



MEETING MINUTES
SEPTEMBER 17, 2024

SEABROOK CITY COUNCIL
REGULAR 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 Thom Kolupski, Buddy Hammann, Jackie Rasco, Rob Hefner, Tom Tollett, Michael Giangrosso, Joe Machol. Also in attendance were: City Manager Gayle Cook and City Secretary Rachel Lewis. Pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

Angela Cervantes	2534 Loganberry, Seabrook	Opposition of City Manager Decisions
Kelly Stewart	2510 Hollybrook, Seabrook	Opposition of Recall Tally Accused Council & Staff for Barge 295 noise citation
Susan Hefner	1910 Lori Ct, Seabrook	Opposition of Recall Petitioners

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

Councilmember Hefner made the following event announcements:

Seabrook Saltwater Derby on September 28, 2024

National Night Out on October 1, 2024

Coffee With a Cop on October 2, 2024

Pat Green at Barge 295 on October 11, 2024

Celebration Seabrook on October 12, 2024

1.2 City Secretary to make announcements presenting the insufficiency of the petitions filed on August 23, 2024, seeking to recall Mayor Thom Kolupski, Council Member Position 3 Tom Tollett, and Council Member Position 5 Buddy Hammann.

City Secretary, Rachel Lewis, announced the Certificate of Insufficiencies for the petitions submitted on August 23, 2024 for Mayor Thom Kolupski, Council Member Tom Tollett, and Council Member Buddy Hammann. **See attachment A.**

2. PRESENTATIONS

2.1 Presentation by Port Houston on thoroughfare plans into Bay Port.

Ryan Mariarcher, the Chief Port Operations Officer for the Port of Houston gave a presentation regarding thoroughfare plans. **See Attachment B.** He stated there was significant growth at their terminals. He stated there were concerns regarding the truck traffic, and they want to remove a single point of entry into the port. He presented a proposed plan. He answered questions from Council regarding the intersection of Red Bluff and 146 he said they were working with TxDOT regarding the enhancements already planned. He answered questions regarding the rail lines and he stated that project was in their capital projects, but there wasn't much demand for the use of rail lines, so there wasn't a plan to utilize those in the near future. Mr. Mariarcher informed Council that the Port would

continue to keep the City informed of the plans as they developed.

2.2 Presentation of Bi-Annual Report from Seabrook Economic Development Corporation.

Economic Development Corporation Chair, Paul Dunphey gave the report. See **attachment C.**

Council asked about the need for an Economic Development Director. He stated there was not a need to pay a director \$180,000 due to there being so few projects in a city the size of Seabrook. He stated he felt the City Manager taking on that responsibility was going very well. He also discussed new projects coming into the city including 10 plans for new restaurants. Council asked about the need to go to every business to see what businesses need and questioned regular reports to Council. Mr. Dunphey stated business have been assigned to each committee member and they were visiting business regularly. He also stated the reports were his responsibility, and if more were needed he would look at a remedy for this. He invited Council and the public to attend the Economic Development Corporation meetings to bring new ideas.

3. CONSENT AGENDA

3.1 Approve the minutes of the September 3, 2024 City Council Meeting.

Motion:	To Approve the Consent Agenda
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 4 Giangrosso
Vote:	Passed unanimously by all present

4. BID AWARDS

4.1 Consider and take all appropriate action on a Bid Award for Request for Qualifications (RFQ) #2024-10 On-Call Professional Services and authorize the City Manager to execute 14 Professional Services Agreements (PSAs) to perform services on a task order basis for each of the following consultants, approved as to form by the City Attorney, to cover 13 disciplines of work, identified by disciplines, professional services and technical support services for Capital Improvement Projects (CIP) related services.

- | | |
|-------------------------------|--|
| 1. Terracon Consultants, Inc. | 8. Brown Reynolds Watford |
| 2. Ziegler Cooper Architects | 9. Kimley-Horn |
| 3. Asakura Robinson Company | 10. Associated Testing Laboratories |
| 4. Clark Condon | 11. TCH Inc |
| 5. Duplantis Design Group, PC | 12. UES Professional Solutions 44 |
| 6. Amtech Solutions, Inc | 13. Pinnacle Consulting Management Group |
| 7. Raba Kistner, Inc. | 14. CMT Technical Services |

Finance Director Mike Gibbs presented the projects.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 2 Hefner
Vote:	Passed unanimously by all present

5. NEW BUSINESS

- 5.1 Consider and take all appropriate action on the approval of coop TIPS contract #210 702 02 to construct the renovation of the Friendship Park restrooms in the amount of \$58,457.11 as part of the American Rescue Plan Act (ARPA) funds allocations and authorize the City Manager to execute all associated documents and amend the FY 2024 CIP to reflect this project.**
City Engineer Brian Craig presented the project.

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

- 5.2 Consider and take appropriate action based on City Council direction to City Staff regarding the engineered approach to the Carothers Coastal Gardens Grading and Drainage Project. Two individual presentations will be provided: (1) by the City Staff and (2) by the Open Space and Trails Committee.**
City Engineer Brian Craig gave the staff report. **See attachment D.**
Open Space and Trails Committee Chair Monica Comauex gave the OST report recommending no grubbing be included. **See attachment E.**

Motion:	To direct City staff to finalize the RFP without the inclusion of full clearing and grubbing of the site and without off-site soil excavation, relocation, compaction, and grading, but to include these as add alternates.
Made By:	At-Large Position 2 Hefner
Seconded By:	At-Large Position 6 Machol
Vote:	Passed unanimously by all present

- 5.3 Consider and take all appropriate action on the first and final reading of Ordinance 2024-22, ending the Declaration of Disaster.**

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 1 Rasco
Vote:	Passed unanimously by all present

- 5.4 Consider and take all appropriate action on Resolution 2024-20 for acceptance of the Hazard Mitigation Grant Program Sub-Award DR-4485-0141 for the EOC/Police Department Generator.**

Motion:	To Approve
Made By:	At-Large Position 4 Giangrosso
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	Passed unanimously by all present

5.5 Consider and take all appropriate action on Resolution 2024-21 for acceptance of the Hazard Mitigation Grant Program Sub-Award DR-4586-0078 for Sewer System Portable Generators.

Motion:	To Approve
Made By:	At-Large Position 4 Giangrosso
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	Passed unanimously by all present

5.6 Consider and take all appropriate action on the approval and renewal of an Agreement between the City of Seabrook and San Jacinto Community College District (SJCCD) for use of district facilities to stage personnel and equipment during declared disasters and authorize the City Manager to execute the agreement.

Motion:	To Approve
Made By:	At-Large Position 4 Giangrosso
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	Passed unanimously by all present

5.7 Consider and take all appropriate action on an approved recommendation from the Open Space and Trails Committee on planting live oak trees along Main Street during the Winter Tree Planting event.

Monica Comeaux, Chair of Open Space and Trails presented the recommendation to plant 15 live oak trees in that area. It was stated by OST Member Popken that more trees may be negotiated with Trees of Houston to be planted as well. Council requested the committee coordinate with the flag project for tree placement and Mr. Popken stated they could do so.

Motion:	To Approve
Made By:	At-Large Position 1 Rasco
Seconded By:	At-Large Position 6 Machol
Vote:	Passed unanimously by all present

5.8 Consider and take all appropriate action on a request from Yachty Gras for hotel occupancy tax (HOT) funds in the amount of \$10,000 for fiscal year 2024-2025, including a schedule for releasing funds to the applicant if approved.

Shana Theem with Yachty Gras presented the request. She informed Council they were working more closely with the Seabrook hotels for the event and one of the hotel owners was present to attest they were.

Motion:	To Approve \$10,000 HOT funds for Yachty Gras
Made By:	At-Large Position 1 Rasco
Seconded By:	At-Large Position 6 Machol
Vote:	Passed unanimously by all present

6. DISCUSSION

6.1 Discussion regarding the establishment of more definitive guidelines for awarding HOT funds.

Councilmember Hammann requested the establishment of guidelines for HOT funds. He said he compared events and there were not any matching criteria. He stated he would like to see greater patronage at other businesses including stores and restaurants. He requested input from others and a multistep approach.

7. ROUTINE BUSINESS

7.1 City Manager update and report to City Council on various items that require no action, including Post Hurricane Beryl Recovery efforts, Seabrook Boards and Commissions, Transportation Projects, SH 146 Recap and City of Seabrook CIP Projects.

City Manager Gayle Cook gave the update. She had Public Works Director Kevin Padgett present the debris removal operation, stating the operation began 9 days after the hurricane landfall. He reported the debris was primarily vegetation, and 29,000 cubic yards were collected in the seven weeks the debris was collected. He also reported the status of the water main on main street.

Ms. Cook reported the cost was \$600,000 and 25% would be paid out of the emergency fund and the rest would be submitted for recoup.

She said transportation projects were progressing with cleanup and painting.

She stated there was also progress with construction at the Red Bluff intersection.

She reported bids for the fire training and fire department would be presented soon.

7.2 Monthly Financial Report for August, 2024.

Finance Director Mike Gibbs presented the monthly financial report. See attachment F.

7.3 Establish future meeting dates and agenda items.

City Secretary Rachel Lewis informed Council there was a Special City Council meeting scheduled for September 24, 2024 at 6:00 pm and the next Regular City Council meeting would take place on October 1, 2024 at 6:00 pm.

8. EXECUTIVE SESSION

Mayor Kolupski moved the Executive Session up to take place before Item 6.1. He also called for an additional item for Executive Session to discuss the recall results with the City Attorney. He adjourned into Executive Session at 8:00 pm.

8.1 Section 551.071 Conduct a Closed Executive Session to consult with the City Attorney and Special Counsel for legal matters relating to 202218911; DHI Fund LP v. City of Seabrook, et al; in the 127th Judicial District Harris County, Texas. *George Vie III, PC*

9. OPEN SESSION

Mayor Kolupski reconvened the meeting into Open Session at 8:41 pm.

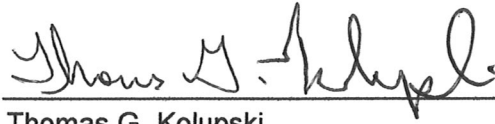
10. ADJOURN MEETING

Motion:	To Adjourn
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 4 Giangrosso

Vote: **Passed** unanimously by all present

The meeting was adjourned at 9:20 pm.

APPROVED:

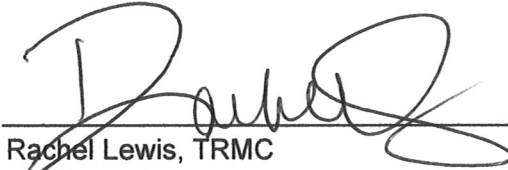


Thomas G. Kolupski
Mayor

DATE:

10/1/2024

ATTEST:



Rachel Lewis, TRMC
City Secretary

CERTIFICATE OF INSUFFICIENCY
REGARDING RECALL PETITION OF THOM KOLUPSKI

On August 23, 2024, the City of Seabrook received the signed and notarized affidavit of five electors, who as a committee of petitions, were regarded as responsible for the circulation and filing of the recall petition of City official Thom Kolupski.

The recall petition was submitted and filed with the city secretary within the 30 days allotted by the City Charter. After examination, I, the City Secretary do find the petition to insufficient for the following reason:

Section 8.03 of the City Charter requires a recall petition to be signed by qualified voters of the city equal in number to at least fifty (50) percent of the voters voting in the last general municipal election at which any members of the Council were elected; provided, however, that the petition shall contain the signatures of at least four hundred and fifty (450) qualified voters of the city and shall conform to other provisions of this article and to state law.

This recall petition received less than the required 450 signatures from qualified voters of the City. I, the undersigned, the City Secretary of Seabrook, Texas, hereby certify that the number of qualified signatures received on this petition was 445.



Rachel Lewis
City Secretary

September 12, 2024
Date



Tally Sheet

Thom Kolupski

Page No.	No. of Signatures	Out of City (OC)	Required Info. Not Provided (X)	Duplicate Signature (DUP)	No Matching Registered Voter (NR)	Not Registered at the Time of Signing (NRS)	Unable to Verify (UV)	No.of Signatures Verified
1	10	0	0	0	0	0	0	10
2	10	0	0	0	0	0	0	10
3	10	0	0	0	0	0	0	10
4	10	0	0	0	0	0	0	10
5	10	0	0	0	0	0	0	10
6	10	0	0	0	0	1	1	8
7	7	0	2	0	0	1	0	6
8	5	0	0	0	0	0	0	5
9	0	0	0	0	0	0	0	0
10	9	0	0	0	0	0	0	7
11	10	0	0	0	0	0	0	10
12	10	0	0	0	0	0	0	10
13	10	0	0	0	0	0	0	10
14	10	0	0	0	0	0	0	10
15	10	0	0	0	0	0	0	10
16	10	0	0	0	0	0	0	10
17	10	0	0	0	0	0	0	10
18	10	0	0	0	0	0	0	10
19	10	0	0	0	0	0	0	10
20	10	0	0	0	1	0	0	9
21	6	0	0	0	0	0	0	6
22	9	0	0	0	0	0	0	9
23	8	0	0	0	0	0	0	8
24	10	2	0	0	0	0	0	8
25	10	0	0	0	1	0	0	9
26	9	0	0	0	1	0	0	8
27	9	0	0	0	0	0	0	9

Tally Sheet

Thom Kolupski

28	10	0	0	0	1	0	0	9
29	10	0	0	0	0	0	0	10
30	10	0	0	0	0	0	0	10
31	10	0	0	0	0	0	0	10
32	10	0	0	0	0	0	0	10
33	10	1	0	0	0	0	0	9
34	10	0	0	0	0	0	0	10
35	9	0	0	0	0	0	0	9
36	4	0	0	0	0	0	0	4
37	0	0	0	0	0	0	0	0
38	0	0	0	0	0	0	0	0
39	0	0	0	0	0	0	0	0
40	0	0	0	0	0	0	0	0
41	9	0	0	0	0	0	0	9
42	9	0	0	0	0	0	0	9
43	10	0	0	1	0	0	0	10
44	9	0	0	0	0	0	1	7
45	10	1	0	0	1	0	1	7
46	10	0	0	0	0	0	0	10
47	10	0	0	0	1	0	1	8
48	10	0	1	1	0	1	0	7
49	10	1	0	0	0	1	0	8
50	10	0	0	0	0	0	0	10
S2-1	10	0	0	0	0	0	0	10
S2-2	0	0	0	0	0	0	0	0
S2-3	10	0	0	0	0	0	1	9
S2-4	10	0	0	0	1	0	0	9
S2-5	9	0	0	0	0	0	0	9
S2-6	10	0	0	0	0	0	0	10

Tally Sheet

Thom Kolupski

S2-7	0	0	0	0	0	0	0	0
S2-8	0	0	0	0	0	0	0	0
S2-9	0	0	0	0	0	0	0	0
S2-10	0	0	0	0	0	0	0	0
S2-11	0	0	0	0	0	0	0	0
S2-12	0	0	0	0	0	0	0	0
S2-13	0	0	0	0	0	0	0	0
S2-14	0	0	0	0	0	0	0	0
S2-15	0	0	0	0	0	0	0	0
S2-16	0	0	0	0	0	0	0	0
S2-17	0	0	0	0	0	0	0	0
S2-18	0	0	0	0	0	0	0	0
S2-19	0	0	0	0	0	0	0	0
S2-20	0	0	0	0	0	0	0	0
TOTALS	471	5	3	2	7	4	5	445

CERTIFICATE OF INSUFFICIENCY
REGARDING RECALL PETITION OF TOM TOLLETT

On August 23, 2024, the City of Seabrook received the signed and notarized affidavit of five electors, who as a committee of petitions, were regarded as responsible for the circulation and filing of the recall petition of City official Tom Tollett.

The recall petition was submitted and filed with the city secretary within the 30 days allotted by the City Charter. After examination, I, the City Secretary do find the petition to insufficient for the following reason:

Section 8.03 of the City Charter requires a recall petition to be signed by qualified voters of the city equal in number to at least fifty (50) percent of the voters voting in the last general municipal election at which any members of the Council were elected; provided, however, that the petition shall contain the signatures of at least four hundred and fifty (450) qualified voters of the city and shall conform to other provisions of this article and to state law.

This recall petition received less than the required 450 signatures from qualified voters of the City. I, the undersigned, the City Secretary of Seabrook, Texas, hereby certify that the number of qualified signatures received on this petition was 442.



Rachel Lewis
City Secretary

September 12, 2024
Date



Tally Sheet

Tom Tollett

Page No.	No. of Signatures	Out of City (OC)	Required Info. Not Provided (X)	Duplicate Signature (DUP)	No Matching Registered Voter (NR)	Not Registered at the Time of Signing (NRS)	Unable to Verify (UV)	No. of Signatures Verified
1	10	0	0	0	0	0	0	10
2	10	0	0	0	0	0	0	10
3	10	0	0	0	0	0	0	10
4	9	0	0	0	0	0	0	9
5	10	0	0	0	0	0	0	10
6	10	0	0	0	0	2	1	7
7	7	0	0	0	0	0	0	7
8	5	0	0	0	0	0	0	5
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14	10	0	0	0	0	0	0	10
15	10	0	0	0	0	0	0	10
16	10	0	0	0	0	0	0	10
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18	9	0	0	0	1	0	0	8
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21	6	0	0	0	0	0	0	6
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24	10	0	0	0	1	0	0	9
25	9	0	0	0	1	0	0	8
26	9	0	0	0	0	0	0	9
27	10	0	1	0	1	0	0	8

Tally Sheet

Tom Tollett

28	10	0	0	0	0	0	0	10
29	10	2	0	0	0	0	1	7
30	10	1	0	0	0	0	0	9
31	10	0	0	0	0	0	0	10
32	9	0	0	0	0	0	0	9
33	9	1	0	0	0	0	0	8
34	10	0	0	0	0	0	0	10
35	10	0	0	0	0	0	0	10
36	4	0	0	0	0	0	0	4
37	0	0	0	0	0	0	0	0
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S2-1	10	0	0	0	0	0	0	10
S2-2	0	0	0	0	0	0	1	0
S2-3	10	0	0	0	0	0	1	9
S2-4	9	0	0	0	1	0	0	8
S2-5	9	0	0	0	0	0	0	9
S2-6	10	0	0	0	0	0	0	10

Tally Sheet

Tom Tollett

S2-7	0	0	0	0	0	0	0	0
S2-8	0	0	0	0	0	0	0	0
S2-9	0	0	0	0	0	0	0	0
S2-10	0	0	0	0	0	0	0	0
S2-11	0	0	0	0	0	0	0	0
S2-12	0	0	0	0	0	0	0	0
S2-13	0	0	0	0	0	0	0	0
S2-14	0	0	0	0	0	0	0	0
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S2-16	0	0	0	0	0	0	0	0
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S2-18	0	0	0	0	0	0	0	0
S2-19	0	0	0	0	0	0	0	0
S2-20	0	0	0	0	0	0	0	0
TOTALS	468	6	3	0	7	4	6	442

CERTIFICATE OF INSUFFICIENCY
REGARDING RECALL PETITION OF BUDDY HAMMANN

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The recall petition was submitted and filed with the city secretary within the 30 days allotted by the City Charter. After examination, I, the City Secretary do find the petition to insufficient for the following reason:

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Rachel Lewis
City Secretary

September 12, 2024
Date



Tally Sheet

Buddy Hammann

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19	10	0	0	0	0	0	0	10
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23	8	0	0	0	0	0	0	8
24	10	0	0	0	1	0	0	9
25	10	2	0	0	0	0	0	8
26	10	0	0	0	1	0	0	9
27	9	0	1	0	1	0	0	7

