

PROS

- ▶ Reduces feline euthanasia
- ▶ Reduces some feline diseases
- ▶ Greater public support than euthanasia for population control
- ▶ Reduces feline yowling, fighting, etc. in “fixed” animals

CONS

- ▶ Increased program costs
- ▶ Increase in some feline diseases
- ▶ May increase predation on birds and other animals
- ▶ Program may create increased abandonment
- ▶ Efficacy of TNR is in dispute among scientist¹

References

¹ Proceedings of the National Academy of Sciences (PNAS)

“Reduction of free-roaming cat population requires high-intensity neutering in spatial contiguity to mitigate compensatory effects”

<https://doi.org/10.1073/pnas.2119000119>



Agenda Briefing

Date of Meeting: February 20, 2024

Responsible Department: Public Works

Presenter: Kevin Padgett, Public Works Director

Briefing Prepared By: Kevin Padgett

Strategic Focus Area: Infrastructure

General Information:

Consider and take all appropriate action on the approval of Task Order No. 2024-1 for Professional Engineering Services under the Master Professional Services Agreement between the City of Seabrook and Cobb Fendley & Associates, Inc. for the Main Street Wastewater Treatment Plant Demolition in an amount not to exceed \$98,200.00

Executive Summary / Background:

Main Street Wastewater Treatment Plant located at 715 Main Street is relocating to 5001 Park Drive. This project would be the last phase after the Hazard Mitigation Grant Program (HGMP) for the Pine Gully Wastewater Treatment Plant Retrofit is live and receiving all flows and would complete the decommissioning of the original wastewater plant.

This scope is inclusive of the decommissioning and demolition process and does not include further greenspace improvements that could be approved in subsequent projects as proposed in the Old Seabrook Livable Study.

Funding / Fiscal Information:

Supporting Materials Attached:

1. PROP_MSWWTP Demo_signed

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

Approve Engineering services proposal

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.



February 8, 2024

Mr. Kevin Padgett
Public Works Director
City of Seabrook
1100 Red Bluff
Seabrook, Texas 77586

Re: Proposal for Engineering Services
Seabrook – Main Street Wastewater Treatment Plant (Main Street WWTP) Demolition
CobbFendley Project No. _____

Dear Mr. Padgett:

Cobb, Fendley & Associates, Inc. (CobbFendley) is pleased to submit this proposal to provide Engineering Services for the Main Street Wastewater Treatment Plant Demolition in Seabrook, Texas. CobbFendley proposes to provide the Scope of Services and Compensation as outlined in the attached Exhibit A.

Thank you for the opportunity to submit this proposal. Please advise if you have any questions or require additional information.

Sincerely,

COBB, FENDLEY & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "B. Matlock", is written over the printed name.

Brad Matlock, P.E.
Vice President, Region Manager

This proposal accepted by:

CITY OF SEABROOK, TEXAS

Signature

Print Name

Title

Date of Authorization

Attachments

EXHIBIT A
SCOPE OF SERVICES & COMPENSATION
Cobb, Fendley & Associates, Inc.
Proposal for Professional Engineering Services
Main Street Wastewater Treatment Plant Demolition

Project Description/Limits

The City of Seabrook operates the existing wastewater treatment facility located on Main Street under the permit number WQ0010671001. The existing plant will no longer be in use after the Pine Gully Wastewater Treatment Plant (PGWWTP) is fully operational. The proposed project will include documentation of closure and demolition submitted to the Texas Commission on Environmental Quality (TCEQ), preparation of drawings and documentation for decommissioning and demolition of the existing MSWWTP and construction phase services to provide oversight during demolition.

SCOPE OF SERVICES

General

The proposed project will include preparation of drawings and documentation for decommissioning and demolition of the existing MSWWTP.

BASIC SERVICES

TCEQ Submittal:

1. Complete the forms and necessary documentation and exhibits associated with notifying the TCEQ of decommissioning and closure of the MSWWTP.
2. Submit to TCEQ.
3. Coordinate with TCEQ staff and provide information as requested regarding comments and any additional information.
4. Reproduction, mileage, delivery charges, application fees

Design Phase:

1. Produce bid-ready documentation including exhibits and specifications outlining the project scope.

Bid Phase:

1. Assist the City in obtaining bids for the project. The City will advertise the project. All related advertising costs will be paid by the City. CobbFendley will coordinate with the City and will assist in the development of the advertisement.
2. Provide sets of Construction Documents for issue to potential bidders.

3. Dispense construction documents electronically by CivCast and from CobbFendley's office, if requested, to potential bidders and keep a record of all plan holders.
4. Conduct a pre-bid conference.
5. During the bidding process, provide information to and answer questions from potential bidders concerning the project's construction documents.
6. Prepare and distribute addenda to plan holders as necessary.
7. Attend the bid opening.
8. Evaluate the bids and the qualifications of the apparent low bidders and advise the City as to the acceptability of the apparent low bidder.
9. Prepare a Letter of Recommendation.
10. Coordinate with City and submit appropriate documents for approvals to proceed with project award and notice to proceed for construction.

Construction Administration:

1. Prepare the Contract Documents for execution by the City and the Contractor.
2. Provide construction drawings to Contractor, Inspector and City for use during construction phase.
3. Conduct a pre-construction conference with the selected contractor and prepare minutes of the meeting.
4. Review and respond accordingly to all submittals as required by the contract specifications.
5. Respond to Request for Information (RFI's).
6. Prepare change orders necessitated by field conditions.
7. Review the contractor's pay estimates, evaluate the completion of work, and make payment recommendations to the City.
8. Visit the site at various stages of construction to observe the progress and quality of executed work and to determine in general if such work is proceeding in accordance with the contract documents but no less than twice monthly. **Full or part time Construction Inspection can be included as an Additional Services but is not included as part of the Construction Administration tasks.**
9. Conduct a substantial completion inspection of the project improvements and prepare a punchlist as necessary.
10. Conduct a final inspection of the project and make a recommendation for final payment on the project.

ADDITIONAL SERVICES

Asbestos Investigation

CobbFendley will contract with a TDSHS licensed Asbestos Consultant to perform a field survey and testing of the existing components of the wastewater treatment plant. CobbFendley anticipates utilizing ESE Partners for this work. Please see attached proposal.

Phase II Environmental Site Assessment

CobbFendley will contract with a licensed subconsultant to test the soil in and around the plant site in accordance with TCEQ requirements. CobbFendley anticipates utilizing Geotest Engineering, Inc. for this work. Please see attached proposal.

Construction Materials Testing

CobbFendley will contract with a licensed subconsultant to confirm compaction of soils during construction. CobbFendley anticipates utilizing Geotest Engineering, Inc. for this work.

Exclusions from the Scope of Services:

The services described above are the identified **BASIC AND ADDITIONAL SERVICES** for this assignment. Other items that may arise during the course of the project that the CITY may wish to add to the scope of services shall be deemed as **SUPPLEMENTAL SERVICES**. CobbFendley shall undertake such supplemental services as assigned by the CITY upon written direction from the CITY. Examples of such items are as follows:

1. Effluent Testing
2. Design of WWTP upgrades
3. Geotechnical Services and Investigation over and beyond as described in the additional services
4. Topographic or Boundary Survey of the property
5. Attending and conducting Public Meetings
6. Acquisition of Property
7. Subsurface Utility Engineering (SUE) Level A or B
8. LOMR/CLOMR, environmental coordination or clearance documentation
9. Electrical Design
10. CenterPoint C
11. Fees associated with notices posted in newspapers

12. Any other services not specifically included within the description of the Basic Services as described above.

If supplemental services are requested by the City, CobbFendley will provide the City with a separate proposal for the supplemental work.

BASIS OF COMPENSATION

BASIC SERVICES

The Compensation to be paid to CobbFendley for providing the BASIC SERVICES rendered under this agreement shall be based on Lump sum fees for overall phases of the work as shown below. Reimbursable items and subconsultants will be subject to a 10% administration charge.

1. TCEQ SUBMITTAL (<i>Lump Sum</i>).....	<u>\$7,500</u>
2. DESIGN PHASE SERVICES (<i>Lump Sum</i>)	<u>\$53,000</u>
3. BID PHASE SERVICES (<i>Lump Sum</i>).....	<u>\$3,000</u>
4. CONSTRUCTION PHASE – CONSTR. ADMIN (<i>Lump Sum</i>)	<u>\$10,000</u>
Subtotal, Basic Services	\$73,500

Reimbursable Expenses

1. Reproduction, advertisement, mileage, delivery charges, etc.	<u>\$1,500</u>
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ADDITIONAL SERVICES

1. Asbestos Investigation (<i>Cost plus 10%</i>)	<u>\$1,100</u>
2. Phase II Environmental Site Assessment (<i>Cost plus 10%</i>).....	<u>\$12,100</u>
3. Construction Materials Testing (<i>Budgetary number, Cost plus 10%</i>).....	<u>\$10,000</u>
Subtotal, Additional Services	\$23,200

TOTAL, Basic & Additional Services Including Reimbursables \$98,200

The Compensation for any other Additional Services which the City desires to be added to the work scope of the project shall be negotiated. Reimbursable items are included. Subconsultant invoices will be subject to a 10% administration charge. Services will be charged according to those personnel directly involved in providing the service, and will be rounded to the nearest half hour.

Reimbursable Direct Expenses are included.

Client: City of Seabrook

Project Name: Main Street Wastewater Treatment Plant Demolition

Opinion of Probable Construction Cost

Item No.	Item Description	Unit	Quantity	Unit Price	Extended Price
1	Mobilization (No Greater Than 5% of Total Bid)	LS	1	\$ 20,000.00	\$ 20,000.00
2	Demolition, Removal and Disposal of Above Ground Structures and Below Grade Foundations to 4' Below Grade	LS	1	\$ 300,000.00	\$ 300,000.00
3	SWPPP Measures, in Accordance with Drawings and Specifications	LS	1	\$ 10,000.00	\$ 10,000.00
4	Fence for Lift Station	LF	220	\$ 75.00	\$ 16,500.00
5	Concrete Driveway	SY	125	\$ 100.00	\$ 12,500.00
6	Backfill to Existing Grade	CY	12,000	\$ 12.00	\$ 144,000.00
7	Hydromulch of Disturbed Areas	AC	1.5	\$ 1,000.00	\$ 1,500.00
8	Utility Disconnection	EA	1	\$ 5,500.00	\$ 5,500.00
SUBTOTAL					\$ 510,000.00
20% CONTINGENCY					\$ 102,000.00
TOTAL PRICE					\$ 612,000.00