Tally Sheet

Buddy Hammann

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31	10	0	0	0	0	0	0	10
32	10	0	0	0	0	0	0	10
33	8	0	0	0	0	0	0	8
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41	10	0	0	0	0	0	0	10
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43	10	0	0	0	0	0	0	10
44	10	1	0	0	0	0	1	8
45	10	0	0	0	0	0	1	9
46	10	0	0	0	2	0	1	7
47	10	0	0	0	0	0	0	10
48	10	0	1	0	0	1	1	7
49	10	0	1	0	0	0	0	9
50	10	1	0	0	0	1	0	8
S2-1	10	0	0	0	0	0	0	10
S2-2	0	0	0	0	0	0	0	0
S2-3	10	0	0	0	0	0	1	9
S2-4	7	0	0	0	0	0	0	7
S2-5	4	0	0	0	1	0	0	3
S2-6	10	0	0	0	0	0	0	10

Tally Sheet

Buddy Hammann

S2-7	0	0	0	0	0	0	0	0
S2-8	0	0	0	0	0	0	0	0
S2-9	0	0	0	0	0	0	0	0
S2-10	0	0	0	0	0	0	0	0
S2-11	0	0	0	0	0	0	0	0
S2-12	0	0	0	0	0	0	0	0
S2-13	0	0	0	0	0	0	0	0
S2-14	0	0	0	0	0	0	0	0
S2-15	0	0	0	0	0	0	0	0
S2-16	0	0	0	0	0	0	0	0
S2-17	0	0	0	0	0	0	0	0
S2-18	0	0	0	0	0	0	0	0
S2-19	0	0	0	0	0	0	0	0
S2-20	0	0	0	0	0	0	0	0
TOTALS	467	4	4	0	7	4	6	442

BAYPORT COMPLEX ROADWAY PLAN

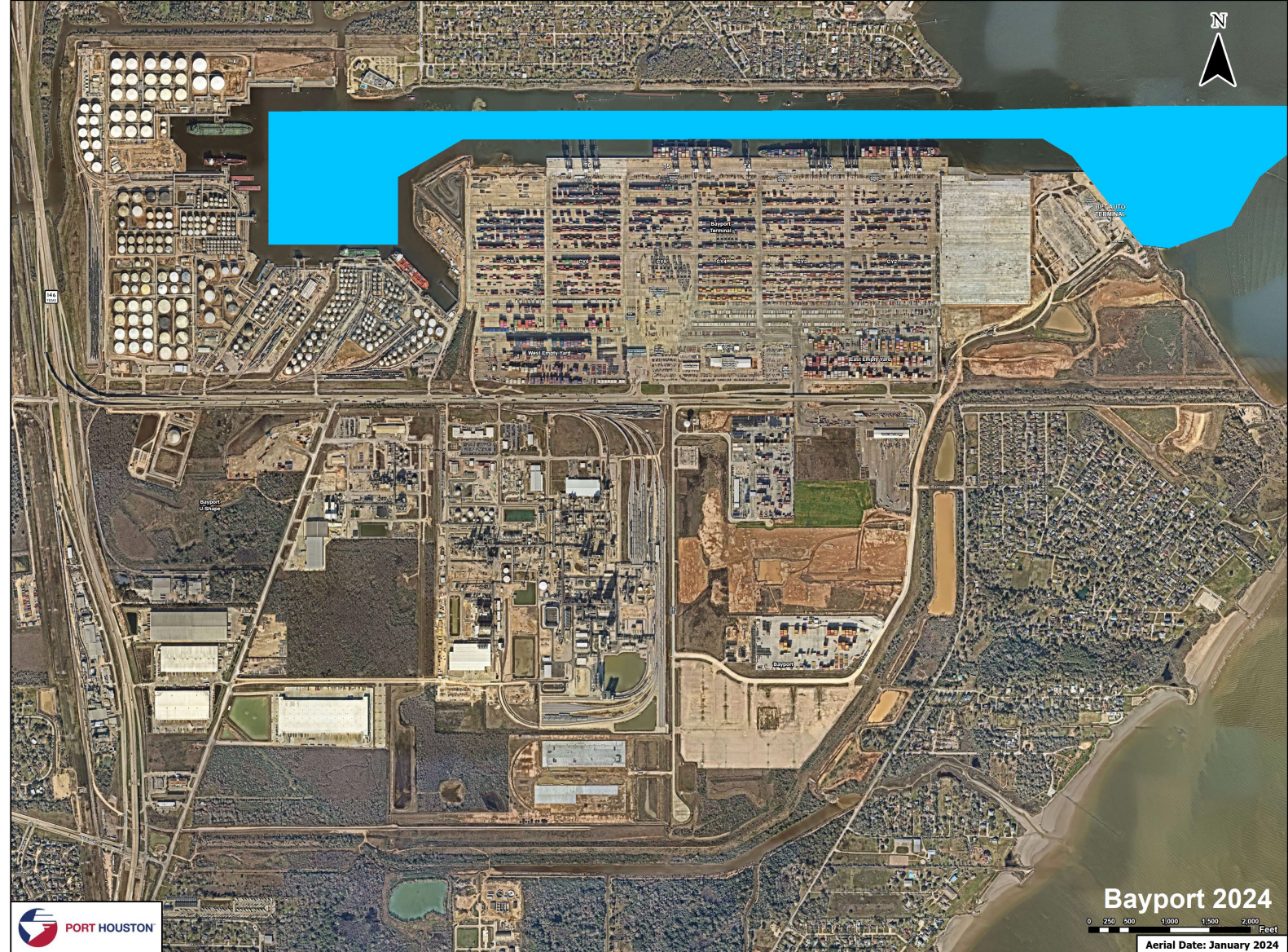
PORT HOUSTON

SEPTEMBER 17, 2024

Ryan Mariacher
Chief Port Operations Officer



BAYPORT AREA OVERVIEW



PRELIMINARY/CONCEPTUAL ROADWAY PLAN



BAYPORT SOUTHERN ACCESS
ROAD
PRELIMINARY CONCEPT



PORT HOUSTON

DRAFT AGENCY MEMORANDUM CONFIDENTIAL COMPETITIVELY SENSITIVE INFORMATION

BAYPORT SOUTHERN ACCESS ROADWAY PROPOSED PLAN

Situation

- Container volume has grown +30% since 2021
- Optimizing inside the fence & improving transparency in the supply chain: Express Pass, RTG-O, API Data Sharing
- Current road configuration has single route in/out for trucks — one accident/disabled vehicle can and does bring traffic to a standstill on Port Rd, impacting 146 and surrounding roadways

Solution

- Southern Access Roadway concept will debottleneck and provide additional capacity to Bayport Container Terminal, making the area's roadways safer and more efficient
- Not a new plan — Southern Access Roadway was part of the original 1998 Bayport conceptual master plan
- Port Houston is collaborating with TXDOT, HGAC, and industry partners

Status

- Preliminary design and outreach underway
- Road could be online by 2026; Working with HGAC to be included in TxDOT RTP Q4 2024
- We are committed to working in partnership and communicating with transparency

THANK YOU

PORT HOUSTON



@PortHOU



@port_houston



@Port_Houston



@Port Houston



Port Houston

Visit: **www.porthouston.com**





Annual Report to City Council

September 17 2024



Board of Directors



Paul Dunphey

Chairman

Terry Champan

Vice-Chair

Kevin Ferguson

Treasurer

Ann Wacker

Secretary

Gary Bell

Member

Buddy Hammann

Council Representative

Thom Kolupski

Mayor

Purpose

The purpose of the Corporation is to use economic development resources to encourage and promote the general economic welfare of the City, its residents and businesses as authorized by the Act, as it may be amended.



EDC Goals 2024-2026



01

Promote Seabrook branding, image enhancement, communication and key marketing initiatives.

02

Focus on the development and promotion of Old Seabrook.

03

Provide guidance to the Seabrook City Council on economic development decisions and future land uses.

04

Support initiative that promote the redevelopment of the business corridor along SH146 and Red Bluff.

05

Review and potential expansion of incentives for overall business development incentives for local relocation and new development - including district specific incentives.

06

Recommend to the City's Capital Improvement Program (CIP) for capital projects such as streets, drainage and other infrastructure improvements that benefit business development.



146 Corridor + SEDC



Old Seabrook District Livable Center Study

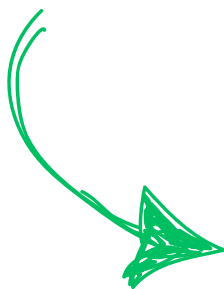
\$40k EDC Investment



Study Summary and Goals

The Seabrook Livable Centers study is also referred to as the Old Town Seabrook District – Main Street H-GAC Livable Centers study and will leverage the city's prospect for growth and emerging political will for urban transformation to create a plan for the Downtown district that is a green, lively, and thriving social center for the City's residents and visitors alike.

By focusing the study area on the Downtown Historical District, the City will direct efforts to preserve and enhance the family-centric small-town appeal of Seabrook in the face of future growth. The study will focus on enhancing the quality of life with more mobility choices, measures for safety and comfort, a unique landscape character, and thoughtful development patterns.



03

Provide guidance to the Seabrook City Council on economic development decisions and future land uses.

04

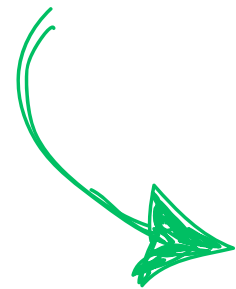
Support initiative that promote the redevelopment of the business corridor along SH146 and Red Bluff.

05

Review and potential expansion of incentives for overall business development incentives for local relocation and new development - including district specific incentives.

New Incentive Policy

- Small Business Development
- Commercial Facade Incentive
- New Construction & Development Incentive
- Retail Redevelopment Incentive
- Sales Tax Rebate



SEABROOK ECONOMIC DEVELOPMENT CORPORATION RESOLUTION 2023-01/EDC

SEDC INCENTIVES POLICY

WHEREAS, on January 18, 1992, the voters of the City of Seabrook authorized the City of Seabrook to adopt a one-half cent sales and use tax to pay for the costs of projects authorized by Chapters 501, 502, and 505 of the Texas Local Government Code, and to pay for the principal and interest of bonds or other obligations issued to pay the costs of such projects; and

WHEREAS, the Seabrook Economic Development Corporation ("EDC"), a type B corporation, was established to oversee the expenditures of these tax monies and bylaws were established for the operation of the EDC; and

WHEREAS, EDC has analyzed potential incentive programs available under state law to assist it in attracting businesses, creating jobs, and assisting in other statutorily authorized economic development programs; and

WHEREAS, EDC has evaluated incentive program funding for its current Fiscal Year budget; and

WHEREAS, EDC has allocated funding and memorialized incentive program funding options by resolution since Fiscal Year 2008-09, the first year it adopted such measures;

NOW THEREFORE, BE IT RESOLVED BY THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS:

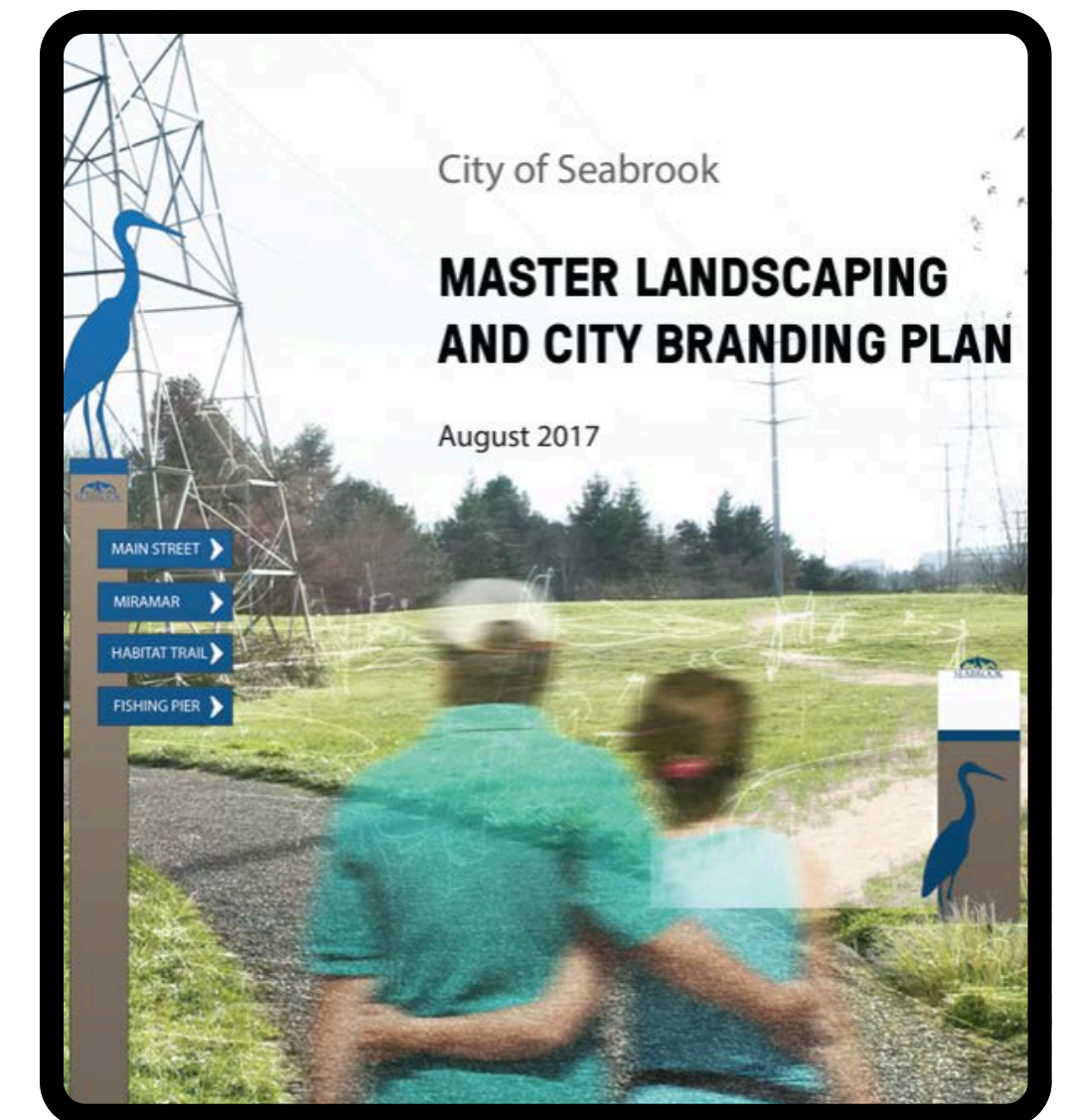
Section 1. That EDC will undertake to establish one or more economic development incentive programs and expenditures in accordance with the City of Seabrook's and the EDC's economic development goals and adoption of relevant policies for each program, state law, including but not limited to Chapters 501, 502, and 505 Texas Local Government Code (the Development Corporation Act) and to the extent EDC is authorized to expend funds in such a program, as established by the Texas Local Government Code Chapter 380 and Seabrook City Council, as appropriate.

Section 2. That the following incentives are approved by the Board of Directors, and are designed to provide guidance to the EDC Director in his negotiations with potential economic development clients. All requests for incentives shall come back to the Board for consideration, and shall be in an amount or amounts which will not

CIP FY 2023-2024



1. Gateway and Directional Signage Project
2. Potential Thoroughfare: Commercial Road
3. Potential Thoroughfare: Starboard Road
4. Old Seabrook Livable Center Study and Projects
 - a. Enhance Main Street
 - b. Enhance Pedestrian Connectivity
 - c. Hardesty & Meyer Reconstruction



Awarded Incentives Update



MERLION THAI		THE COMMONS		SEABROOK PLAZA		TRANSWESTERN
2018	MARIO'S PIZZA	2021	SEABROOK TOWN CENTER	2023	SEABROOK CHEESE CO.	2023
Reimbursement of city permitting fees \$33,252 + reimbursement of EDC portion of sales tax. 10 Years or \$40,000 (\$22,727 Reimbursed)	2019 Building permit, grease trap, dumpster & façade \$59,767 + reimbursement of EDC portion of sales tax. 5 Years or \$50,000 (\$26,704 Reimbursed)	Reimbursement of building permit fees \$64,163	2023 Reimbursement of public sanitary sewer relocation. \$397,947.48	Reimburesement of drainage system on property \$550,000 or 50% + remainder for project completion of Margaritaville \$2,000,000	2023 Reimbursement of project fees associated with parking lot creation \$8,000	Reimbursement of permit fees with employment creation \$50,000
ACTIVE	ACTIVE	COMPLETED	COMPLETED	ACTIVE	COMPLETED	COMPLETED



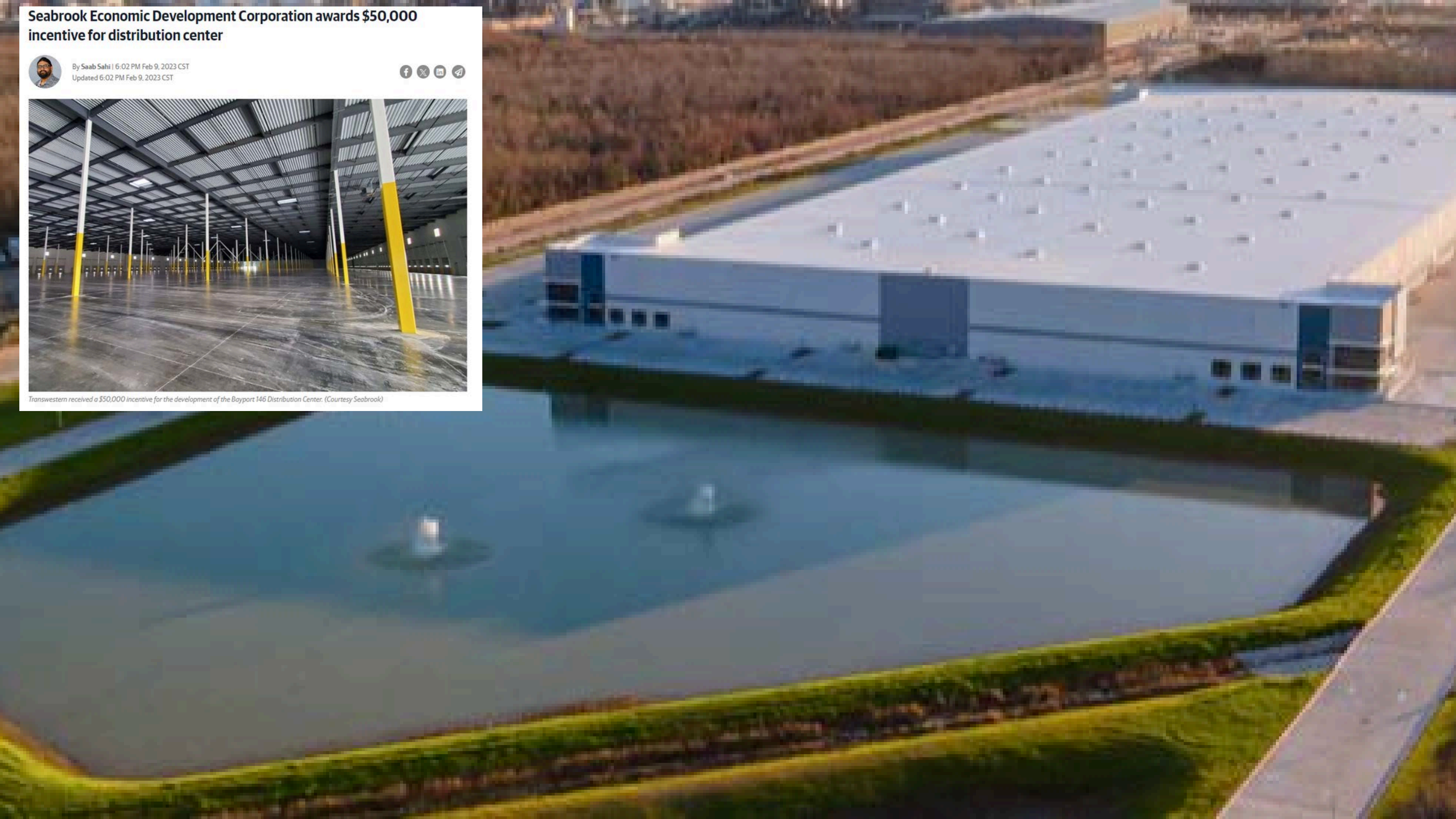
Seabrook Economic Development Corporation awards \$50,000 incentive for distribution center