2024 Standard Rate Schedule

Senior Engineer V or Principal	\$340.00/HR
Senior Engineer IV or Project Manager V	\$324.00/HR
Senior Engineer III or Project Manager IV	\$317.00/HR
Senior Engineer II or Project Manager III	\$284.00/HR
Senior Engineer I or Project Manager II	\$258.00/HR
Engineer III or Project Manager I	\$205.00/HR
Engineer II	\$185.00/HR
Engineer I	\$152.00/HR
Graduate Engineer II.....	\$141.00/HR
Graduate Engineer.....	\$130.00/HR
Sr. Project Coordinator.....	\$170.00/HR
Project Coordinator.....	\$117.00/HR
Senior Technician III (GIS, Telecom, Utility, CAD, Field).....	\$202.00/HR
Senior Technician II (GIS, Telecom, Utility, CAD, Field).....	\$176.00/HR
Senior Technician I (GIS, Telecom, Utility, CAD, Field).....	\$152.00/HR
Technician III (GIS, Telecom, Utility, CAD, Field).....	\$134.00/HR
Technician II (GIS, Telecom, Utility, CAD, Field).....	\$115.00/HR
Technician I (GIS, Telecom, Utility, CAD, Field).....	\$89.00/HR
Licensed State Land Surveyor	\$281.00/HR
Senior Registered Professional Land Surveyor II.....	\$300.00/HR
Senior Registered Professional Land Surveyor.....	\$263.00/HR
Registered Professional Land Surveyor II	\$240.00/HR
Registered Professional Land Surveyor	\$209.00/HR
Project Surveyor.	\$185.00/HR
Certified Photogrammetrist.	\$242.00/HR
4 Person Survey Crew	\$233.00/HR
3 Person Survey Crew	\$208.00/HR
2 Person Survey Crew	\$176.00/HR
1 Person Survey Crew	\$128.00/HR
2 Person Hy-Drone Crew	\$415.00/HR
2 Person UAV Drone Crew	\$286.00/HR
Construction Manager III.....	\$340.00/HR
Construction Manager II.....	\$281.00/HR
Construction Manager I.....	\$219.00/HR
Construction Observer III	\$190.00/HR
Construction Observer II	\$160.00/HR
Construction Observer I	\$134.00/HR
Sr. Right-of-Way Agent III or ROW Project Manager III.....	\$284.00/HR
Sr. Right-of-Way Agent II or ROW Project Manager II.....	\$228.00/HR

(Continued)

Sr. Right-of-Way Agent I or ROW Project Manager I.....	\$205.00/HR
Right-of-Way Agent III or ROW Attorney.....	\$195.00/HR
Right-of-Way Agent II.....	\$166.00/HR
Right-of-Way Agent I.....	\$131.00/HR
Right-of-Way Technician.....	\$119.00/HR
Administrative	\$128.00/HR
Clerical.....	\$98.00/HR
Field Data Device	\$40.00/HR/unit

SUBSURFACE UTILITY ENGINEERING

Two-Man Designating Crew (4-Hour Minimum)	\$208/HR
One-Man Designating Crew (4-Hour Minimum)	\$134/HR
Vacuum Excavation Truck with 2 Technicians (Vac 6000) (4-Hour Minimum).....	\$385/HR
Vacuum Excavation Truck with 2 Technicians (Vac 3000 & 4000) (4-Hour Minimum).....	\$359/HR
Ground Penetrating Radar with 1 Technician (4-Hour Minimum)	\$317/HR
Traffic Control Officer.....	@ Cost + 10%
Traffic Control (Lane Closures, etc.)	To Be Negotiated
Permits (Local, State, etc.).....	@ Cost + 10%
Designation, Location & Traffic Control Vehicles.....	\$6.50/Mile

REIMBURSABLE EXPENSES

Consultant or Specialty Contractor (Outside Firm)	@ Cost + 10%
Courier, Special Equipment Rental	@ Cost + 10%
Reasonable Out of Town Travel Expenses (Air, Hotel, Rental, etc.)	@ Cost
Mileage (Standard Car or Truck).....	IRS Approved Rate
Per Diem for Out of Town Travel (Per Day/Person)	GSA Standard Rate/Day
Title Plant Charges	@ Cost + 10%
Other Misc. Expenses Related to the Project.....	@ Cost + 10%

In-House Reproduction:

- Copies (Up to 11" x 17").....\$0.15/Each
- Color Prints (Up to 11" x 17")
- Color Prints (Larger than 11" x 17")
- Bluelines (All Sizes).....
- Bond Prints (All Sizes).....
- Mylar Prints
- Vellum Prints

(*) Technology charges added to each billable man-hour.

GENERAL TERMS AND CONDITIONS OF THE AUTHORIZATION FOR PROFESSIONAL SERVICES

1. REIMBURSABLE EXPENSES

CobbFendley's direct expenses shall be those costs incurred on or directly for the Client's project, including but not limited to necessary transportation costs including mileage at the current IRS rate, meals and lodging, laboratory tests and analyses, and printing and binding charges. These direct expenses shall be billed in accordance with the attached rate schedule.

2. OUTSIDE SERVICES

When technical or professional services are furnished by an outside source, when approved by the Client, an additional amount shall be added to the cost of these services by CobbFendley to cover CobbFendley's administrative costs, as provided in the attached CobbFendley rate schedule.

3. COST PROJECTIONS

If included in CobbFendley's scope of services, opinions or estimates of probable construction costs are prepared on the basis of CobbFendley's experience and qualifications and represent CobbFendley's judgment as a professional generally familiar with the industry. However, since CobbFendley has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, CobbFendley cannot and does not guarantee, represent or warrant that proposals, bids, or the actual construction cost will not vary from CobbFendley's opinions or estimates of probable construction cost.

4. PROFESSIONAL STANDARDS

CobbFendley agrees to perform its services in accordance with the standard of professional care used by other practicing professional engineers of ordinary prudence in the same field of engineering and performing the same type of work in Client's community under the same or similar circumstances. CobbFendley makes no other warranty, expressed or implied.

5. TERMINATION

Either Client or CobbFendley may terminate this authorization by giving 30 days written notice to the other party. In such event, Client shall forthwith pay CobbFendley in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, the relationships and obligations created by this Authorization shall be terminated upon completion of all applicable requirements of this Authorization. Failure by Client to make payments when due shall be cause for suspension of services or, ultimately, termination, unless and until CobbFendley has been paid in full all amounts due for services, expenses and other related charges, including interest on past due amounts.

6. OWNERSHIP OF DOCUMENTS

All documents prepared or furnished by CobbFendley pursuant to this Agreement are instruments of CobbFendley's professional service, and CobbFendley shall retain an ownership and property interest therein, including all copyrights. CobbFendley grants Client a license to use instruments of CobbFendley's professional service for the purpose of constructing, occupying or maintaining the project. Reuse or modification of any such documents by Client, without CobbFendley's written permission, shall be at Client's sole risk, and Client agrees to indemnify and hold CobbFendley harmless from all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Client or by others acting through Client.

7. USE OF ELECTRONIC DOCUMENTS

Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) or fully-scaled PDF files that are signed and sealed by CobbFendley's authorized design professionals. Files in electronic formats, or other types of information furnished by CobbFendley to Client such as text, data or graphics, are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic formats, CobbFendley makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by CobbFendley at the beginning of this project.

8. HAZARDOUS ENVIRONMENTAL CONDITIONS

CobbFendley shall have no liability or responsibility for the discovery, presence, handling, removal, disposal, cleanup, or exposure of persons or other property to underground substances, hazards, or conditions or other latent substances, hazards or conditions (including but not limited to contaminants, pollutants, chemicals or other hazardous or toxic solids, liquids or gases of any kind), Client acknowledges that CobbFendley is performing professional services for Client and CobbFendley is not and shall not be required to become an "arranger," "operator," "generator" or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA).

9. FORCE MAJEURE

Neither party shall be deemed in default of this agreement to the extent that any delay or failure in the performance of its obligations results from any cause beyond its reasonable control and without its negligence.

10. CONSTRUCTION PHASE SERVICES

If this Agreement provides for any construction phase services by CobbFendley, it is agreed that the Contractor, not CobbFendley, is responsible for the construction of the project, and that CobbFendley is not responsible for the acts or omissions of any contractor, subcontractor or material supplier; for time of performance; for safety precautions, programs or enforcement; or for construction means, methods, techniques, sequences and procedures employed by the Contractor. CobbFendley shall not be obligated to make exhaustive or continuous on-site inspections to check the quality or adequacy of construction or to verify that the work or materials of any contractor, subcontractor or materials supplier is in compliance with the plans and specifications. CobbFendley shall not be responsible for the Contractor's failure to execute the work in accordance with the Construction contract.

11. LIMITATION OF LIABILITY FOR DAMAGES

IN THE EVENT THAT CLIENT SHALL MAKE ANY CLAIM OR FILE ANY SUIT FOR DAMAGES AGAINST COBBFENDLEY ARISING OUT OF OR RELATED TO COBBFENDLEY'S PERFORMANCE OR NON-PERFORMANCE OF THE SERVICES TO BE PROVIDED UNDER THIS AGREEMENT, COBBFENDLEY'S LIABILITY TO CLIENT FOR ANY SUCH DAMAGES SHALL BE LIMITED TO ACTUAL AND DIRECT DAMAGES TO AN AMOUNT NOT TO EXCEED THE AMOUNT FEES CHARGED BY COBBFENDLEY TO CLIENT HEREUNDER. COBBFENDLEY SHALL HAVE NO LIABILITY FOR ANY CONSEQUENTIAL OR INDIRECT DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, LOST BUSINESS OPPORTUNITIES, ADDITIONAL OVERHEAD, OR DAMAGES FOR LOSS OF USE OR LOSS OF PRODUCTION.

12. ALTERNATIVE DISPUTE RESOLUTION

In the event that any dispute shall arise between Client and CobbFendley regarding the parties rights or obligations under this Agreement, the parties shall, as a condition precedent to taking any action against one another make a good faith effort to resolve such disagreements by negotiation and/or non-binding mediation.

13. LEGAL EXPENSES

In the event that legal action is brought by Client or CobbFendley against the other party to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for fees, costs and expenses as may be set by the court.

14. PAYMENT TO COBBFENDLEY

Monthly invoices will be issued by CobbFendley for all work performed under the terms of this agreement. Invoices are due and payable within ten (10) business days of receipt. Unless noted otherwise, tasks stated in the Scope of Services will be invoiced on a lump sum basis.

If Client is not the Owner, Client agrees to pay CobbFendley within ten (10) business days of receipt of payment from Owner.

Pending resolution of any dispute concerning any portion of any invoice submitted by CobbFendley, all undisputed portions shall be paid in accordance with this paragraph.

Progress payments on CobbFendley fees for percentage of project completion and reimbursable expenses incurred will be due and payable upon receipt of invoice at the end of each month.

If payment is not received within 60 days from date of invoice, CobbFendley retains the right to cease further work on the project until such time that the overdue invoices are paid. CobbFendley also retains the right to withhold final approved plans and other deliverables until all overdue invoices are paid.

15. AUTHORIZATION OF OWNER

Client hereby authorizes CobbFendley to enter upon the property for the purpose of conducting CobbFendley services thereon. If Client is not the Owner of the property, Client agrees to obtain such authorization from the Owner and provide same in writing to CobbFendley.