By Saab Sahi | 6:02 PM Feb 9, 2023 CST
Updated 6:02 PM Feb 9, 2023 CST



Transwestern received a \$50,000 incentive for the development of the Bayport 146 Distribution Center. (Courtesy Seabrook)



EDC Website

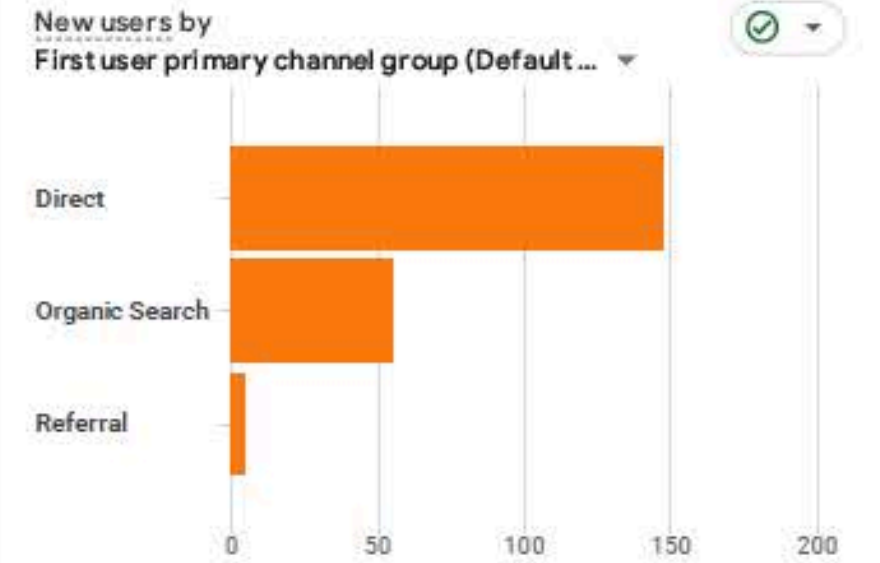
Landing page + query ... Add comparison +

Last 12 months Feb 11, 2023 - Feb 11, 2024

Reports snapshot

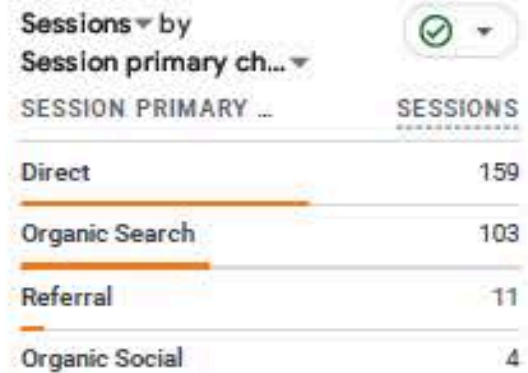


WHERE DO YOUR NEW USERS COME FROM?



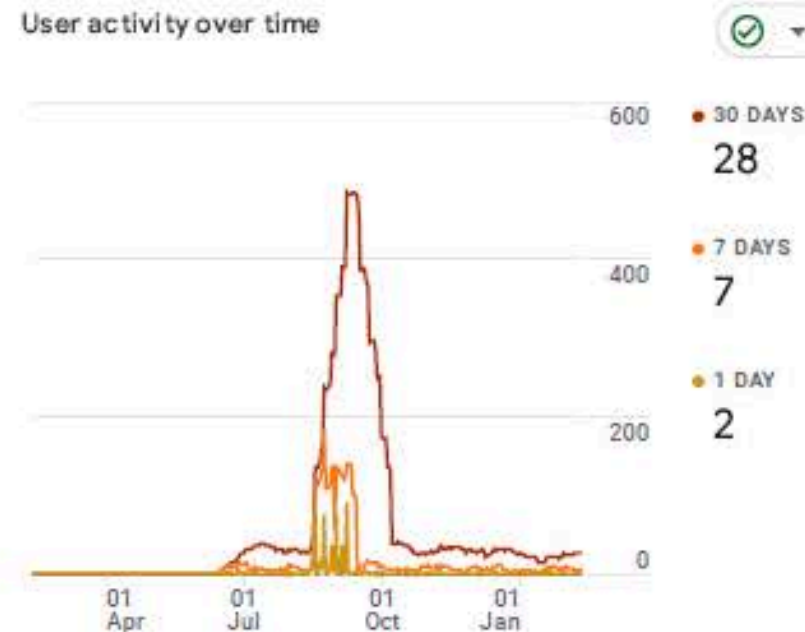
[View user acquisition](#)

WHAT ARE YOUR TOP CAMPAIGNS?



[View traffic acquisition](#)

HOW ARE ACTIVE USERS TRENDING?



WHICH PAGES AND SCREENS GET THE MOST VIEWS?

Views by Page title and screen class

PAGE TITLE AND SCREEN CLASS	VIEWS
Economic Development Corp...	741
SEDC Seabrook, TX - Official...	153
Seabrook, TX - Official Website	61
Incentives Seabrook, TX - Official	29
Agenda Center • Seabrook, TX - Official	27
Custom404 • Seabrook, TX - Official	20
Site Selections Seabrook, TX - Official	17

[View pages and screens](#)



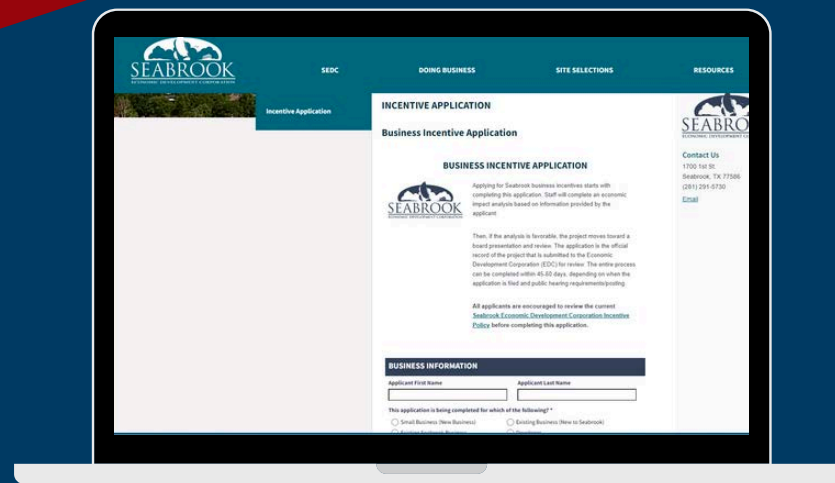
Event count by Event name

EVENT NAME	EVENT COUNT
page_view	1.2K
session_start	763
first_visit	647
user_engagement	413
Editor Link Clicked	122
view_search_results	71
Info Advanced Clicked	48

[View events: event name](#)

**BREAKING
NEWS**

Program Updates



ONLINE INCENTIVE APPLICATION

As of February 2024 the Seabrook EDC Business Development Incentive application is available to be completed and submitted electronically on the EDC website. This will provide a seamless application process for businesses and potentially help to increase overall application submissions.

POLICY AND GUIDELINES UPDATE

In 2023 the EDC Incentive Program policy was updated in order to improve the data collection process from applicant and expand the definition of terms.

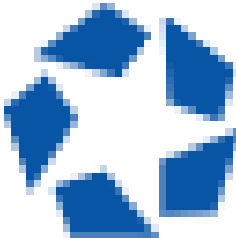
WEBSITE UPDATES

The Seabrook EDC's website is getting an upgrade! Staff is in the process of redesigning the EDC website to promote ease of use and greater website traffic.



INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
1.4M +2.1%	0 -100.0%	1.8K +130.3%	9.7% +1.7%	\$17.42 +1.9%	\$175 -6.0%	6.8% +0.6%
Prior Period 1.3M	Prior Period 118K	Prior Period (5.9K)	Prior Period 8.0%	Prior Period \$17.10	Prior Period \$186	Prior Period 6.2%

Availability		Inventory		Sales Past Year		Demand	
Vacant SF	134K ↑	Existing Buildings	142 ↑	Asking Price Per SF	-	12 Mo Net Absorp % of Inventory	0.1% ↓
Sublet SF	2.4K ↓	Under Construction Avg SF	-	Sale to Asking Price Differential	-	12 Mo Leased SF	9.2K ↓
Availability Rate	10.0% ↑	12 Mo Demolished SF	0 ↓	Sales Volume	\$3.6M ↓	Months on Market	20.9 ↑
Available SF Total	137K ↑	12 Mo Occupancy % at Delivery	23.8% ↑	Properties Sold	4 ↓	Months to Lease	-
Available Asking Rent/SF	\$18.05 ↑	12 Mo Construction Starts SF	0 ↓	Months to Sale	4.9 ↑	Months Vacant	-
Occupancy Rate	90.3% ↓	12 Mo Delivered SF	118K ↑	For Sale Listings	5 ↑	24 Mo Lease Renewal Rate	66.7%
Percent Leased Rate	90.5% ↓	12 Mo Avg Delivered SF	59.1K ↑	Total For Sale SF	79.7K ↑	Population Growth 5 Yrs	1.4%



12 centers / 20 properties / 39 spaces													
Change Criteria	Centers	Properties	Spaces	Lease Analysis	Demographics	Changes	Map						
Show Criteria	✓	Address	Center Name	Name	Type	Status	RBA/GLA	SF Avail	Rent/SF/yr	Star Rating	Market	Submarket	Landlord Representative
Print Reports	☐	3101 Bayport	Seabrook Town Centre	Tuck-Under Retail	Retail (Lifestyle Center)	Proposed	4,000	-	-	★★★★★	Houston	NASA/Clear Lake Ret	
Our Order	☐	1418-1426 Bayport Blvd			Retail (Strip Center)	Existing	5,583	-	14-17 (Est)	★★★★★	Houston	NASA/Clear Lake Ret	
Add Centers	☐	2000-2199 Bayport Blvd	Miramar Shopping Center	Miramar Shopping Center	Retail (Neighborhood Center)	Existing	88,191	28,068	12.51	★★★★★	Houston	NASA/Clear Lake Ret	Shadowood Realty Partners
Added/Removed	☐	5735 Bayport Blvd	Seabrook Plaza	5735 Bayport Blvd	Retail (Strip Center)	Existing	12,500	8,521	18.83	★★★★★	Houston	NASA/Clear Lake Ret	CHROME COMMERCIAL
Save Search	☐	1908 Hialeah Dr	Hialeah Shopping Center	Hialeah Shopping Center	Retail (Strip Center)	Existing	24,000	-	8-10 (Est)	★★★★★	Houston	NASA/Clear Lake Ret	RE/MAX Space Center
Lookup Property	☐	Highway 146 @ E Repsдорф Rd	Seabrook Town Centre	3101 Bayport	Retail (Lifestyle Center)	Proposed	19,020	-	-	★★★★★	Houston	NASA/Clear Lake Ret	New Regional Planning, Inc.
Property Search	☐	2900 Nasa Pky	Lakeside Shopping Center	Lakeside Shopping Center	Retail (Neighborhood Center)	Existing	35,048	6,000	17.52	★★★★★	Houston	NASA/Clear Lake Ret	MADA Properties
or Lease Search	☐	3100-3150 NASA Pky	Pelican Plaza	Pelican Plaza	Retail (Neighborhood Center)	Existing	30,231	2,355	10.61	★★★★★	Houston	NASA/Clear Lake Ret	The Mishra Group
Multi-Fam Search	☐	2622 NASA Rd 1	Seabrook Professional Building	Clear Lake Court	Retail (Strip Center)	Existing	11,975	5,806	15.54	★★★★★	Houston	NASA/Clear Lake Ret	Texas Ally Real Estate
etail Search	☐	3524-3568 Nasa Rd 1		Nasa Rd Retail Center	Retail (Strip Center)	Existing	13,000	4,085	14.00	★★★★★	Houston	NASA/Clear Lake Ret	ORES
Shop Ctr Search	☐	2100 E Nasa Pky	Seabrook Center	Seabrook Shopping Center	Retail (Strip Center)	Existing	24,700	-	19-23 (Est)	★★★★★	Houston	NASA/Clear Lake Ret	S.E. Covington & Company, Inc.
alytic Search	☐	3659 Nasa Road One	Seagate Village Shopping Center	Seagate Village Shopping Center	Retail (Strip Center)	Existing	12,402	6,547	12.00	★★★★★	Houston	NASA/Clear Lake Ret	Texas Ally Real Estate
ty Searches	☐	3300 Texas 146	Shops at The Commons	Shops at The Commons	Retail (Strip Center)	Existing	28,600	18,510	26.00	★★★★★	Houston	NASA/Clear Lake Ret	
lide Show	☐	Highway 146	Seabrook Town Centre	Pad 3	Retail (Lifestyle Center)	Proposed	3,500	3,500	Withheld	★★★★★	Houston	NASA/Clear Lake Ret	
xport Data	☐	Highway 146	Seabrook Town Centre	Pad 2	Retail (Lifestyle Center)	Proposed	6,500	6,500	Withheld	★★★★★	Houston	NASA/Clear Lake Ret	
nowledge Ctr	☐	Highway 146	Seabrook Town Centre	Pad 1	Retail (Lifestyle Center)	Proposed	3,000	3,000	Withheld	★★★★★	Houston	NASA/Clear Lake Ret	
	☐	Highway 146	Seabrook Town Centre	Pad 4	Retail (Lifestyle Center)	Proposed	4,000	4,000	Withheld	★★★★★	Houston	NASA/Clear Lake Ret	
	☐	Highway 146	Seabrook Town Centre	Building 5	Retail (Lifestyle Center)	Proposed	5,200	5,200	Withheld	★★★★★	Houston	NASA/Clear Lake Ret	
	☐	Highway 146	Seabrook Town Centre	Building 6	Retail (Lifestyle Center)	Proposed	8,840	8,840	Withheld	★★★★★	Houston	NASA/Clear Lake Ret	
	☐	Highway 146	Seabrook Town Centre	Building 7	Retail (Lifestyle Center)	Proposed	5,000	5,000	-	★★★★★	Houston	NASA/Clear Lake Ret	

2023 - 2024

New or Coming Soon



Marine Max
New Owner
Expansion of Services of
Endeavor Marina



Hairvation Salon
Hair Salon
New Business



Proactive Supply Chain Group
Industrial Warehousing
New Business



CEM Solutions
Marketing and Event Solutions
New Business



Express Pet Spa
Pet Groomer
New Business



Seabrook Snow Treats and Sweets
New Owner

Petal and Grace Flower Shop
Floral Shop
New Business



Areas of Interest



Compass Margaritaville

Highland Center



Areas of Interest



The Commons

Seabrook Town Centre - The Edge



Community Partnerships

- Educate on issues for local businesses
- Spotlighting Businesses
- Advocating for Pro-business climate and public policy
- Chamber Membership and Luncheons
- Business Directory Online
- Email Blasts Online

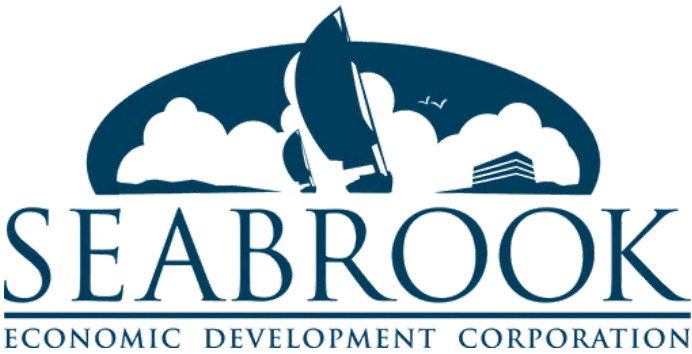


BAY AREA HOUSTON ECONOMIC PARTNERSHIP (BAHEP)

- Engages in on-going efforts to attract new business to the City and encourages retention and expansion of existing businesses that create or retain jobs within the region.
- Advisory Services
- NASA/Retention and Recruitment of Selected Industries
- Healthcare Industry Recruitment
- Annual Reports to Seabrook EDC
- Trade Show representation



Real Estate Marketing



Over the past year, we have utilized E-Blasts and business development magazines such as Houston BizNow to spread the word about available sites in Seabrook.

**SEABROOK, TEXAS
WANTS YOUR BUSINESS**



COMMERCIAL LAND FOR SALE		RETAIL SPACES FOR LEASE	
3.32 ACRES SH 146 & E. MEYER AVENUE RETAIL OR RESTAURANT	0.41 ACRES SH 146 & 2400 BAYPORT BLVD GREAT FOR A QSR	RETAIL AT COMMONS SH 146 & 3300 BAYPORT BLVD PAD SITES AVAILABLE	MIRAMAR SHOPS SH 146 & 2000 BAYPORT BLVD 5 SITES AVAILABLE
2.69 ACRES 3706 NASA PARKWAY RETAIL OR RESTAURANT	2.8 ACRES 3100 NASA PARKWAY RETAIL OR RESTAURANT	LAKESIDE PLAZA 2900 NASA PARKWAY SPACES AVAILABLE	LAKESIDE SUITES 2600 NASA PARKWAY OFFICE SPACES

FOR SALE *Commercial Land*

Located in beautiful Seabrook, Texas this commercial property is an ideal location for retailers and restaurants. Sits at the intersection of Repsdorph Circle and State Highway 146.

- 10 minute drive to NASA
- 5 minute drive to Kemah
- 244,748 vehicles weekly (SH146)
- \$111,880 Avg. HH
- 29,376 Households
- 80,937 Daytime Population
- 30 minute drive to Houston

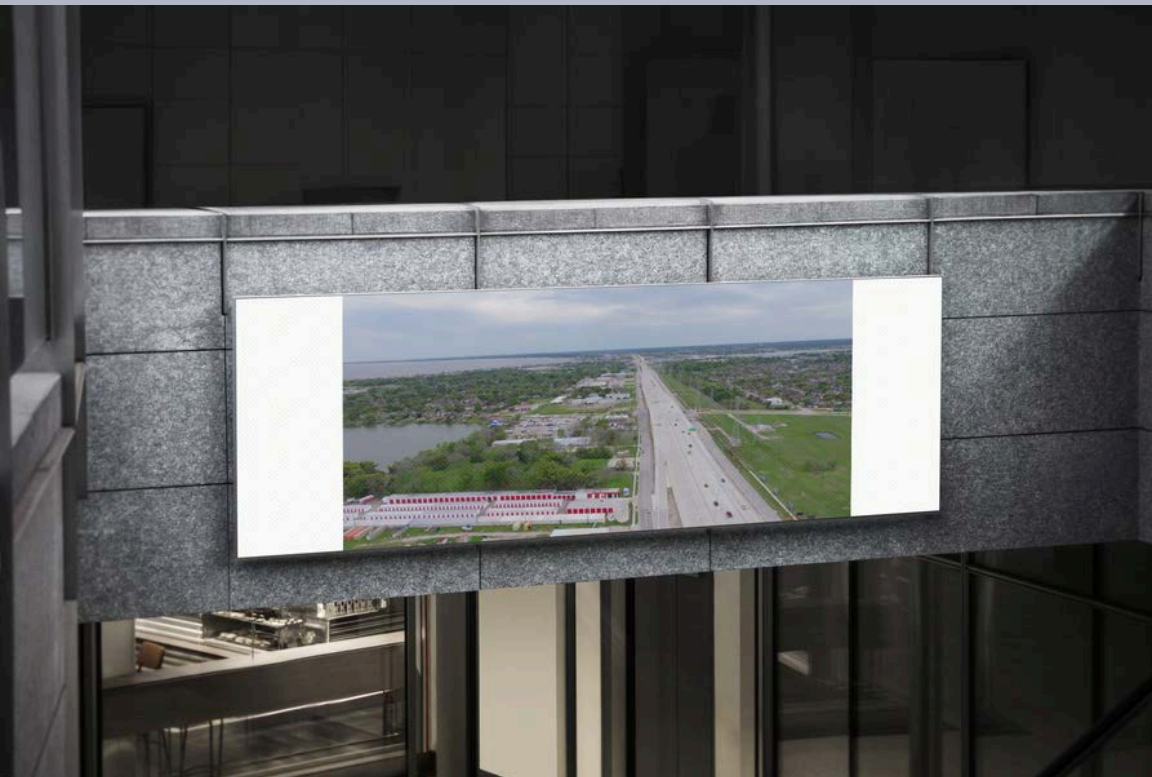


Paul M. Chavez, EDC Director
PChavez@seabrooktx.gov
281.291.5730

New Campaign “Seabrook is Open”

\$15K EDC Investment

FireFox Video



- Create a video showcasing Seabrook, including drone footage, to encourage visitors.
- Develop a script based on your objectives and provide final approval of the video.
- Deliver both :05 and :30 video spots for use on KTRK and Hulu.
- Run 350,000 animated digital impressions across multiple sites.
- Feature Seabrook in a segment on Houston Life (KPRC-TV), with a spokesperson of your choice.
- The segment will be hosted on click2houston.com, allowing for easy sharing on social media.
- Run :05 spots on KTRK-TV across all newscasts, offering a cost-effective way to reach a large audience.
- Use a :30 spot to run targeted ads on Hulu, providing 50,000 targeted impressions for viewers who stream content.

Annual Keels and Wheels Broker and Partner Event

The Seabrook Economic Development Corporation (SEDC) hosts an annual "Keels and Wheels" broker event in conjunction with the well-known Keels & Wheels Concours d'Elegance, a vintage boat and car show. This event is aimed at showcasing Seabrook and the surrounding areas to brokers, developers, and potential business partners. The SEDC uses the occasion to highlight investment opportunities, infrastructure developments, and the city's business-friendly environment.



2023 Business of the Year



ATHENA'S CORNER

The City of Seabrook proudly announces Athena's Corner as the recipient of the 2023 Seabrook Business of the Year award, as designated by the Seabrook Economic Development Corporation. This recognition was officially bestowed upon Athena's Corner at the Seabrook City Council meeting on Tuesday, January 23, 2024.

“

"Being selected as Seabrook's 2023 Business of the Year is nothing short of amazing for us. We feel incredibly blessed and grateful to have been chosen for this prestigious award. To be recognized in this way by our community is not just a testament to the success of our business but a reflection of the strong bonds we've formed."

-Diana Haronitis, Athena's Corner

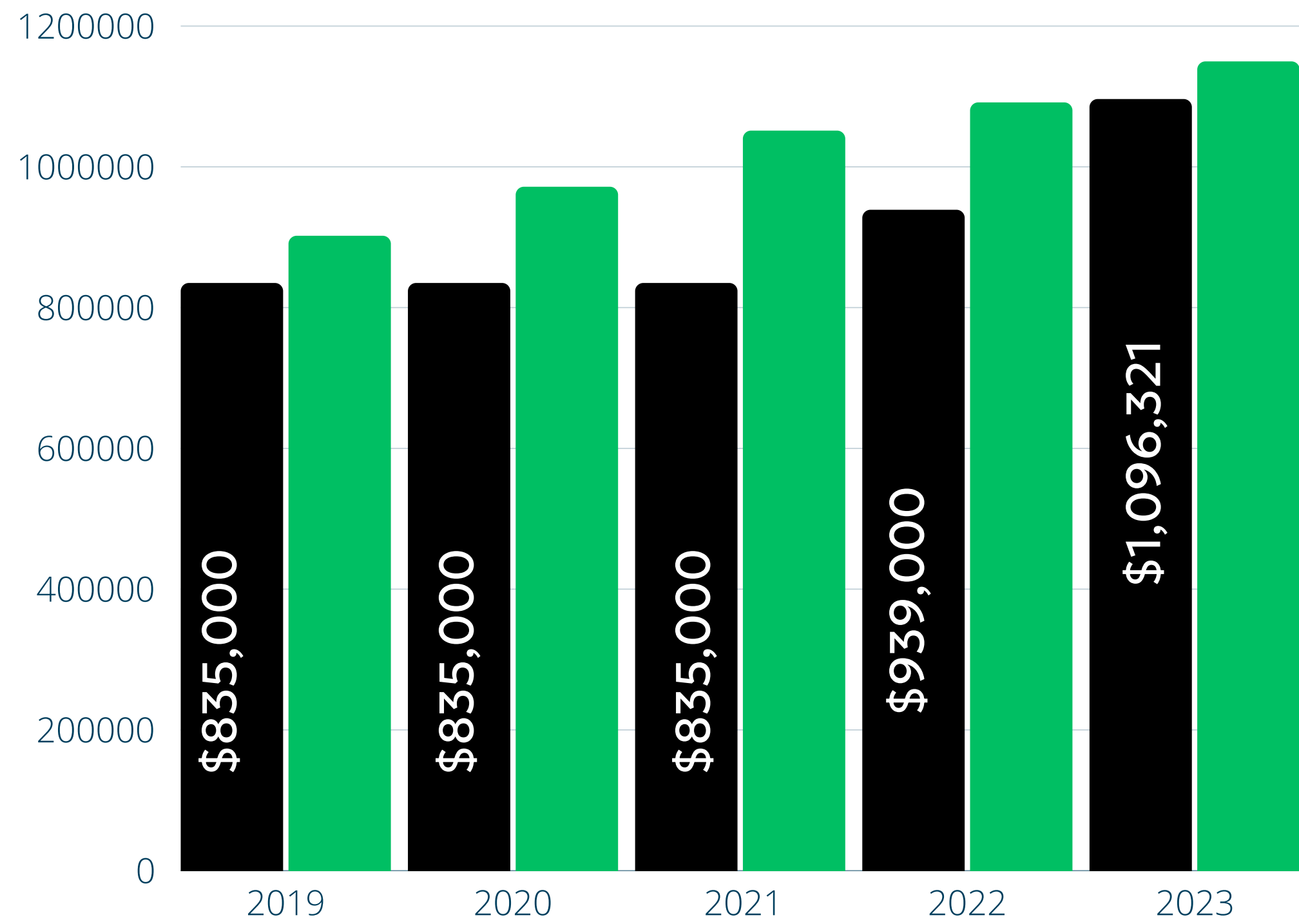
”



EDC Sales Tax

ORIGINAL BUDGET

ACTUAL RECEIPTS



FY2025



EDC BUDGET FOR FY 2024-25

Presented 7-11-24

ACCOUNT	EXPENSE ACCOUNT TITLE	
	• Expense Detail	
4010	OFFICE SUPPLIES	500
	Binders, Business Cards	500
5010	ADVERTISING (no greater than 10% of total revenues)	51,300
	• Print, video & online advertising: Annual Promotional Campaign	40,000
	• BAHEP Partnership Ads	1,000
	• Promotional items	300
	• Seabrook event sponsorship- Celebration Seabrook	10,000
5020	DUES & SUBSCRIPTIONS	1,465
	• Texas Economic Development Council (TEDC)	575
	• International Council of Shopping Centers (ICSC) (2)	250
	• Annual Bank of America credit card fee	40
	• Business of the Year Membership to Chamber of Commerce	400
	• Houston Business Journal	200
5030	SERVICES	0
5042 (NEW)	IT SOFTWARE	22,350
	• Website hosting, AI bot and maintenance, Email Blast software	6,750
	• Archive Social Web Services (for open records reporting)	2,500
	• EDC Domains	100
	• Broker, Real Estate and Mapping Software	13,000
5182	TRAIL MAINTENANCE	30,000
5220	LEGAL	16,800
5227	CONSULTING	60,000
	• Bay Area Houston Economic Partnership (2023-2026)	20,000
	• General Consulting (Board Related)	15,000
	• Economic Alliance Houston Port Region (2024-2027)	15,000
	• Clear Lake Chamber of Commerce (2024-2025)	10,000
5300	TRAINING & CONFERENCE	13,800
	• BAHEP table for annual banquet (8 seats)	1,500
	• Economic Alliance table for annual banquet (8 seats)	1,000
	• Economic Alliance trip to Washington, DC (1 person)	2,500
	• Keels & Wheels Preview Event (Spring 2023)	2,500
	• Meetings, Events and Luncheons	1,000
	• Seabrook Economic Development Broker Events	3,500
	• Staff Training	1,200
	• TEDC Quarterly Conferences	600
5400	TELEPHONE	0
5465	MISCELLANEOUS (Board Shirts)	500
5617	ECONOMIC DEVELOPMENT PROJECTS	1,000,000
	• CIP Projects	
	Livable Center Projects (Project Notice Old Seabrook \$1,000,000)	500,000
	Gateway, Wayfinding, Pedestrian and Park Municipal Sign (Project Notice Old Seabrook includes signage)	500,000

5620	ECONOMIC DEVELOPMENT INCENTIVE PROGRAMS	665,406
	Active Project 2017 - Merlion (Sales Tax Reim \$40K)	7,156
	Active Project 2022 - Fay&Fay (Seabrook Shipyard) \$8250 gas line	8,250
	Active Project 2023 - The Edge (Towne Center) \$397,974.48 line reloc	0
	Active Project 2023 - Margaritaville (Seabrook Plaza) \$550,000 drainage/ \$2M TOTAL	550,000
	New Incentives	100,000
TOTAL EXPENDITURES		1,861,621
INTERFUND TRANSFERS		
6250	ADMINISTRATIVE SERVICES AGREEMENT	113,745
6255	TRANSFER TO ENTERPRISE FUND PROJECT (CIP Projects/Debt Payment to EF)	196,945
TOTAL		* 2,172,311

- CIP Projects \$1,000,000
- Ongoing Incentives \$565,486
- New Incentives \$100,000
- Bond Payment - Water Tank \$196,945

Moving Forward

SEABROOK ECONOMIC DEVELOPMENT CORPORATION



2024-2026 Strategic Plan

Vision Statement

Seabrook is a sustainable, energetic, and beautiful coastal community that embraces environmental stewardship, fosters safe neighborhoods, and promotes tourism and economic diversity.

Mission Statement

The City of Seabrook is responsive, innovative, and fiscally sound in delivering services that preserve, protect, and enhance quality of life.

Goals

1.

Support Existing
Local Businesses
and Industries

2.

Business
Marketing &
Recruitment

3.

Quality of Life
Infrastructure

4.

Communications

5.

Old Seabrook

Thank you

Attachment D

Notes on the Grading and Drainage RFP for Carothers Coastal Gardens From Open Spaces and Trails Committee as voted on September 5th, 2024

There are 13 Line Items on the RFP Bid Sheet. OSTC recommends removal or modification of four of these Line Items. As it is both Norex's and Staff's position that all of these items should be retained. Therefore, only Council can direct Staff to remove or amend the following items.

Line Item #4: 4" Clearing and Grubbing.

While the Line Item does not specifically state it, the Norex drawings contemplate a full grub of the entire 5+ acres that includes the area east of the original demolished structure, nearly all of the way to the bay, north swale to south swale. There is no cogent argument for this full blown procedure other than it being an industry accepted practice for commercial grading and drainage projects. This is not a standard grading and drainage project by any stretch of the imagination. We agree that the swales at either edge of the property, the new trails and the new planting bed areas should be grubbed. For us, it makes perfect sense to leave the remainder of existing lawn in place for several reasons, the chief one being the cost savings. Furthermore, the existing sod will be more resilient to significant rain events. A fully grubbed 5+ acre area will be much more susceptible to erosion than a partially grubbed 5+ acres. Another component of the grubbing is final compaction to 85% Proctor Density. Again, this is perfectly acceptable in the areas we have conceded should be grubbed, but to rip up a perfectly good lawn, compact it to 85% and then spray hydro mulch so that it can become lawn again is just nonsensical and a gross waste of funds. Funds that in our opinion, would be far better served purchasing quality soil, future plants and trees.

Line Item #6: Demolition, removal and off-site disposal of existing concrete slab.

We ask that this Line Item be removed. Our thought is to re-purpose that slab at some point with another gazebo structure. In the meantime, it poses no impediment to implementation of the Master Plan

Line Item #8: Demolition, removal and offsite disposal of existing land bridge.

We ask that this Line Item be removed. Our Committee will voluntarily demolish the structure and take the debris to PW to be put into their dumpster.

Line Item #10: Off-site Soil Excavation, Relocation, Compaction and Grading per plan.

We ask that this Line Item be removed. Any project of this size involving grading and moving of dirt is subject to inaccuracies in the amount of soil necessary for proper execution of the work. While we acknowledge the expertise of Norex Engineering in this arena, we also have two construction professionals on our Committee, with more than 70 years of combined experience. It is our opinion that the amount of soil in the existing pad site along with whatever comes from the re-grading of the swales is sufficient to create the raised planting beds and to mitigate any low areas. As part of Phase Two, the planting beds will necessarily receive a significant amount of top soil or garden mix and their overall height can be adjusted with that application. We are confident that any additional top soil on the planting beds would be far superior to any common fill dirt put down beforehand.





Attachment E

☐ **Adherence to the Engineer's Plan:**

Staff recommends following the professional engineer's design, which includes full clearing and grubbing of the site, as well as off-site soil excavation and grading. This approach ensures that proper drainage and sustainability of trails and planting beds are achieved.

☐ **Engineer Liability and Certification:**

Deviating from the engineered plan will release the engineer from liability and prevent them from certifying the construction. This could impact the project's overall integrity and limit future legal recourse.

☐ **Potential Issues Without Full Grubbing and Fill:**

While this project is not critical to public safety, health, or welfare, failing to fully grub and fill may lead to drainage and grading problems. Organic materials left behind will decay over time, potentially causing settlement and erosion, which could require repairs later.

☐ **Cost Considerations and Flexibility:**

If City Council chooses to omit the clearing and grubbing, or the off-site fill and grading items, staff recommends listing them as alternates in the RFP to establish unit pricing. This will allow the City to move forward with flexibility and avoid costly change orders if these items become necessary during construction.

☐ **Recommendation to Proceed:**

Based on these considerations, City Council can choose between two options:

1. **Motion to Finalize RFP Without Clearing and Off-Site Fill:** Direct staff to exclude full clearing, grubbing, and off-site fill, limiting the scope to necessary areas only and saving costs, while keeping alternates in the RFP.
2. **Motion to Finalize RFP with Full Engineered Plans:** Direct staff to proceed with the project as designed by the professional engineer, including full clearing, grubbing, and off-site soil relocation, to ensure long-term sustainability and proper site management.

City of Seabrook, Texas

August Monthly Financial Report

Fiscal Year Ending September 30, 2024

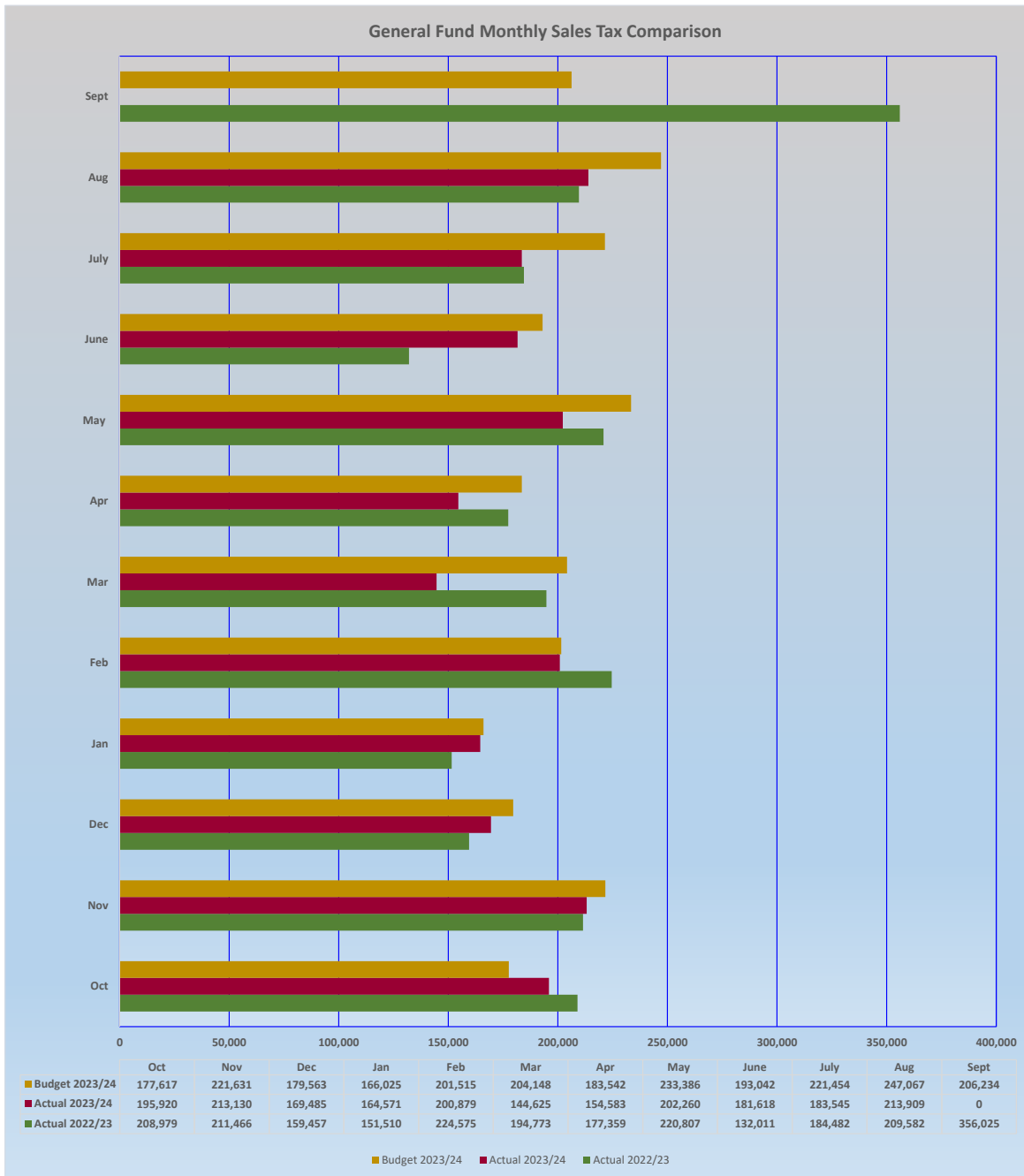


"The City of Seabrook is responsive, innovative and fiscally sound in delivering services that preserve, protect and enhance quality of life."