16. CONTRACT DOCUMENTS

This signed Authorization, together with the attached General Terms and Conditions of the Authorization for Professional Services and CobbFendley Rate Schedule contains the entire and integrated agreement between Client and CobbFendley and supersedes all prior negotiations, representations or agreements, either written or oral. This agreement may only be amended by written instrument signed by both parties.

17. SALES TAX

To the extent that state sales taxes apply to any of the services or materials to be provided hereunder, such taxes are in addition to and are not included in the proposed fees of this Authorization.

18. BENEFICIARIES AND ASSIGNMENT

This agreement is made for the sole benefit of Client and CobbFendley and nothing in this agreement shall create a contractual relationship or cause of action in favor of any third party against either Client or CobbFendley. This agreement may not be assigned without the written consent of both Client and CobbFendley.



Asbestos Survey Proposal
Seabrook Wastewater Treatment Plant
715 2nd Street
Seabrook, Harris County, Texas

February 8, 2024





February 8, 2024

Mr. Jose Sagrera
Project Engineer
CobbFendley
4424 West Sam Houston Parkway North, Suite 600 Houston, Texas 77041

RE: Asbestos-Containing Material (ACM) Survey Proposal
Seabrook Wastewater Treatment Plant
715 2nd Street
Seabrook, Harris County, Texas
Document No.: PROP-24-0278-001 Rev 0

Dear Mr. Jose Sagrera,

Environmental Science & Engineering Partners LLC (ESE Partners; ESE) is pleased to submit this proposal for the above-referenced Site. This proposal identifies the scope of the work to be performed as well as the tasks necessary for its successful completion.

If you have any questions or concerns, please feel free to contact me directly at 281.501.6100 or via email at dylan@esepartners.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Dylan Brown", with a long horizontal stroke extending to the right.

Dylan Brown
Staff Environmental Scientist
TDSHS Licensed Asbestos Consultant

The Issue:

Mr. Jose Sagrera, Project Engineer with CobbFendley (the Client), has requested assistance from ESE with the completion of an asbestos containing materials (ACM) survey to be conducted at the Seabrook Wastewater Treatment Plant located at 715 2nd Street in Seabrook, Harris County, Texas (the Site). It is understood that the survey is being completed in preparation for upcoming demolition activities. It is understood the scope of work consists of typical wastewater treatment plan structures such as aerators, clarifiers, chlorine-contact basins, and digesters including an onsite building.

The Solution:

ESE will provide the services and expertise necessary to complete the required ACM Survey. The proposed scope of work required to meet those needs includes an ACM site inspection by a Texas Department of State Health Services (TDSHS) licensed inspector. The inspection also includes sampling and analysis of suspect materials. The survey will include all accessible areas within the proposed study area. The following types of materials will be sampled and analyzed if encountered during the inspection:

- Surfacing Materials – sprayed or troweled on fireproofing and textured paint;
- Thermal Insulation – on pipes, boilers, and air handling equipment; and
- Miscellaneous Materials – floor tiles, ceiling tiles, tar, mastic, etc.

If suspect ACMs are sampled, samples will be analyzed by an NVLAP-accredited DSHS-licensed laboratory using Polarized Light Microscopy (PLM). Upon completion of the inspection and necessary sampling and analysis, ESE will prepare a written report, specific to each task, which will satisfy City and the State of Texas requirements for renovation and/or demolition.

The final report will include **1)** a description of sample locations, **2)** PLM results, **3)** condition of the identified suspect ACM, **4)** quantity (order of magnitude type basis) and location of the ACM, and **5)** recommendations for abatement options, if necessary.

Project Schedule and Investment

ESE proposes to complete the proposed scope of work for a lump sum cost of **\$1,000**. Once authorized by the Client, the proposed ACM Survey and report will be completed within 7-10 business days of authorization to proceed.

Terms and Conditions

- Up to twenty-one (21) bulk samples will be collected and analyzed by PLM. Additional samples, if requested or if required by rule for any task, will be analyzed at an individual rate of \$12 per sample.
- If point counts are completed (additional analysis for the benefit of future abatement cost reduction purposes and only upon client authorization), they will be invoiced at a rate of \$35 per sample, but would only occur upon client notification;
- The inspection is proposed for areas of the building that are readily accessible. The scope of the proposed inspection is limited, as the inspection techniques employed will be somewhat non-invasive. As such, it is possible that concealed suspect material may remain present within crawl spaces, wall cavities, concealed chases, above ceiling level, and below existing flooring. The roof is specifically excluded and will need to be sampled immediately prior to demolition.
- Areas which require access by scaffolding or mechanical lift, if any, will not be sampled as part of this proposal unless a lift with an operator is provided by the Client. Suspect areas that are not readily accessible, if any, will be discussed with the Client at the time of the inspection or documented in the final report. If the building owner has a lift and certified operator, the inspection crew may coordinate access to elevated areas as needed;
- Client will provide ready access to the Site and all sampling locations;
- All ESE expenses are incorporated in the proposed lump sum fees;
- Workdays will be Monday through Friday while performing field work;
- Invoices are due upon receipt.

Authorization

If this proposal meets your approval, please sign the work authorization below and email to Dylan Brown at dylan@esepartners.com. If you have any questions pertaining to this proposal, please call Dylan Brown at 281.501.6100.

I hereby authorize ESE Partners, LLC to perform the specific activities described in ESE Document No.: PROP-24-0278-001 Rev 0.