CITY OF SEABROOK
GENERAL FUND - MONTHLY REPORT
August 31, 2024

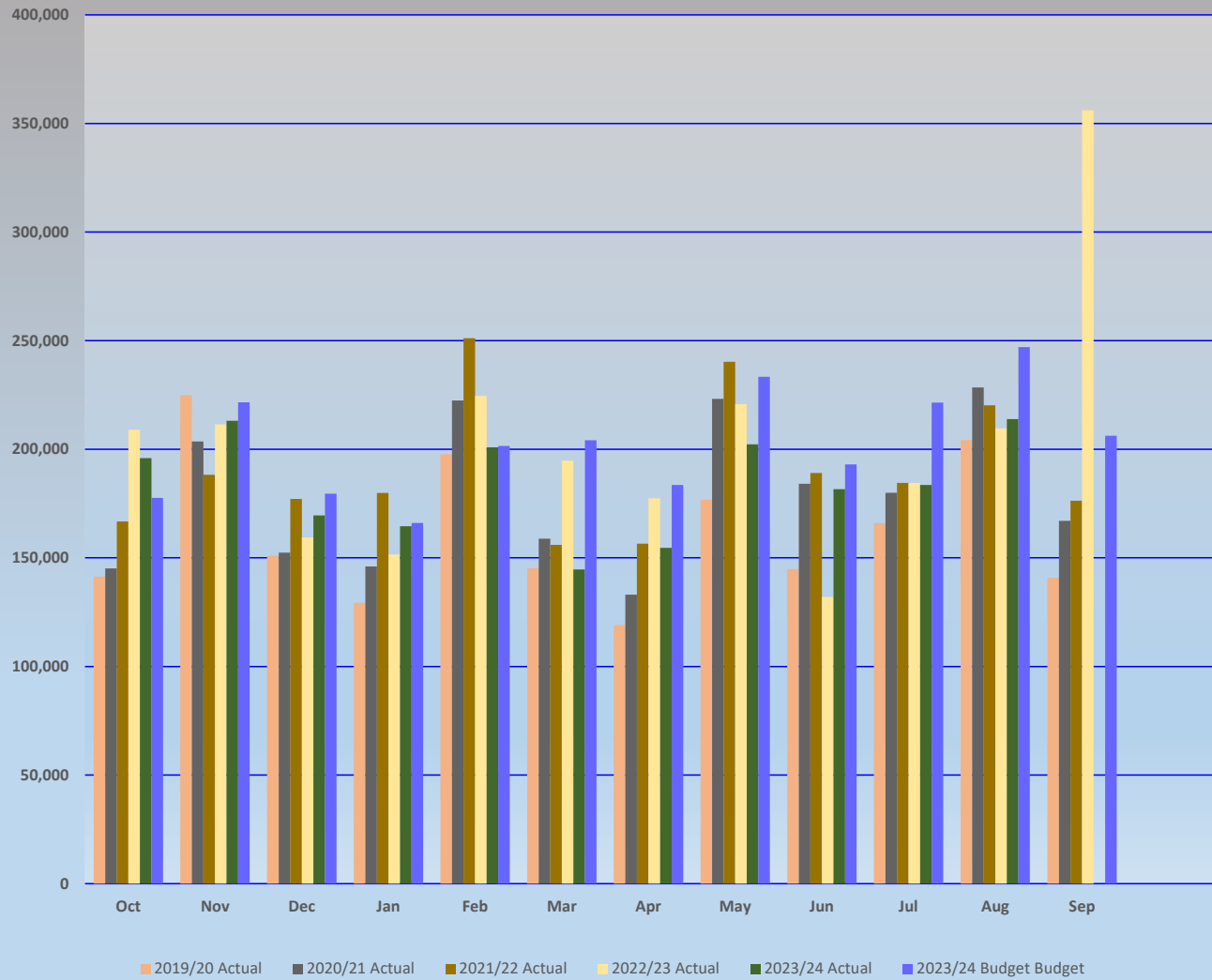
ANNUAL				FISCAL YEAR-TO-DATE		
FORECAST	BUDGET	FORE VS BUD	GENERAL FUND	ACTUAL	BUDGET	ACT VS BUD
		FAV/(UNFAV) VARIANCE				FAV/(UNFAV) VARIANCE
REVENUES						
6,614,512	6,957,067	(342,555)	AD Valorem Taxes	6,580,876	6,923,431	(342,555)
2,361,894	2,585,725	(223,831)	Sales Tax	2,144,597	2,368,428	(223,831)
695,600	730,013	(34,413)	Franchise Tax	664,942	699,355	(34,413)
151,996	112,937	39,059	Intergovernmental	142,584	103,526	39,059
286,255	500,000	(213,745)	Licenses & Permits	265,947	464,456	(198,509)
392,495	429,917	(37,422)	Charges for Services	345,531	382,953	(37,422)
506,285	450,998	55,287	Fines & Forfeitures	461,391	406,104	55,287
485,643	329,377	156,266	Interest Revenue	464,501	308,234	156,266
123,594	125,000	(1,406)	Industrial District Payment	123,594	125,000	(1,406)
495,530	475,710	19,820	Other Revenue	466,444	446,624	19,820
2,383,642	2,383,642	(0)	Transfers In	2,185,005	2,185,005	(0)
256,637	256,637	0	Use of Prior Year Funds	256,637	256,637	0
14,754,082	15,337,021	(582,940)	Total Revenues	14,102,048	14,669,751	(567,704)
EXPENDITURES*						
10,221,479	10,669,686	448,207	Personnel Services	9,245,646	9,697,846	452,201
310,578	369,694	59,116	Materials & Supplies	260,990	313,777	52,787
3,312,624	3,780,655	468,030	Services	3,057,881	3,373,337	315,456
287,769	322,441	34,672	Capital Outlay	269,557	270,225	669
331,578	331,578	0	Transfers Out	0	331,578	331,578
14,464,029	15,474,050	1,010,026	Total Expenditures	12,834,073	13,986,764	821,113
FUND BALANCE						
9,568,206	9,568,206	0	Beginning Balance Estimate	9,568,206	9,568,206	0
290,054	(137,029)	427,083	Change in Fund Balance	1,267,974	682,987	584,987
9,858,260	9,431,177	427,083	Ending Balance	10,836,181	10,251,194	584,987

	Current Year Actual August	Current Year Budget August	Change Budget to Actual	% Change Budget to Actual	Prior Year Actual August	Change Actual to Actual	% Change Actual to Actual
TAXES - CURRENT	6,512,928	6,843,064	(330,135)	-4.82%	5,981,817	531,111	8.88%
PRIOR YEAR CUR TAX	-	-	-	0.00%	0	-	0.00%
TAXES - DELINQUENT	17,307	45,915	(28,608)	-62.31%	10,522	6,785	64.48%
PRIOR YEAR DEL TAX	-	-	-	0.00%	0	-	0.00%
PENALTY & INTEREST/TAXES	50,640	34,452	16,188	46.99%	52,399	(1,759)	-3.36%
AD VALOREM	6,580,876	6,923,431	(342,555)	-4.95%	6,044,738	536,138	8.87%
SALES TAX	2,021,658	2,228,991	(207,332)	-9.30%	2,075,000	(53,342)	-2.57%
MIXED BEVERAGE TAX	122,939	139,437	(16,498)	-11.83%	120,555	2,384	1.98%
SALES TAX	2,144,597	2,368,428	(223,831)	-9.45%	2,195,555	(50,958)	-2.32%
FRANCHISE TAX - PRIVATE	664,942	699,355	(34,413)	-4.92%	711,584	(46,642)	-6.55%
FRANCHISE-PUBLIC ENTERPRISE	-	-	-	0.00%	0	-	0.00%
FRANCHISE TAX	664,942	699,355	(34,413)	-4.92%	711,584	(46,642)	-6.55%
EMERGENCY MGT GRANT	-	-	-	0.00%	0	-	0.00%
FED/STATE DISASTER REIMBURSEMENT	-	-	-	0.00%	130,128	(130,128)	-100.00%
TPWD WILDLIFE GRANT	-	-	-	0.00%	0	-	0.00%
GRANT	-	-	-	0.00%	18,240	(18,240)	-100.00%
REIMBURSEMENT FROM EDC	100,833	103,526	(2,692)	-2.60%	264,864	(164,030)	-61.93%
INTERGOVERNMENTAL	41,751	103,526	(61,775)	-59.67%	413,232	(371,481)	-89.90%
LICENSES & PERMITS	265,947	464,456	(198,509)	-42.74%	244,600	21,347	8.73%
LICENSES & PERMITS	265,947	464,456	(198,509)	-42.74%	244,600	21,347	8.73%
AMBULANCE REVENUE	255,091	265,311	(10,220)	-3.85%	171,624	83,467	48.63%
DISPATCH & ANIMAL CONTROL	60,995	33,509	27,486	82.02%	33,611	27,384	81.47%
PARK FEES	20,695	42,875	(22,180)	-51.73%	19,387	1,308	6.75%
POOL RECEIPTS	-	22,921	(22,921)	-100.00%	20,861	(20,861)	-100.00%
PLAT FEES	4,500	18,336	(13,836)	-75.46%	11,560	(7,060)	-61.07%
CHARGES FOR SERVICES	345,531	382,953	(37,422)	-9.77%	266,043	79,488	29.88%
DOT FINES	3,129	24,420	(21,291)	-87.19%	3,556	(427)	-12.01%
OMNI FEES	764	943	(179)	-19.00%	829	(65)	-7.84%
COURT FINES	457,167	377,947	79,219	20.96%	252,388	204,779	81.14%
MUN COURT-TIME PAYMENT FEE	332	2,794	(2,462)	-88.13%	886	(555)	-62.60%
FINES & FORFEITURES	461,391	406,104	55,287	13.61%	257,659	203,732	79.07%
INTEREST EARNINGS	464,501	308,234	156,266	50.70%	302,775	161,725	53.41%
INTEREST REVENUE	464,501	308,234	156,266	50.70%	302,775	161,725	53.41%
INDUSTRIAL DISTRICT PAYMENT	123,594	125,000	(1,406)	-1.12%	128,662	(5,068)	-3.94%
INDUSTRIAL DISTRICT PAYMENT	123,594	125,000	(1,406)	-1.12%	128,662	(5,068)	-3.94%
LEASE OF FIRE STATION	273,842	301,226	(27,384)	-9.09%	301,226	(27,384)	-9.09%
OTHER REVENUE	102,198	37,337	64,861	173.72%	80,999	21,199	26.17%
CITY EVENTS REVENUE	90,405	108,000	(17,595)	-16.29%	0	90,405	0.00%
OTHER REVENUE	466,444	446,624	19,820	4.44%	382,225	84,219	22.03%
TRANSFER TO OTHER FUNDS	-	-	-	0.00%	0	-	0.00%
SANITATION FRANCHISE TRANSFER	395,613	395,613	0	0.00%	341,577	54,037	15.82%
REIMBURSEMENT FROM ENTERPRISE	1,789,392	1,789,392	(0)	0.00%	1,864,640	(75,248)	-4.04%
TRANSFERS IN	2,185,005	2,185,005	(0)	0.00%	2,206,217	(21,212)	-0.96%
TRANSFER (TO)	-	-	-	0.00%	0	-	0.00%
TRANSFER FROM/(TO) CAPITAL PROJECTS	(331,578)	(331,578)	-	0.00%	-372,629	41,051	-11.02%
TRANSFERS OUT	(331,578)	(331,578)	-	0.00%	-372,629	41,051	-11.02%
USE OF PRIOR YEAR FUNDS	256,637	256,637	-	0.00%	1,264,643	(1,008,006)	-79.71%
USE OF PRIOR YEAR FUNDS	256,637	256,637	-	0.00%	1,264,643	(1,008,006)	-79.71%



	Sales Tax			Actual to Prior Year	% Actual to Prior Year	Current Year Actual to Budget	% Current Year to Budget
	2022/23	2023/24	2023/24				
	Actual	Actual	Budget				
October	208,979	195,920	177,617	(13,059)	-6.25%	18,303	10.30%
November	211,466	213,130	221,631	1,664	0.79%	(8,501)	-3.84%
December	159,457	169,485	179,563	10,029	6.29%	(10,078)	-5.61%
January	151,510	164,571	166,025	13,061	8.62%	(1,454)	-0.88%
February	224,575	200,879	200,515	(23,695)	-10.55%	364	0.18%
March	194,773	144,625	204,148	(50,148)	-25.75%	(59,524)	-29.16%
April	177,359	154,583	184,542	(22,776)	-12.84%	(29,959)	-16.23%
May	220,807	202,260	233,386	(18,546)	-8.40%	(31,125)	-13.34%
June	132,011	181,618	183,042	49,607	37.58%	(1,424)	-0.78%
July	184,482	183,545	221,454	(937)	-0.51%	(37,909)	-17.12%
August	209,582	213,909	247,067	4,326	2.06%	(33,159)	-13.42%
September	356,025		206,234	-	0.00%	-	0.00%
Totals	2,075,000	2,024,526	2,218,991	(50,474)	-2.43%	(194,464)	-8.76%

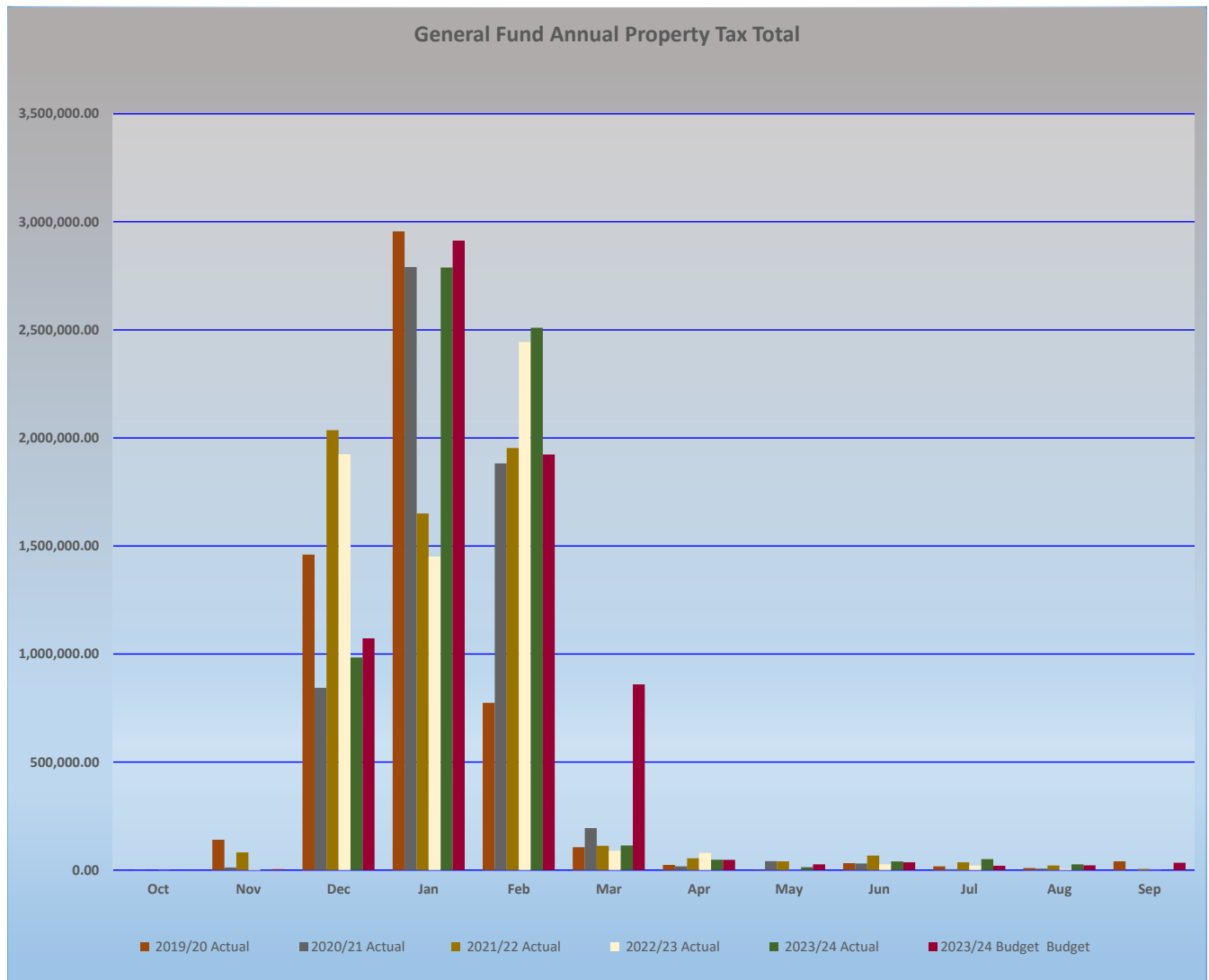
General Fund Annual Sales Tax Total



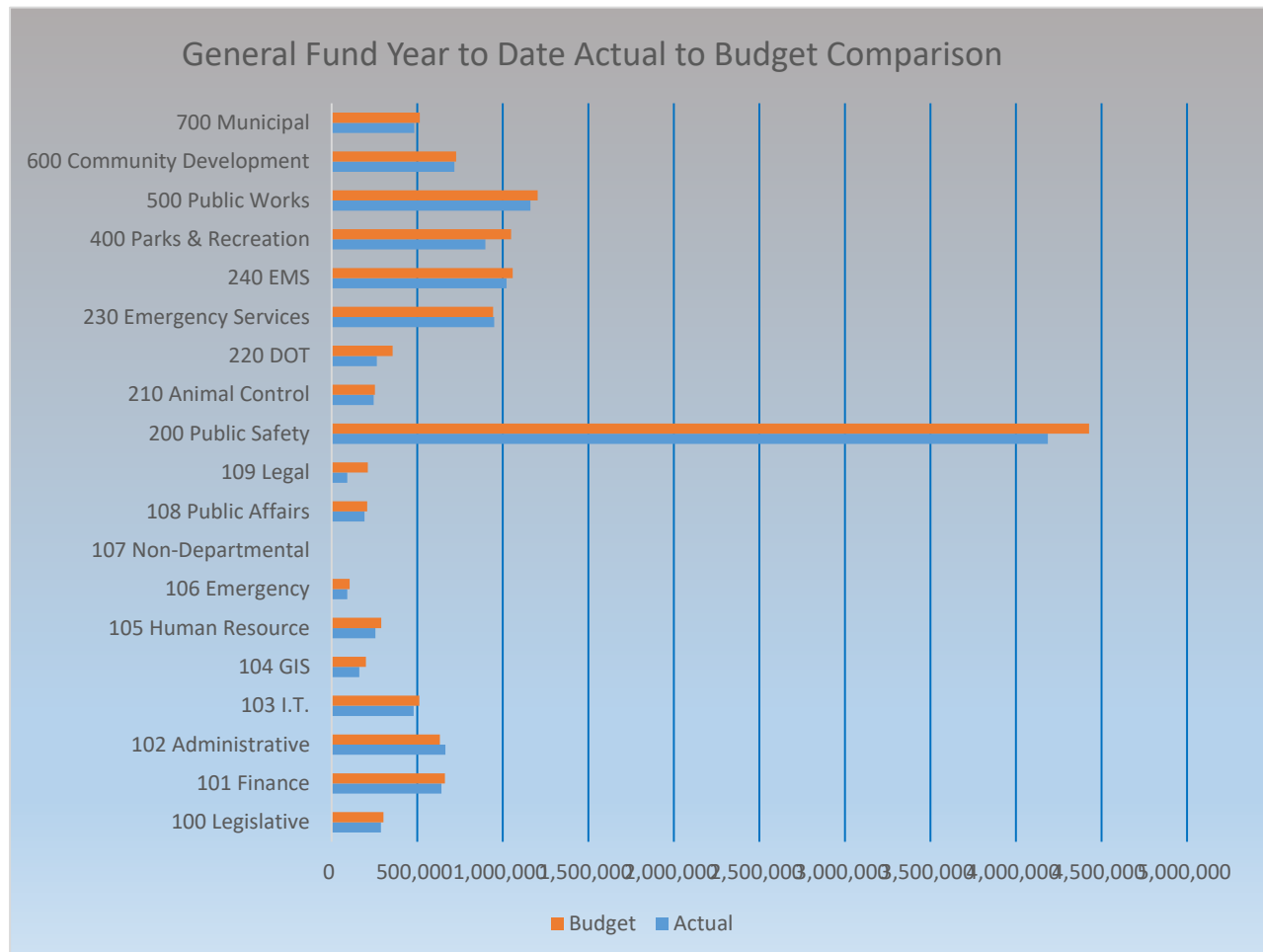
Annual Sales Tax Comparison					
	2019/20	2020/21	2021/22	2022/23	2023/24
	Actual	Actual	Actual	Actual	Actual
October	141,341	145,108	166,770	208,979	195,920
November	224,972	203,552	188,209	211,466	213,130
December	151,016	152,368	177,351	159,457	169,485
January	129,278	146,031	179,869	151,510	164,571
February	197,726	222,449	251,364	224,575	200,879
March	145,275	158,810	155,958	194,773	144,625
April	119,047	133,014	156,548	177,359	154,583
May	176,708	223,227	240,286	220,807	202,260
June	144,852	184,071	189,052	132,011	181,618
July	165,975	179,978	184,494	184,482	183,545
August	204,224	228,456	220,228	209,582	213,909
September	140,848	167,046	176,273	356,025	-
Totals	1,941,262	2,144,110	2,286,402	2,431,025	2,024,526

Property Tax

	2023/24 Budget	2023/24 Actual	YTD Actual to Budget	YTD % Actual to Budget	2022/23 Actual	Actual to Prior Year	% Actual to Actual
October	33	-	(33)	-100.00%	21	(21)	-100.00%
November	3,980	8	(3,971)	-99.79%	2,981	(2,973)	-99.72%
December	1,071,859	983,949	(87,910)	-8.20%	1,924,676	(940,727)	-48.88%
January	2,913,026	2,788,445	(124,581)	-4.28%	1,450,789	1,337,656	92.20%
February	1,923,637	2,509,975	586,338	30.48%	2,444,312	65,663	2.69%
March	859,807	113,678	(746,129)	-86.78%	89,412	24,265	27.14%
April	47,014	47,666	652	1.39%	79,851	(32,185)	-40.31%
May	26,606	13,526	(13,080)	-49.16%	15	13,511	88364.29%
June	36,059	39,703	3,644	10.11%	26,586	13,117	49.34%
July	19,670	50,673	31,002	157.61%	20,895	29,777	142.51%
August	21,739	26,247	4,507	20.73%	5,199	21,048	404.82%
September	33,636	-	-	0.00%	790	-	0.00%
Totals	6,901,692	6,547,624	-354,068	-5.13%	6,039,539	529,132	8.76%



EXPENDITURES*	Actual	Budget	Variance	
100 Legislative	287,905	302,308	14,403	4.76%
101 Finance	641,191	661,977	20,786	3.14%
102 Administrative	664,968	632,307	(32,661)	-5.17%
103 I.T.	478,970	512,353	33,383	6.52%
104 GIS	161,071	199,949	38,878	19.44%
105 Human Resource	254,974	289,674	34,700	11.98%
106 Emergency	90,827	104,308	13,481	12.92%
107 Non-Departmental	108	0	(108)	#DIV/0!
108 Public Affairs	191,311	207,109	15,797	7.63%
109 Legal	90,469	210,642	120,173	57.05%
200 Public Safety	4,186,301	4,427,754	241,453	5.45%
210 Animal Control	244,960	252,178	7,218	2.86%
220 DOT	263,641	356,425	92,784	26.03%
230 Emergency Services	949,932	943,694	(6,238)	-0.66%
240 EMS	1,022,578	1,058,228	35,650	3.37%
400 Parks & Recreation	898,673	1,048,929	150,256	14.32%
500 Public Works	1,161,839	1,204,584	42,746	3.55%
600 Community Development	717,243	727,554	10,310	1.42%
700 Municipal	482,802	515,214	32,412	6.29%
900 Disaster	44,312	0	0	0
Total	12,834,075	13,655,188	865,424	6.34%



CITY OF SEABROOK
GENERAL FUND - MONTHLY REPORT
August 31, 2024

ANNUAL				FISCAL YEAR-TO-DATE		
<u>FORECAST</u>	<u>BUDGET</u>	FORE VS BUD	<u>GENERAL FUND</u>	<u>ACTUAL</u>	<u>BUDGET</u>	ACT VS BUD
		FAV/(UNFAV)				FAV/(UNFAV)
		<u>VARIANCE</u>				<u>VARIANCE</u>
PERSONNEL SERVICES						
231,042	240,628	9,586	100 Legislative	212,012	220,611	8,599
445,647	470,891	25,244	101 Finance	404,302	434,546	30,244
334,903	344,901	9,997	102 Administrative	306,842	310,727	3,885
348,389	361,887	13,498	103 I.T.	312,462	333,638	21,176
142,521	159,349	16,828	104 GIS	130,433	144,920	14,486
245,347	280,759	35,412	105 Human Resource	220,218	255,630	35,412
72,835	77,605	4,770	106 Emergency	66,280	70,516	4,236
108	0	(108)	107 Non-Departmental	108	0	(108)
89,438	107,750	18,312	108 Public Affairs	78,771	96,805	18,034
44,214	44,475	261	109 Legal	38,363	26,683	(11,680)
4,045,040	4,183,356	138,316	200 Public Safety	3,670,433	3,790,195	119,763
227,989	233,607	5,618	210 Animal Control	206,955	212,085	5,130
290,822	375,936	85,114	220 DOT	252,873	337,987	85,114
72,877	74,330	1,453	230 Emergency Services	66,281	70,493	4,213
902,914	915,114	12,200	240 EMS	819,487	835,805	16,318
723,805	767,386	43,581	400 Parks & Recreation	648,454	724,674	76,220
796,887	815,322	18,435	500 Public Works	722,495	740,930	18,435
671,267	681,989	10,723	600 Community Development	606,276	610,411	4,135
494,903	534,405	39,502	700 Municipal	442,067	481,190	39,123
40,535	0	(40,535)	900 Hurricane	40,535	0	(40,535)
10,221,479	10,669,686	448,207	Total Expenditures	9,245,646	9,697,846	452,201

CITY OF SEABROOK
GENERAL FUND - MONTHLY REPORT
August 31, 2024

ANNUAL				FISCAL YEAR-TO-DATE		
		FORE VS BUD FAV/(UNFAV)				ACT VS BUD FAV/(UNFAV)
FORECAST	BUDGET	VARIANCE	GENERAL FUND	ACTUAL	BUDGET	VARIANCE
MATERIALS & SUPPLIES						
1,596	2,300	704	100 Legislative	1,549	1,763	214
15,108	22,010	6,902	101 Finance	11,539	19,441	7,902
1,673	1,550	(123)	102 Administrative	1,293	1,171	(123)
2,175	3,000	825	103 I.T.	1,576	2,401	825
8,791	16,879	8,088	104 GIS	6,917	14,479	7,561
1,739	2,550	811	105 Human Resource	1,593	2,304	711
420	625	205	106 Emergency	360	501	141
0	0	0	107 Non-Departmental	0	0	0
4,398	4,400	2	108 Public Affairs	4,398	4,398	0
0	0	0	109 Legal	0	0	0
97,756	103,768	6,012	200 Public Safety	87,162	88,674	1,512
5,643	8,610	2,967	210 Animal Control	4,590	6,999	2,409
7,870	11,940	4,070	220 DOT	5,976	8,905	2,930
4,534	3,314	(1,220)	230 Emergency Services	3,504	3,283	(221)
29,459	41,681	12,222	240 EMS	43,122	58,412	15,290
38,770	69,983	31,212	400 Parks & Recreation	30,059	59,650	29,591
54,710	46,134	(8,576)	500 Public Works	41,584	30,244	(11,341)
11,138	10,001	(1,137)	600 Community Development	10,788	8,743	(2,045)
5,735	6,600	865	700 Municipal	3,930	2,410	(1,520)
0	0	0	900 Hurricane	1,048	0	(1,048)
291,514	355,344	63,830	Total Expenditures	260,990	313,777	52,787

CITY OF SEABROOK
GENERAL FUND - MONTHLY REPORT
August 31, 2024

ANNUAL				FISCAL YEAR-TO-DATE		
		FORE VS BUD FAV/(UNFAV)				ACT VS BUD FAV/(UNFAV)
<u>FORECAST</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>GENERAL FUND</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>
SERVICES						
77,235	87,679	10,444	100 Legislative	74,344	79,934	5,590
254,667	265,348	10,681	101 Finance	225,350	207,991	(17,360)
374,093	388,583	14,490	102 Administrative	356,833	320,410	(36,423)
166,566	185,956	19,390	103 I.T.	164,931	176,314	11,383
24,443	41,192	16,749	104 GIS	20,803	37,634	16,831
35,482	50,959	15,477	105 Human Resource	33,164	31,741	(1,423)
26,201	36,972	10,771	106 Emergency	24,187	33,291	9,104
0	0	0	107 Non-Departmental	0	0	0
108,142	106,666	(1,476)	108 Public Affairs	108,142	105,906	(2,236)
66,147	184,925	118,778	109 Legal	52,107	183,959	131,853
454,249	580,425	126,176	200 Public Safety	428,706	548,885	120,179
31,513	33,652	2,139	210 Animal Control	27,518	27,196	(322)
6,494	13,500	7,006	220 DOT	4,792	9,532	4,740
893,901	890,063	(3,838)	230 Emergency Services	821,857	811,628	(10,230)
93,252	97,290	4,038	240 EMS	89,249	93,292	4,043
195,152	236,155	41,003	400 Parks & Recreation	165,535	209,309	43,774
408,713	483,271	74,558	500 Public Works	369,580	405,231	35,651
55,041	64,229	9,188	600 Community Development	51,249	59,471	8,222
38,605	33,790	(4,815)	700 Municipal	36,805	31,614	(5,191)
2,728	0	(2,728)	900 Hurricane	2,728	0	(2,728)
3,312,624	3,780,655	468,030	Total Expenditures	3,057,881	3,373,337	315,456

CITY OF SEABROOK
GENERAL FUND - MONTHLY REPORT
August 31, 2024

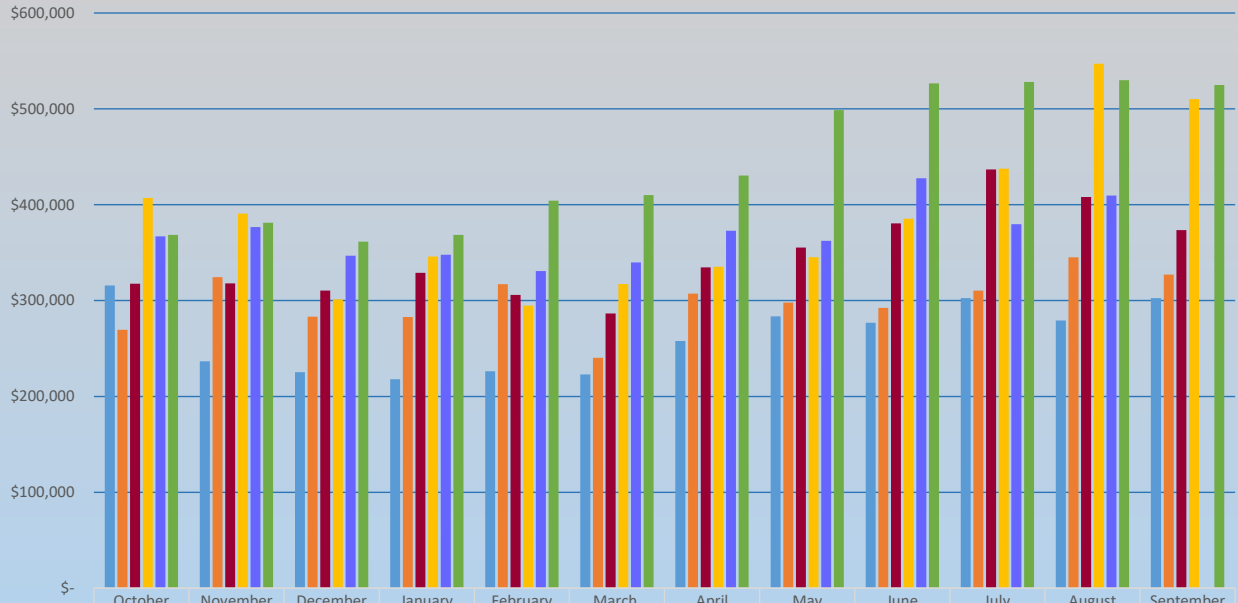
ANNUAL				FISCAL YEAR-TO-DATE			
FORECAST	BUDGET	FORE VS BUD		ACTUAL	BUDGET	ACT VS BUD	
		FAV/(UNFAV)	VARIANCE			FAV/(UNFAV)	VARIANCE
GENERAL FUND							
CAPITAL							
0	0	0	100 Legislative	0	0	0	
0	0	0	101 Finance	0	0	0	
0	0	0	102 Administrative	0	0	0	
0	0	0	103 I.T.	0	0	0	
3,184	3,184	(1)	104 GIS	2,918	2,917	(1)	
0	0	0	105 Human Resource	0	0	0	
0	0	0	106 Emergency	0	0	0	
0	0	0	107 Non-Departmental	0	0	0	
0	0	0	108 Public Affairs	0	0	0	
0	0	0	109 Legal	0	0	0	
0	0	0	200 Public Safety	0	0	0	
6,432	6,432	0	210 Animal Control	5,897	5,897	(0)	
0	0	0	220 DOT	0	0	0	
63,589	63,589	0	230 Emergency Services	58,290	58,290	0	
77,149	77,149	(0)	240 EMS	70,720	70,720	(0)	
56,925	91,599	34,674	400 Parks & Recreation	54,625	55,296	671	
30,741	30,741	0	500 Public Works	28,179	28,179	0	
49,750	49,749	(1)	600 Community Development	48,930	48,929	(1)	
0	0	0	700 Municipal	0	0	0	
0	0	0	900 Hurricane	0	0	0	
287,769	322,441	34,672	Total Expenditures	269,559	270,227	669	

CITY OF SEABROOK
ENTERPRISE FUND - MONTHLY REPORT
August 31, 2024

ANNUAL				FISCAL YEAR-TO-DATE		
FORECAST	BUDGET	FORE VS BUD	ENTERPRISE FUND	ACTUAL	BUDGET	ACT VS BUD
		FAV/(UNFAV)				FAV/(UNFAV)
		VARIANCE				VARIANCE
REVENUES						
5,397,883	5,754,401	(356,518)	Water Sales	4,432,176	5,199,558	(767,381)
3,831,519	4,041,222	(209,703)	Sewer Service Charge	3,377,562	3,674,265	(296,703)
3,021,795	3,151,250	(129,455)	Sanitation Service Charge	2,755,902	2,885,357	(129,455)
2,972	6,000	(3,028)	Permits & Fees	1,225	4,253	(3,028)
111,210	86,036	25,174	Interest Income	105,096	79,922	25,174
247,831	270,983	(23,152)	Other Revenue	222,238	245,389	(23,152)
195,459	195,460	(1)	Transfers In	179,171	179,172	(1)
261,200	261,200	0	Prior Year Funds	261,200	261,200	0
13,069,868	13,766,552	(696,684)	Total Revenues	11,334,569	12,529,116	(1,194,547)
EXPENDITURES						
1,481,309	1,617,722	136,413	Personnel Services	1,350,710	1,464,466	113,756
69,652	79,290	9,638	Materials & Supplies	57,002	64,543	7,541
6,621,194	7,273,280	652,086	Services	5,691,596	6,138,643	447,047
556,308	719,581	163,272	Infrastructure Maintenance	486,946	651,965	165,019
151,066	171,509	20,443	Capital Outlay	147,026	103,959	(43,067)
1,559,650	1,559,650	(0)	Debt Payments	1,429,679	1,429,679	(0)
2,383,642	2,383,642	(0)	Transfers Out	2,185,005	2,185,005	(0)
60,312	0	(60,312)	Hurricane	23,333	0	(23,333)
12,883,134	13,804,674	921,539	Total Expenditures	11,371,295	12,038,260	666,964
FUND BALANCE						
2,687,972	2,687,972	0	Beginning Balance Estimate	2,687,972	2,687,972	0
186,734	(38,122)	224,856	Change in Fund Balance	(36,727)	490,856	(527,583)
2,874,706	2,649,850	224,856	Ending Balance	2,651,245	3,178,828	(527,583)

	Current Year Actual August	Current Year Budget August	Change Budget to Actual	% Change Budget to Actual	Prior Year Actual August	Change Actual to Actual	% Change Actual to Actual
WATER SERVICE	4,047,271	4,807,369	-760,098	-15.81%	4,094,129	(46,858)	-1.14%
WATER SERVICE-EL JARDIN	0	-	0	0.00%	-	-	0.00%
WATER SERVICE-EL LAGO	310,554	340,305	-29,751	-8.74%	338,277	(27,723)	-8.20%
WATER TAP FEES	39,408	17,707	21,701	122.56%	18,538	20,870	112.58%
PENALTIES-UTILITIES	34,943	34,177	767	2.24%	43,407	(8,464)	-19.50%
WATER SALES	4,432,176	5,251,441	-819,265	-15.60%	4,494,352	(62,175.27)	-1.38%
LICENSES & PERMITS	1,225	4,253	-3,028	-71.20%	975	250	25.64%
PERMITS & FEES	1,225	4,253	-3,028	-71.20%	975	250	25.64%
INTEREST EARNINGS	52,538	40,622	11,916	29.33%	33,347	19,192	57.55%
INTEREST INCOME	52,538	40,622	11,916	29.33%	33,347	19,192	57.55%
OTHER REVENUE	17,057	16,859	197	1.17%	23,703	(6,646)	-28.04%
GAIN IN SALE ON FIXED ASSETS	0	-	0	0.00%	-	-	0.00%
OTHER REVENUE	17,057	16,859	197	1.17%	23,703	(6,646)	-28.04%
TRANS FRM/(TO) OTHER FUNDS	89,585	89,586	0	0.00%	88,856	730	0.82%
TRANSFERS IN	89,585	89,586	0	0.00%	88,856	730	0.82%
USE OF PRIOR YEAR FUNDS	0	-	0	0.00%	-	-	0.00%
USE OF PRIOR YEAR FUNDS	0	-	0	0.00%	-	-	0.00%
SEWER SERVICE	3,332,080	3,619,691	-287,611	-7.95%	3,471,651	(139,570)	-4.02%
SEWER SERVICE	16,516	29,203	-12,687	-43.44%	12,308	4,208	34.18%
PENALTIES - UTILITIES	28,965	25,371	3,595	14.17%	31,563	(2,598)	-8.23%
SEWER SERVICE CHARGE	3,377,562	3,674,265	-296,703	-8.08%	3,515,522	(137,960)	-3.92%
INTEREST EARNINGS	43,518	32,380	11,138	34.40%	27,773	15,745	56.69%
INTEREST INCOME	43,518	32,380	11,138	34.40%	27,773	15,745	56.69%
OTHER REVENUE	0	-	0	0.00%	-	-	0.00%
OTHER REVENUE	0	-	0	0.00%	-	-	0.00%
TRANSFER FROM EDC	89,585	89,586	0	0.00%	88,856	730	0.82%
TRANSFERS IN	89,585	89,586	0	0.00%	88,856	729.67	0.82%
FRANCHISE FEES	384,714	393,318	-8,604	-2.19%	385,258	(544)	-0.14%
COMMERCIAL SANITATION	1,217,362	1,334,918	-117,556	-8.81%	1,271,047	(53,685)	-4.22%
RESIDENTIAL SANITATION	1,143,843	1,146,775	-2,932	-0.26%	1,106,564	37,279	3.37%
PENALTIES-UTILITIES	9,983	10,347	-364	-3.51%	10,316	(333)	-3.23%
SANITATION SERVICE CHARGES	2,755,902	2,885,357	-129,455	-4.49%	2,773,185	(17,282.58)	-0.62%
INTEREST EARNINGS	9,039	6,920	2,119	30.62%	5,574	3,465	62.17%
INTEREST INCOME	9,039	6,920	2,119	30.62%	5,574	3,465	62.17%
SALE OF BAGS	0	440	-440	-100.00%	-	-	0.00%
SANITATION BILLING FEES	205,181	214,746	-9,565	-4.45%	205,471	(290)	-0.14%
OTHER REVENUE	205,181	215,186	-10,005	-4.65%	205,471	(290)	-0.14%