Authorized Signature – CobbFendley

Date

Printed/Typed Name

Title



GEOTEST ENGINEERING, INC.

Geotechnical Engineers & Materials Testing

5600 Bintliff Drive

Houston, Texas 77036

Telephone: (713) 266-0588

Fax: (713) 266-2977

Proposal No. 1130062999

February 7, 2024

Ms. Rachel Broom, PE
Principal | Team lead
CobbFendley
13430 Northwest Freeway, Suite 1100
Houston, TX 77040

**Re: Proposal for Phase II Environmental Site Assessment
Closure of City of Seabrook Wastewater Treatment Plant
Harris County, Texas**

Dear Ms. Broom:

Geotest Engineering, Inc. (Geotest) is pleased to submit this proposal for performing the Phase II Environmental Site Assessment (ESA) for the referenced project.

The project demolition of aerators, digesters and clarifiers that are to 4 feet below grade. As per the information provided to us, once the structures are demolished, a total of twenty (20) 2-foot borings will be augured (drilled) beneath the units on site. The location of the borings will be provided by the client.

Purpose and Scope

The purpose of this Phase II ESA will be to evaluate the presence of soil contamination within the proposed demolition area. The scope of work is generally based on the ASTM E1903-19 Standard. The scope will consist of the following:

1. Auger or drill and continuously sample twenty (20) locations each to depth of 2 feet below existing grade, utilizing hand auger or Geoprobe. The locations of the borings will be provided by the client.
2. Screen each soil sample in the field for the presence of volatile compounds using a photoionization detector (PID);
3. Conduct analytical tests on one (1) soil sample from each boring at a total of twenty (20) locations;
4. Prepare a Phase II ESA report documenting the field investigation and analytical test results.

Analytical Testing

The analytical testing will be conducted for the following constituents:

1. SW-846 Method 8270E, RCRA metals by SW-846 Method(s) 6010D,

2. Total Mercury by SW-846 Method(s) 7471B
3. Nitrates, Nitrites by EPA 300.0

Project Schedule

We anticipate we can begin field work within one (1) week after receiving your written authorization. It is estimated that the field work can be completed in about one (1) day, barring bad weather. Analytical testing will require about two (2) weeks. The Phase II ESA report of this assessment will be prepared and submitted in about six (6) weeks after receiving the written authorization to proceed.

Fee

Based on the scope of work outlined above, the cost of the assessment including coring, traffic control, drilling and field sampling, field PID screening, analytical testing and waste disposal of soil and water from the borings will be a lump sum cost of \$10,950.00. The cost breakdown is provided in Attachment No. 1.

We appreciate the opportunity to propose this project. We hope this proposal meets with your approval. Formal authorization is required and may be provided by signing one copy of this proposal in the space below and returning it to us for our files. If you have any questions, we will be pleased to discuss them.

Very truly yours,
GEOTEST ENGINEERING, INC.



Sinthuka Vivekananthan
Environmental Professional



Naresh Kolli, P.E.
Sr. Project Manager

NK\sv
PC38\Environmental\Proposals\1130062999.doc
Copies Submitted: (1)
Enclosure: Attachment No. 1 – Summary of Cost Breakdown

ACCEPTED BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

Proposal for Phase II Environmental Site Assessment Phase II ESA- Closure of City of Seabrook Wastewater Treatment Plant Harris County, Texas					Geotest Engineering, INC.						
Department of Public Works and Engineering		Project Manager	Project Engineer	Staff Engineer	Draft Personnel	Field Technician	Job Title	Unit of Measure	Estimated Quantity	Rate	Subtotal (Cost \$)
Proposal Breakdown											
Date: February 7, 2024											
Task No.	Task Description	Billing Rate per Hour									
		\$170.00	\$133.00	\$105.00	\$68.00	\$70.00	\$0.00				
Environmental Site Assessment, (ESA II) * LEVEL OF EFFORT											
Field Exploration											
1	Mobilization / Demobilization							LS	1	\$250.00	\$250.00
2	Drilling and Sampling							Ea	20	\$120.00	\$2,400.00
3	Sampling Supplies							LS	1	\$200.00	\$200.00
4	Grouting (Tremie Method)							FT	40	\$7.00	\$280.00
5	Equipment Rental (Steaming and Field Screening)							DAY	1	\$300.00	\$300.00
6	Utility Clearance							HR	4	\$70.00	\$280.00
Laboratory Testing											
7	RCRA- Metal, Mercury- Soil							EA	20	\$110.00	\$2,200.00
8	Nitrate, Nitrite - Soil							EA	20	\$75.00	\$1,500.00
Engineering and Management											
9	Permits										\$0.00
10	Field Work and Coordination			4		12					\$1,260.00
11	QA/QC	3									\$510.00
12	Report			16							\$1,680.00
Sub-total Hours		3	0	20	0	12					
** Reimbursable Expenses											
12	Travel							HR	10	\$9.00	\$90.00
13	Postage / Courier										\$0.00
14	Printing / Copying										\$0.00
Sub Total:											\$10,950.00

* Items Charged only if used.

** Copy of actual receipts will be required for reimbursable expenses at the time of invoicing



Agenda Briefing

Date of Meeting: February 20, 2024

Responsible Department: City Manager's Office

Presenter: Gayle Cook, City Manager

Briefing Prepared By: Gayle Cook

Strategic Focus Area: Quality of Life

General Information:

Consider and take all appropriate action on an Ambient Sound Level Survey with Behrens & Associates, Inc in an amount not to exceed \$8,350.00. This is an unbudgeted item and will require a budget amendment.