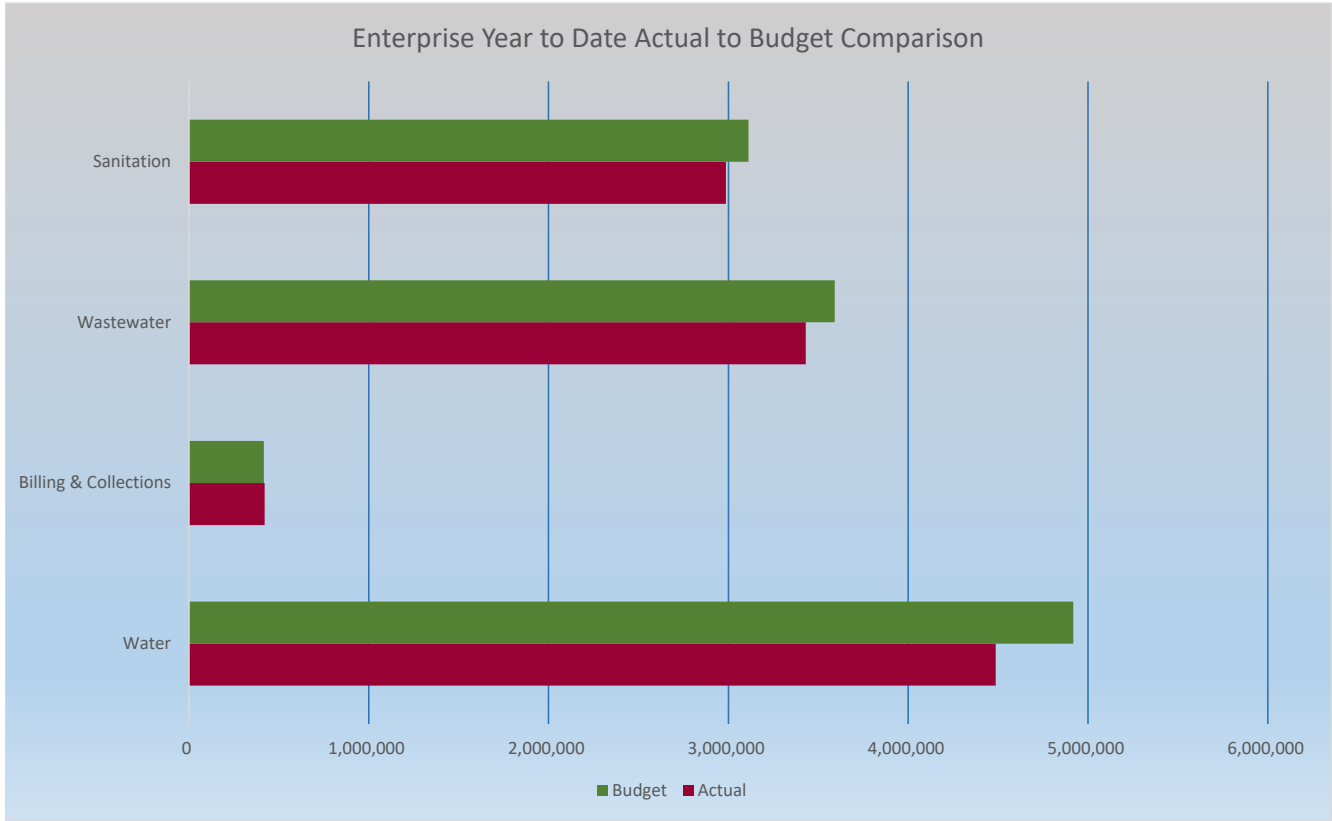
Monthly Water Billing



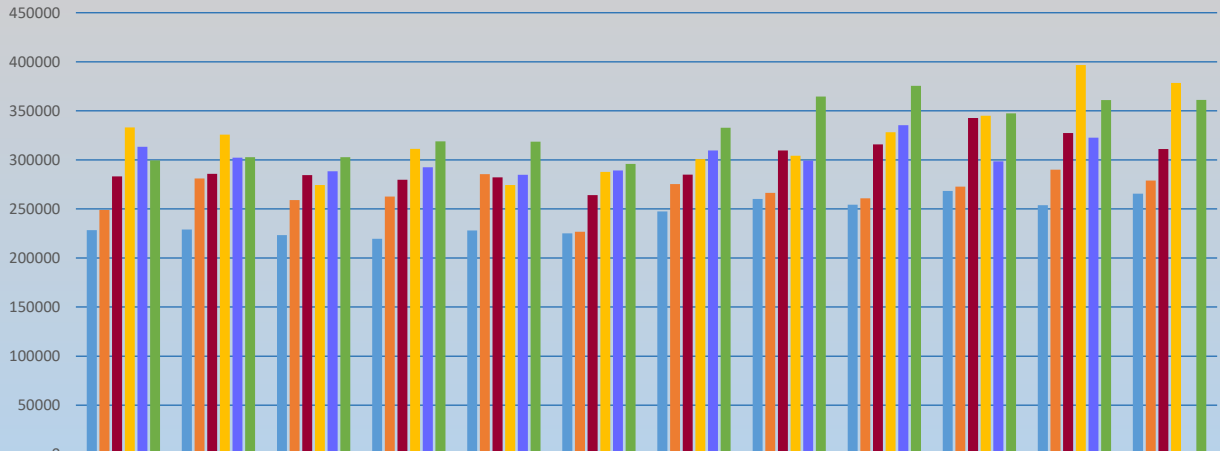
	October	November	December	January	February	March	April	May	June	July	August	September
2019/20 Actual	\$315,720	\$236,628	\$225,409	\$218,041	\$226,296	\$223,083	\$257,819	\$283,636	\$276,900	\$302,459	\$279,257	\$302,551
2020/21 Actual	\$269,576	\$324,399	\$283,240	\$282,913	\$316,990	\$240,409	\$307,245	\$297,755	\$292,384	\$310,361	\$345,076	\$326,986
2021/22 Actual	\$317,516	\$317,858	\$310,357	\$328,841	\$305,878	\$286,653	\$334,601	\$355,190	\$380,400	\$436,735	\$408,066	\$373,415
2022/23 Actual	\$407,050	\$390,703	\$301,109	\$345,877	\$294,694	\$317,122	\$335,139	\$345,298	\$385,272	\$437,601	\$547,152	\$510,183
2023/24 Actual	\$366,908	\$376,595	\$346,792	\$347,694	\$330,790	\$339,714	\$372,790	\$362,263	\$427,609	\$379,615	\$409,550	\$-
2023/24 Budget	\$368,446	\$381,203	\$361,400	\$368,474	\$404,222	\$409,971	\$430,385	\$498,684	\$526,587	\$528,129	\$529,868	\$524,885

■ 2019/20 Actual
 ■ 2020/21 Actual
 ■ 2021/22 Actual
 ■ 2022/23 Actual
 ■ 2023/24 Actual
 ■ 2023/24 Budget

EXPENDITURES*	Actual	Budget	Variance	
Water	4,486,656	4,917,533	430,878	8.76%
Billing & Collections	421,627	416,966	(4,661)	-1.12%
Wastewater	3,430,263	3,591,707	161,444	4.49%
Sanitation	2,986,085	3,112,052	125,967	4.05%
Total	11,324,630	12,038,259	713,628	5.93%



Monthly Sewer Billing



	October	November	December	January	February	March	April	May	June	July	August	September
2019/20 Actual	\$228,384	\$228,950	\$223,291	\$219,583	\$228,077	\$225,138	\$247,471	\$260,116	\$254,262	\$268,383	\$253,771	\$265,621
2020/21 Actual	\$248,895	\$281,061	\$258,966	\$262,683	\$285,522	\$226,747	\$275,341	\$266,407	\$260,840	\$272,650	\$289,946	\$278,907
2021/22 Actual	\$283,135	\$285,860	\$284,449	\$279,739	\$282,145	\$264,066	\$284,934	\$309,636	\$315,818	\$342,694	\$327,328	\$311,140
2022/23 Actual	\$333,135	\$325,764	\$274,335	\$311,253	\$274,392	\$287,801	\$300,797	\$304,181	\$328,137	\$345,057	\$396,705	\$378,418
2023/24 Actual	\$313,411	\$302,228	\$288,471	\$292,510	\$284,795	\$289,165	\$309,676	\$299,372	\$335,351	\$298,542	\$322,596	\$-
2023/24 Budget	\$299,493	\$302,769	\$302,792	\$318,856	\$318,640	\$295,888	\$332,693	\$364,613	\$375,480	\$347,451	\$361,016	\$361,085

■ 2019/20 Actual
 ■ 2020/21 Actual
 ■ 2021/22 Actual
 ■ 2022/23 Actual
 ■ 2023/24 Actual
 ■ 2023/24 Budget

CITY OF SEABROOK
ENTERPRISE FUND - MONTHLY REPORT
August 31, 2024

ANNUAL				FISCAL YEAR-TO-DATE		
<u>FORECAST</u>	<u>BUDGET</u>	FORE VS BUD	<u>ENTERPRISE FUND</u>	<u>ACTUAL</u>	<u>BUDGET</u>	ACT VS BUD
		FAV/(UNFAV)				FAV/(UNFAV)
		<u>VARIANCE</u>				<u>VARIANCE</u>
PERSONNEL SERVICES						
22,656	0	(22,656)	900 Hurricane	22,656	0	(22,656)
717,996	760,867	42,871	902 Water	641,409	684,279	42,871
240,386	252,179	11,793	905 Billing	217,352	229,145	11,793
522,927	604,676	81,749	912 Sewer	469,293	551,042	81,749
0	0	0	922 Sanitation	0	0	0
1,503,966	1,617,722	113,756	Total Expenditures	1,350,710	1,464,466	113,756

CITY OF SEABROOK
ENTERPRISE FUND - MONTHLY REPORT
August 31, 2024

ANNUAL				FISCAL YEAR-TO-DATE			
		FORE VS BUD				ACT VS BUD	
		FAV/(UNFAV)				FAV/(UNFAV)	
<u>FORECAST</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>ENTERPRISE FUND</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	
SUPPLIES							
338	0	(338)	900 Hurricane	338	0	(338)	
18,147	20,965	2,818	902 Water	14,708	16,767	2,059	
33,929	39,015	5,086	905 Billing	26,788	30,874	4,086	
17,576	19,310	1,734	912 Sewer	15,168	16,902	1,734	
0	0	0	922 Sanitation	0	0	0	
69,991	79,290	9,299	Total Expenditures	57,002	64,543	7,541	

CITY OF SEABROOK
ENTERPRISE FUND - MONTHLY REPORT
August 31, 2024

ANNUAL				FISCAL YEAR-TO-DATE		
<u>FORECAST</u>	<u>BUDGET</u>	FORE VS BUD	<u>ENTERPRISE FUND</u>	<u>ACTUAL</u>	<u>BUDGET</u>	ACT VS BUD
		FAV/(UNFAV)				FAV/(UNFAV)
		<u>VARIANCE</u>				<u>VARIANCE</u>
SERVICES						
37,317	0	(37,317)	900 Hurricane	338	0	(338)
2,566,007	2,933,433	367,426	902 Water	2,003,695	2,326,131	322,436
196,470	212,930	16,460	905 Billing	177,487	156,947	(20,540)
1,031,350	1,173,583	142,233	912 Sewer	942,160	961,683	19,523
2,827,367	2,953,334	125,967	922 Sanitation	2,567,915	2,693,882	125,967
6,658,512	7,273,280	614,769	Total Expenditures	5,691,596	6,138,643	447,047

CITY OF SEABROOK
ENTERPRISE FUND - MONTHLY REPORT
August 31, 2024

ANNUAL				FISCAL YEAR-TO-DATE		
		FORE VS BUD				ACT VS BUD
		FAV/(UNFAV)				FAV/(UNFAV)
<u>FORECAST</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>ENTERPRISE FUND</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>
INFRASTRUCTURE MAINTENANCE						
0	0	0	900 Hurricane	0	0	0
170,794	264,240	93,446	902 Water	170,794	265,987	95,193
0	0	0	905 Billing	0	0	0
385,514	455,341	69,826	912 Sewer	316,151	385,978	69,826
0	0	0	922 Sanitation	0	0	0
556,308	719,581	163,272	Total Expenditures	486,946	651,965	165,019

CITY OF SEABROOK
ENTERPRISE FUND - MONTHLY REPORT
August 31, 2024

ANNUAL				FISCAL YEAR-TO-DATE			
		FORE VS BUD	ENTERPRISE FUND			ACT VS BUD	
FORECAST	BUDGET	FAV/(UNFAV)		ACTUAL	BUDGET	FAV/(UNFAV)	
		VARIANCE				VARIANCE	
CAPITAL							
0	0	0	900 Hurricane	0	0	0	
94,503	101,415	6,911	902 Water	93,129	61,449	(31,680)	
0	0	0	905 Billing	0	0	0	
56,563	70,095	13,531	912 Sewer	53,896	42,510	(11,386)	
0	0	0	922 Sanitation	0	0	0	
151,066	171,509	20,443	Total Expenditures	147,026	103,959	(43,067)	

CITY OF SEABROOK
ENTERPRISE FUND - MONTHLY REPORT
August 31, 2024

ANNUAL			ENTERPRISE FUND	FISCAL YEAR-TO-DATE		
FORECAST	BUDGET	FORE VS BUD		ACTUAL	BUDGET	ACT VS BUD
		FAV/(UNFAV)				FAV/(UNFAV)
		VARIANCE				VARIANCE
DEBT PAYMENTS						
0	0	0	900 Hurricane	0	0	0
779,825	779,825	(0)	902 Water	714,840	714,839	(0)
0	0	0	905 Billing	0	0	0
779,825	779,825	(0)	912 Sewer	714,840	714,839	(0)
0	0	0	922 Sanitation	0	0	0
1,559,650	1,559,650	(1)	Total Expenditures	1,429,679	1,429,679	(1)

CITY OF SEABROOK
ENTERPRISE FUND - MONTHLY REPORT
August 31, 2024

ANNUAL				FISCAL YEAR-TO-DATE			
		FORE VS BUD	ENTERPRISE FUND			ACT VS BUD	
FORECAST	BUDGET	FAV/(UNFAV)		ACTUAL	BUDGET	FAV/(UNFAV)	
		VARIANCE				VARIANCE	
TRANSFERS OUT							
0	0	0	900 Hurricane	0	0	0	
925,179	925,179	0	902 Water	848,081	848,081	0	
0	0	0	905 Billing	0	0	0	
1,002,278	1,002,278	0	912 Sewer	918,755	918,755	0	
456,185	456,185	(0)	922 Sanitation	418,170	418,170	(0)	
2,383,642	2,383,642	(0)	Total Expenditures	2,185,005	2,185,005	(0)	

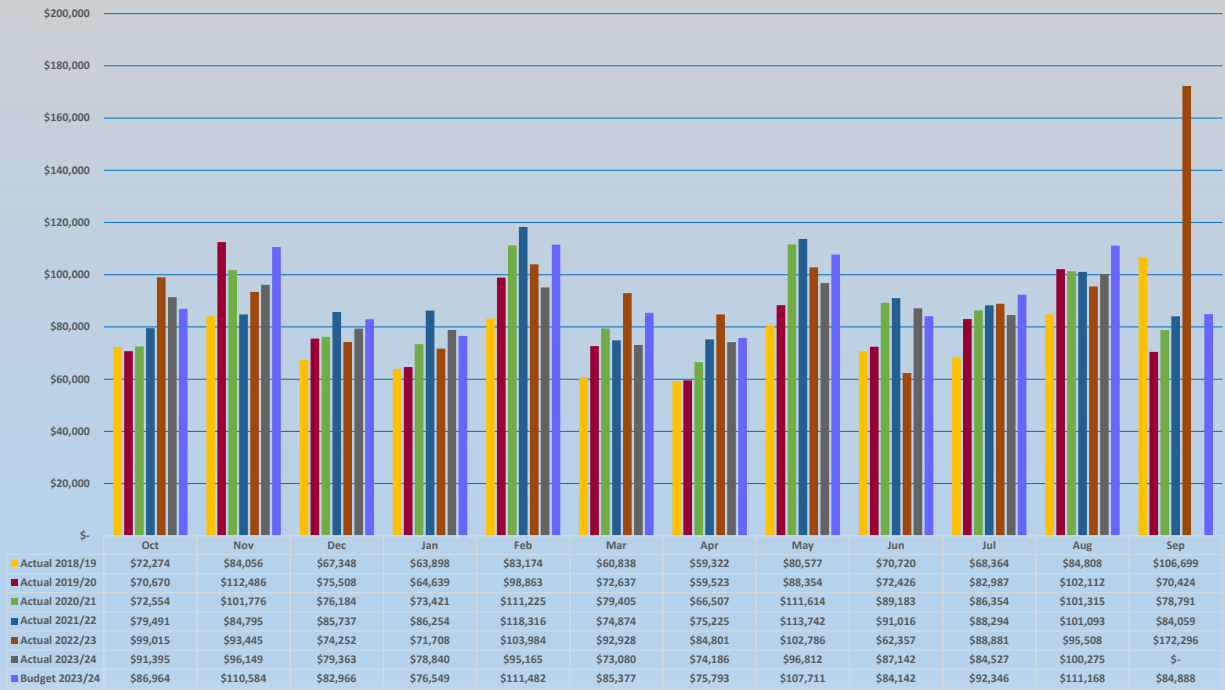
CITY OF SEABROOK
HOTEL/MOTEL FUND - MONTHLY REPORT
August 31, 2024

ANNUAL				FISCAL YEAR-TO-DATE		
FORECAST	BUDGET	FORE VS BUD	HOTEL/MOTEL FUND	ACTUAL	BUDGET	ACT VS BUD
		FAV/(UNFAV)				FAV/(UNFAV)
		VARIANCE				VARIANCE
REVENUES						
549,927	534,058	15,869	Hotel Occupancy Tax	549,535	533,666	15,869
77,978	27,515	50,463	Interest Income	75,896	25,433	50,463
1,988	0	1,988	Seabrook Festival Revenue	1,988	0	1,988
3,072	8,175	(5,103)	Pelican Revenue	0	5,103	(5,103)
0	0	0	Other Revenue	0	0	0
0	0	0	Use of Prior Funds	0	0	0
632,965	569,748	63,217	Total Revenues	627,418	564,202	63,217
EXPENDITURES						
152,839	183,531	30,692	Personnel Services	135,807	166,499	30,692
1,112	1,500	388	Materials & Supplies	274	662	388
265,784	375,553	109,769	Services	239,827	348,382	108,555
0	0	0	Capital Outlay	0	0	0
419,735	560,584	140,849	Total Expenditures	375,908	515,543	139,635
FUND BALANCE						
1,420,941	1,420,941	0	Beginning Unreserved Fund Bal	1,420,941	1,420,941	0
213,230	9,164	204,066	Change in Fund Balance	251,511	48,659	202,852
1,634,170	1,430,105	204,066	Ending Unreserved Fund Bal	1,672,451	1,469,599	202,852