Executive Summary / Background:

Seabrook Council has received public comment regarding ongoing noise in northwest sector of the city, predominantly in the subdivision of Red Oak Acres. CenterPoint has initiated and remains in construction phasing for the electrical substation within the adjacent area. The corporation has indicated in the plan set and it proceeds that a 14' concrete wall will be built around the perimeter of the project. With the tree line removed, the proposed ambient sound reading proposal would serve at the property line of the project to receive initial sound readings before completion of the barrier wall.

This serving as a baseline for further phases to discuss any possible permanent mitigation efforts.

Funding / Fiscal Information:

This is not a budgeted item.

Supporting Materials Attached:

1. City of Seabrook Ambient Survey Cost Proposal 02-01-2024

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.



02/02/2024

City of Seabrook, TX
1700 1st St
Seabrook, Texas 77586

Attention: **Gayle Cook**
gcook@seabrooktx.gov
281.291.5688
Acoustic Services Cost Proposal

Subject:

Reference: Utility Substation Seabrook, TX Acoustic Services

PROPOSAL ACCEPTANCE

If approved, please complete this section and
return via email to:

JMitchell@baenc.com

Approved by:

PO or AFE #:

Date:

Dear Ms. Cook,

As a follow-up to your conversation with our team concerning acoustical services, we have prepared the following cost proposal for the first phase of the substation project. To collect the most accurate data, we will try to complete this survey when there is a break in construction activity. A separate proposal will be provided for phase two of the project that includes noise models and mitigation design if needed.

Proposed Services: Ambient Sound Level Survey - 24 Hour, 4 Locations

Please do not hesitate to contact us with any additional questions or concerns.

Very truly yours,

Josh Mitchell
Account Manager

Email: JMitchell@baenc.com
Cell: 817-901-9868
Office: 817-441-5556



City of Seabrook, TX

02/02/2024

Page 2

Acoustic Services Description

Ambient Sound Level Survey - 24 Hour, 4 Locations

Included is the completion of a continuous ambient sound level survey at the site. An acoustical technician will field calibrate and deploy a Type I sound level meter at 4 fixed measurement locations. The sound level meters will be programmed to continuously monitor and record sound levels for a duration of 24 hours. The survey will be conducted to document the ambient sound levels at the site. A weather station will be deployed at one of the measurement locations to document weather conditions during the survey. The measurement results will be presented in a report of findings.



City of Seabrook, TX

02/02/2024

Page 3

Acoustic Services Cost Proposal

Ambient Sound Level Survey - 24 Hour, 4 Locations

\$8,350.00

Proposal Notes:

1. Line items will be billed to customer as completed.
2. To process order please supply AFE# or Purchase Order# with proposal signoff.
3. Customer agrees that subscription service charges necessary for timely payment of invoices may be subject to a change order and will be billed back to the customer.
4. Any delays caused by weather, access limitations or other site contractors will be billed back to the customer cost plus 10%.
5. Customer agrees that there will be no retainage on any BAENC invoice for any reason.
6. BAENC reserves the right to charge for any damaged or stolen material while on the client's site.
7. BAENC reserves the right to invoice for any changes in a project's scope of work.
8. Permit(s), if required, to be obtained by others.
9. Delays for deployment or retrieval of systems outside of the control of BAENC will be billed back at our standard meter technician rates, including any required additional overnight stays or travel, which will be billed back at cost plus 15%.
10. Any BAENC supplied installation labor and/or supervision will be non-union. Costs do not include any union fees, dues, or submittals. Quote does not include prevailing or union wages unless otherwise noted.
11. Quotation is valid for 30 days.
12. Standard delivery of noise impact model / mitigation plan estimated at 4-to-6 weeks following receipt of necessary documents.
13. Ownership of Instruments of Service: All reports, drawings, sketches, plans, field data, notes and other documents including but not limited to electronic media and noise modeling files prepared by BAENC as instruments of service shall remain the property of BAENC.

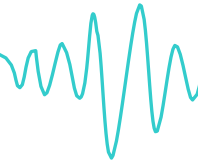
Corporate Office: El Segundo, California

Carson, California ~ Aledo, Texas ~ Longmont, Colorado ~ Smithton, Pennsylvania ~ Sylvan Lake, Alberta

Oakland, California ~ Johnson City, Tennessee

Phone 800-679-8633 ~ Fax 310-331-1538

www.environmental-noise-control.com ~ www.drillingnoisecontrol.com



Terms and Conditions for Acoustical Services

The Provider hereby provides services to the Customer for the measurement, monitoring, modeling and design of sound and vibration mitigation systems, including but not limited to, sound walls, blankets, enclosures, equipment, sound measurement and monitoring instrumentation systems, and accessories described in the proposal, which are subject to the provisions of this Agreement. "Customer" refers to the company receiving the services from Provider, Behrens and Associates, Inc., dba Environmental Noise Control ("BAENC") and any other person or organization to which charges are billed: his employer, partner, or representative all of whom shall be jointly and severally liable hereunder.

The amount quoted on proposal is for the services quoted **only**. Anything requested by the Customer that is outside the proposed scope, or any changes initiated by the Customer may incur additional charges at our regular hourly rates. Any delay caused by the Customer in deployment of instruments or site visits for any measurements or other authorized purposes may also cause additional charges.

The above referenced instruments and equipment are the property of Provider, except as otherwise provided herein, and shall be returned or released by the Customer in the same condition as received, excluding ordinary wear and tear, on the day specified or sooner upon Provider's demand.

The equipment shall be used solely in Customer's business and be kept only at its place of business or job site, and shall not be moved without prior written consent of Provider. The Customer shall call the Provider when it is ready to return the equipment. The Customer shall be responsible for securing equipment from loss, theft, and/or damage until picked up by the Provider.

In the event of a loss, theft, or damage to equipment, Customer agrees to notify Provider immediately by telephone and thereafter to promptly report in writing to Provider and the public authorities (where required by law or by Provider) all information relating thereto. Customer shall cause its agents and employees to give the Provider and public authorities full access of information and assistance in the investigation and prosecution of any matter resulting from said loss, theft, or damage.

The Customer will indemnify, save harmless and defend BAENC, its employees and contractors, all liability and expense for loss, damage, death or injury to person or property in any manner arising from, or is incident to, the use of the instruments or equipment regardless of whether caused in whole or in part by the negligence or fault of BAENC. Customer will maintain a commercial or comprehensive general liability insurance including but not limited to premises operations, products/completed operations, contractual liability and independent contractors and personal injury. Such policy shall name Provider as additional insured with respect to premises operations and completed operations and be primary and non-contributing with any insurance maintained by Provider.

Any failure of performance by Provider which is due to a cause beyond Provider's control, including, but not limited to, acts of civil or military authority, Acts of God, labor difficulties, and failure of transportation, shall not be deemed a default by Provider. Should Customer fail to pay any invoice to Provider or in accordance with the terms of the Provider's invoice, customer shall pay to Provider, interest on such delinquent payment until paid at the lesser of 10% or the maximum rate allowable by the laws of the jurisdiction in which Provider's branch office renting the equipment, is located.

Corporate Office: El Segundo, California

Carson, California ~ Aledo, Texas ~ Longmont, Colorado ~ Smithton, Pennsylvania ~ Sylvan Lake, Alberta Oakland, California ~ Johnson City, Tennessee

Phone 800-679-8633 ~ Fax 310-331-1538

www.environmental-noise-control.com ~ www.drillingnoisecontrol.com



ENVIRONMENTAL NOISE CONTROL

ACOUSTICAL SERVICES

ENC offers short-term, long-term and permanent noise monitoring services to provide **noise level documentation**, **compliance verification**, and **operating condition noise impact analysis**. ENC uses sound level meters to record noise levels generated by a project site or to capture the ambient noise levels before operation. The noise level data recorded is taken to our engineering team for analysis and can be used for a variety of services.



ACOUSTICAL SURVEYS & NOISE MONITORING

- Noise Impact Analysis
- Ambient Sound Surveys
- Code Compliance Surveys
- Drilling, Fracing and Production Sound Measurement
- Noise Abatement Studies
- EIR, EIS, HUD, OSHA, CAC title 25 and CEQA Reports
- Permanent Sound Control Design, Engineering and Installation Services
- Practical, Cost Effective Noise Code and Mitigation Design

ACOUSTICAL SERVICES: NOISE SURVEYS & MONITORING

Unique web-based service to observe noise data recorded in real time with written reports.

ENVIRONMENTAL



ENTERTAINMENT



CONSTRUCTION



INDUSTRIAL



OIL & GAS



Learn more about acoustical services at
www.environmental-noise-control.com or call us at 1-800-679-8633

February 2024

February 2024							March 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3						1	2
4	5	6	7	8	9	10	3	4	5	6	7	8	9
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18	19	20	21	22	23	24	17	18	19	20	21	22	23
25	26	27	28	29			24	25	26	27	28	29	30
							31						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jan 28	29	30	31	Feb 1 6:00pm Open Space and Trails Committee Meeting (Public Works Facility)	2	3 9:00am Coffee with a Cop (Community House)
4	5	6 6:30pm MEN WHO COOK - SEABROOK ROTARY (LAKEWOOD YACHT CLUB)	7 6:00pm Regular City Council Meeting (City Hall)	8 6:00pm Seabrook Economic Development Board of Directors Meeting (Council Chamber)	9	10
11	12	13	14	15 6:00pm Seabrook Planning & Zoning Commission Meeting 6:30pm HCMCA Meeting (Maggiano's 2019 Post Oak Blvd.)	16	17
18	19	20 6:00pm Regular City Council Meeting (City Council Chamber)	21	22	23 10:00am HOLD - TIME TBD - NEW DATE RIBBON CUTTING SH 146 (TENTATIVE) (TOP SH 146 BRIDGE)	24
25	26	27	28	29	Mar 1	2

March 2024

March 2024							April 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
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10	11	12	13	14	15	16	14	8	9	10	11	12	13
17	18	19	20	21	22	23	21	15	16	17	18	19	20
24	25	26	27	28	29	30	28	22	23	24	25	26	27
31								29	30				

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Feb 25	26	27	28	29	Mar 1	2 7:45am Bayside Area Little League Parade (Miramar Shopping Center)
3	4	5 6:00pm Regular City Council Meeting (City Hall 1st Floor)	6	7 6:00pm Open Space and Trails Committee Meeting (Public Works Facility)	8	9
10	11	12	13 9:00am Crafts With a Cop (Evelyn Meador 6:00pm GCMCA Meeting (Winding	14 6:00pm Seabrook Economic Development Board of Directors Meeting	15	16
17	18	19 6:00pm Regular City Council Meeting (City Council Chamber)	20	21 6:00pm Seabrook Planning & Zoning Commission Meeting (Council Chamber)	22	23 8:00am Trash Bash 2024 (Bay Elementary School)
24	25	26	27	28	29	30 10:00am Easter Excursion (Meador Park)
31	Apr 1	2	3	4	5	6