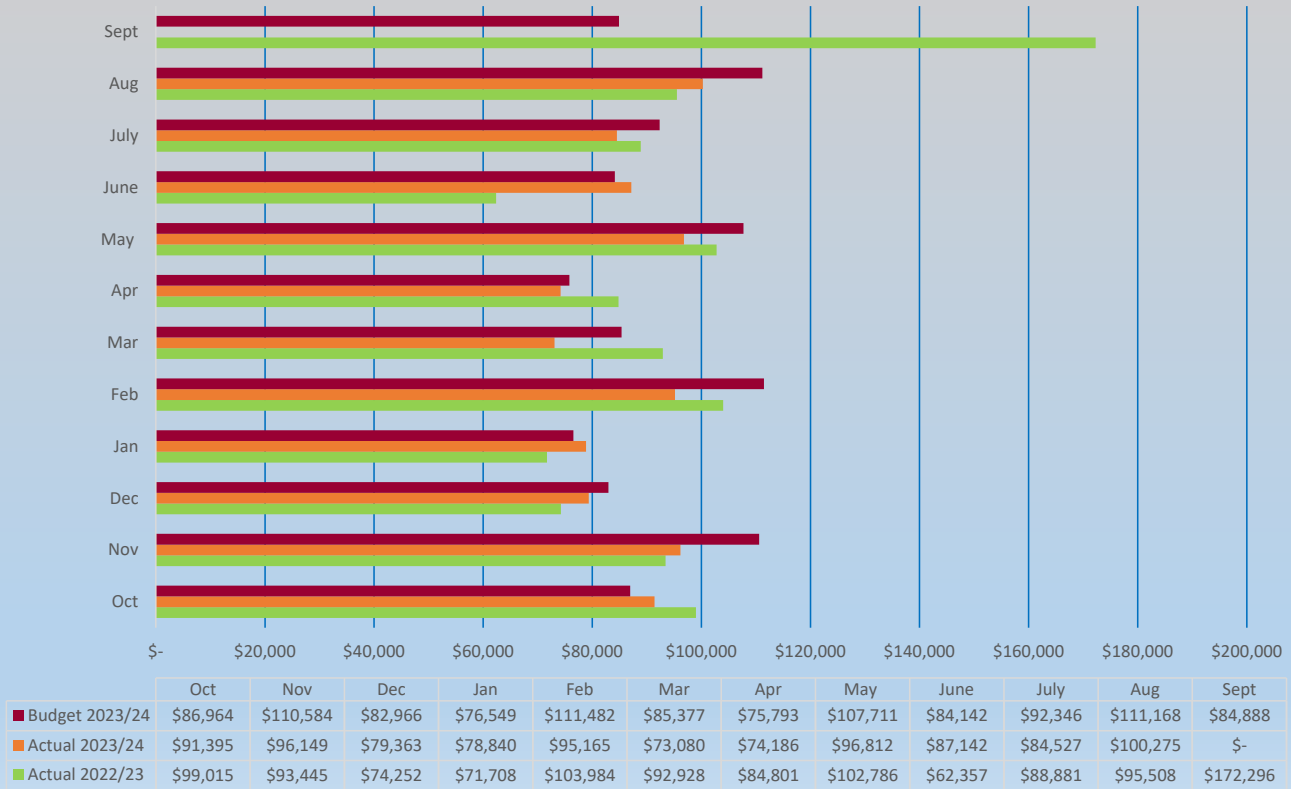
CITY OF SEABROOK
SEDC - MONTHLY REPORT
August 31, 2024

ANNUAL				FISCAL YEAR-TO-DATE		
		FORE VS BUD FAV/(UNFAV)				ACT VS BUD FAV/(UNFAV)
<u>FORECAST</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>SEDC</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>
			REVENUES			
1,041,822	1,109,972	(68,150)	Sales Tax	956,935	1,025,084	(68,150)
0	0	0	Grant Proceeds	0	0	0
171,808	158,519	13,289	Interest Income	161,154	147,865	13,289
3,322	1,200	2,122	Other Revenue	2,135	13	2,122
0	0	0	Loan Repayment	0	0	0
1,216,952	1,269,691	(52,739)	Total Revenues	1,120,224	1,172,963	(52,739)
			EXPENDITURES			
0	0	0	Personnel Services	0	0	0
557	150	(407)	Materials & Supplies	557	150	(407)
239,200	703,351	464,151	Services	163,081	649,297	486,216
305,459	305,459	0	Transfers Out	280,004	280,004	0
545,216	1,008,960	463,744	Total Expenditures	443,642	929,451	485,809
			FUND BALANCE			
3,152,409	3,152,409	0	Beginning Balance Estimate	3,152,409	3,152,409	0
671,736	260,731	411,005	Change in Fund Balance	676,582	243,511	433,070
3,824,145	3,413,140	411,005	Ending Balance	3,828,990	3,395,920	433,070

EDC Annual Sales Tax Comparison by Month



EDC Monthly Sales Tax Comparison



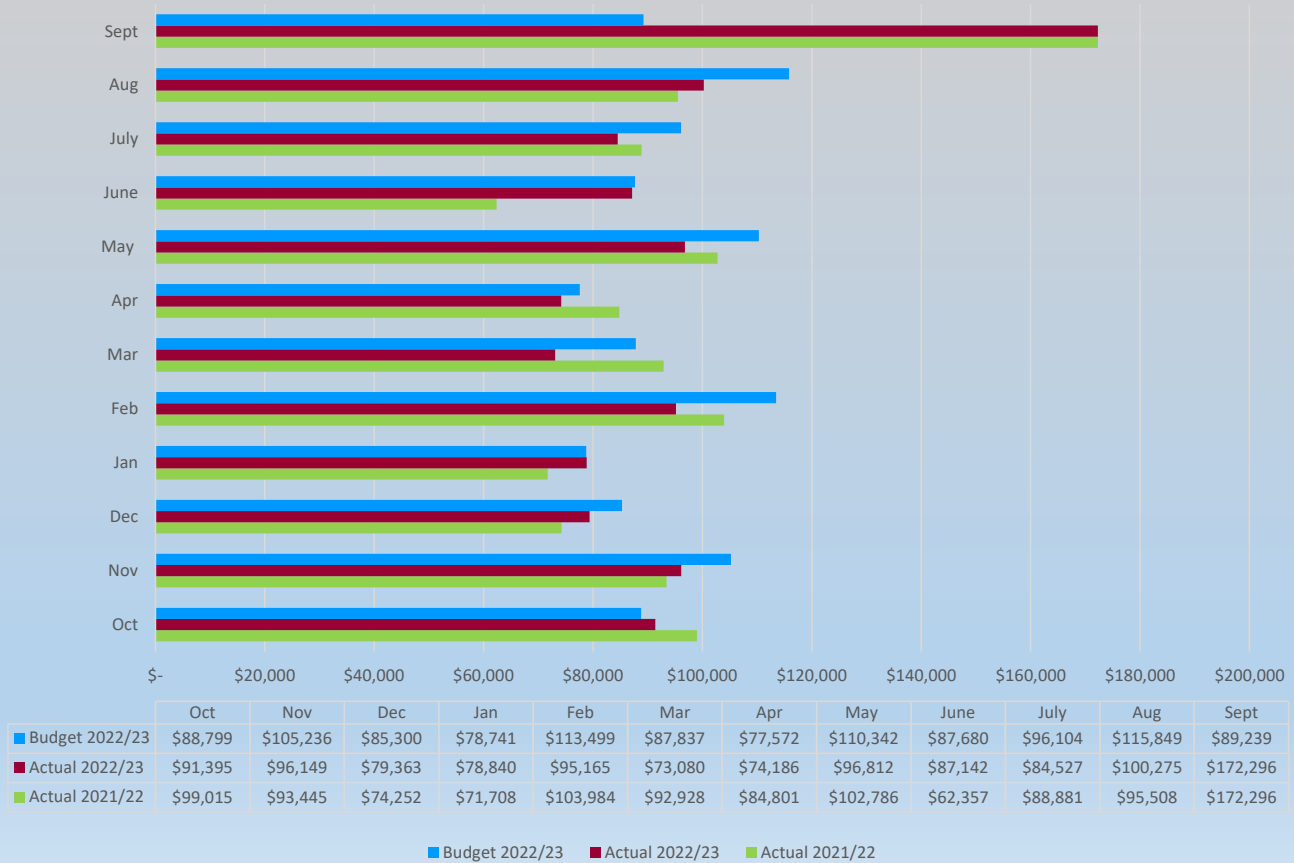
■ Budget 2023/24 ■ Actual 2023/24 ■ Actual 2022/23

EDC Sales Tax				Actual to Prior Year	% Actual to Prior Year	Current Year Actual to Budget	% Current Year to Budget
	2022/23	2023/24	2023/24				
	Actual	Actual	Budget				
October	99,015	91,395	95,161	(7,620)	-7.70%	(3,766)	-3.96%
November	93,445	96,149	92,214	2,704	2.89%	3,935	4.27%
December	74,252	79,363	73,268	5,112	6.88%	6,095	8.32%
January	71,708	78,840	71,339	7,132	9.95%	7,501	10.51%
February	103,984	95,165	119,809	(8,819)	-8.48%	(24,644)	-20.57%
March	92,928	73,080	79,655	(19,848)	-21.36%	(6,575)	-8.25%
April	84,801	74,186	80,804	(10,614)	-12.52%	(6,617)	-8.19%
May	102,786	96,812	111,980	(5,973)	-5.81%	(15,168)	-13.54%
June	62,357	87,142	88,351	24,785	39.75%	(1,209)	-1.37%
July	88,881	87,142	90,614	(1,739)	-1.96%	(3,472)	-3.83%
August	95,508	100,275	108,614	4,768	4.99%	(8,339)	-7.68%
September	172,296	-	84,511	-	0.00%	-	0.00%
Totals	969,663	959,550	1,011,810	(10,113)	-1.04%	(52,260)	-5.16%

CITY OF SEABROOK
CRIME DISTRICT - MONTHLY REPORT
August 31, 2024

ANNUAL				FISCAL YEAR-TO-DATE		
FORECAST	BUDGET	FORE VS BUD	CRIME DISTRICT	ACTUAL	BUDGET	ACT VS BUD
		FAV/(UNFAV)				FAV/(UNFAV)
		VARIANCE				VARIANCE
REVENUES						
1,046,174	1,136,199	(90,025)	Sales Tax	956,935	1,046,960	(90,025)
66,655	25,537	41,118	Interest Income	61,335	23,368	37,967
2,475	0		Other Revenue	2,475	0	
1,115,304	1,161,736	(48,907)	Total Revenues	1,020,744	1,070,328	(52,058)
EXPENDITURES						
577,620	656,878	79,258	Personnel Services	516,821	599,078	82,258
8,568	13,623	5,055	Materials & Supplies	6,703	11,758	5,055
327,048	328,874	1,826	Services	317,309	311,546	(5,763)
0	0	0	Capital	0	0	0
272,253	272,344	91	Transfers Out	249,649	249,739	91
1,185,489	1,271,719	86,230	Total Expenditures	1,090,481	1,172,122	81,641
FUND BALANCE						
1,140,307	1,140,307	0	Beginning Balance Estimate	1,140,307	1,140,307	0
(70,186)	(109,983)	39,797	Change in Fund Balance	(69,736)	(101,794)	32,058
1,070,121	1,030,324	39,797	Ending Balance	1,070,570	1,038,513	32,058

Crime District Monthly Sales Tax Comparison



Crime District Sales Tax				Actual to Prior Year	% Actual to Prior Year	Current Year Actual to Budget	% Current Year to Budget
	2022/23	2023/24	2023/24				
	Actual	Actual	Budget				
October	99,015	91,395	95,043	(7,620)	-7.70%	(3,648)	-3.84%
November	93,445	96,149	93,429	2,704	2.89%	2,720	2.91%
December	74,252	79,363	73,257	5,112	6.88%	6,107	8.34%
January	71,708	78,840	71,413	7,132	9.95%	7,428	10.40%
February	103,984	95,165	119,759	(8,819)	-8.48%	(24,594)	-20.54%
March	92,928	73,080	80,354	(19,848)	-21.36%	(7,275)	-9.05%
April	84,801	74,186	79,928	(10,614)	-12.52%	(5,741)	-7.18%
May	102,786	96,812	106,529	(5,973)	-5.81%	(9,716)	-9.12%
June	62,357	87,142	90,589	24,785	39.75%	(3,447)	-3.80%
July	88,881	87,142	92,891	(1,739)	-1.96%	(5,749)	-6.19%
August	95,508	100,275	110,588	4,768	4.99%	(10,312)	-9.32%
September	172,296	-	87,759	-	0.00%	-	0.00%
Totals	969,663	959,550	1,013,778	(10,113)	-1.04%	(54,228)	-5.35%

Crime District Annual Sales Tax Comparison by Month



TEXPOOL REPORT

MONTH OF AUGUST 31, 2024

5.2977%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted July)	ENDING BALANCE	PURPOSE OF FUND
GENERAL FUND - UNRESTRICTED	6,089,094.36	731,300.36	39,139.48	6,859,534.20	Working capital
GENERAL FUND - RESTRICTED	1,600,000.00	0.00	incl in above	1,600,000.00	
SEIZURE	53,201.80	0.00	239.38	53,441.18	Solely to purchase equipment for Law Enforcement
CHILD SAFETY PROGRAMS	2,137.71	0.00	9.62	2,147.33	Reserved for Child Safety/School Zones
DEBT SERVICE FUND	4,008,958.05	(1,031,938.40)	14,001.82	2,991,021.47	Restricted for General fund reserves & yearly debt service
FEDERAL SEIZURE	6,500.55	0.00	29.25	6,529.80	Criminal Investigation - Federal Funds
STEP FUND	49,318.48	0.00	221.90	49,540.38	
PUBLIC SAFETY	159,930.25	0.00	719.59	160,649.84	Public Safety Needs
HOTEL/MOTEL FUND	1,635,949.84	0.00	7,360.82	1,643,310.66	Restricted for promotion of tourism
CAPITAL IMPACT FEES	4,656,535.80	(6,000.00)	20,950.82	4,671,486.62	Water & sewer lines extensions & expansions
ENTERPRISE FUND - UNRESTRICT	2,229,904.36	(595,434.76)	10,444.44	1,644,914.04	Working capital
ENTERPRISE FUND - RESTRICTED	300,000.00	0.00	incl in above	300,000.00	Customer liability
GENERAL CAPITAL PROJECTS	3,484,573.64	0.00	15,678.55	3,500,252.19	General Fund CIP
CAPITAL PROJECT BONDS	3,164,473.07	1,473,000.00	14,452.04	4,651,925.11	2016A CO WW Plant, Clarifier & Todville 2016 Sewer
WTR/SWR BONDS	331,723.93	0.00	1,492.57	333,216.50	Funds transferred from Bond Mkt Acct to allow liquidity
IT BONDS	0.00	0.00	0.00	0.00	Fiber Optics
PD & GF BONDS	0.00	0.00	0.00	0.00	Public Works Facility
PD & GF BONDS (GEN FUND Reserve)	(0.00)	0.00	0.00	(0.00)	Public Works Facility funds provided by GF Reserve
FIRE BONDS	4,375,637.39	0.00	19,687.82	4,395,325.21	GO Series 2024
STREET BONDS	10,164,082.20	(31,000.00)	45,732.44	10,178,814.64	CO Series 2024
DRAINAGE BONDS	974,113.31	0.00	4,378.44	978,491.75	Drainage CO Funds 50/50 Split County Projects
CAROTHERS	251,754.07	0.00	1,132.75	252,886.82	Carother Facility & Park
PARK FEES	8,263.90	0.00	37.18	8,301.08	Reserved for acquisition & development of park land
ANIMAL	8,307.55	0.00	37.38	8,344.93	Animal Shelter Needs - Donation
CRIME DISTRICT	1,367,667.24	(90,695.33)	6,041.72	1,283,013.63	Funds transferred from Bond Mkt Acct to allow liquidity
SEDC II - UNRESTRICTED	4,178,259.55	74,820.57	19,829.67	4,272,909.79	Seabrook Economic Development Corporation II
SEDC II - RESTRICT FOR EMERGENCY	180,000.00	0.00	incl in above	180,000.00	Emergency Reserve
MUNI COURT - SECURITY FUND	19,921.31	0.00	89.63	20,010.94	Funds from fines to be used for security
COURT - TIME PAYMENT FEES	16,877.19	0.00	75.94	16,953.13	Funds from fines to be used to improve court
MUNI COURT - TECHNOLOGY FUND	1,104.06	0.00	4.97	1,109.03	Fund court on technology
PUBLIC SAFETY VERF	823,170.68	(258,304.67)	3,765.13	568,631.14	Public Safety Vehicle Equipment Replacement
PEG Fund	58,291.73	0.00	262.28	58,554.01	Public Education and Government Access
GE VERF	1,334,498.84	(265,747.77)	6,058.44	1,074,809.51	
STABILIZATION FUND	899,817.82	0.00	4,046.66	903,864.48	Highway 146 Project
WATER RATE STABILIZATION	0.00	0.00	0.00	0.00	
TOTAL TEXPOOL FUND	52,434,068.68	(0.00)	235,920.73	\$52,669,989.41	

The investment portfolio of the City of Seabrook is in compliance with the investment strategies expressed in the City's Investment Policy and relevant provisions of Chapter 2256 of the Local Government Code.

Michael Gibbs

Finance Director



Monthly Newsletter: September 2024

ANNOUNCEMENTS

We welcome the following entities who joined TexPool in August 2024:

TexPool

Montrose Redevelopment Authority,
Regions Bank as Agent
Hays County ESD No. 4
Meadow Lake WCID No. 1
Nova Academy
Joshua Farms MMD No. 1
Atlanta EDC
Palacios EDC

TexPool Prime

Montrose Redevelopment Authority,
Regions Bank as Agent
Hays County ESD No. 4
Meadow Lake WCID No. 1
Nova Academy
Joshua Farms MMD No. 1
City of Sweeny
Atlanta EDC
Palacios EDC

Upcoming Events

September 16, 2024 - September 19, 2024
76th Annual County Treasurers' Association of Texas Conference
Denton, TX

October 15 2024 - October 18 2024
Texas Association of County Auditors Fall Conference 2024
Georgetown, TX

October 30 2024 - November 2 2024
Government Finance Officers Association of Texas (GFOAT) Fall Conference
San Marcos, TX

TexPool Advisory Board Members

Patrick Krishock David Landeros
Belinda Weaver Sharon Matthews
Deborah Lauder milk Dina Edgar
Valarie Van Vlack

Overseen by the State of Texas Comptroller of Public Accounts Glenn Hegar

Operated under the supervision of the Texas Treasury Safekeeping Trust Company

Economic and Market Commentary: Here we go again

September 1, 2024

It should be no surprise when the financial markets get ahead of themselves. And we don't need to be an expert at behavioral economics to know rational investors don't exist. But that doesn't make it any less frustrating when traders get over their skis, adding volatility and detracting from liquidity in the market. Just as they did late last year, markets are betting the Federal Reserve cuts rates faster than policymakers have indicated and, importantly, faster than the data is supporting.

Provoked by the Labor Department's substantial downward revision of jobs added this past year and Chair Jerome Powell's dovish comments at the Federal Reserve's central bank symposium at Jackson Hole, Wyo., the futures market has increased the odds of a 50-basis point cut in September policy-setting meeting. We don't agree, expecting a quarter-point reduction. The air is thinner near the Grand Tetons, but it's the markets that seem to be affected by the altitude.

Case in point is that downgrade of the employment figure. The Dept. said that the economy added 818,000 fewer jobs over the past 12 months through March than it had reported. Because that is the largest downward revision since 2009, investors seem to be treating it as the mark of an imminent recession. But we have always felt the Fed is comfortable with monthly additions of around 150,000 jobs as it describes an economy growing at a

(continued page 6)

Performance as of August 31, 2024

	TexPool	TexPool Prime
Current Invested Balance	\$30,295,015,407	\$14,278,172,891
Weighted Average Maturity**	36 Days	40 Days
Weighted Average Life**	100 Days	76 Days
Net Asset Value	1.00019	1.00027
Total Number of Participants	2,886	613
Management Fee on Invested Balance	0.0450%	0.0550%
Interest Distributed	\$141,670,216.36	\$66,171,006.19
Management Fee Collected	\$1,082,825.89	\$677,255.89
Current S&P Global Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$31,521,842,227	\$14,538,161,234
Average Monthly Rate*	5.30%	5.44%
Average Weighted Average Maturity**	36	36
Average Weighted Average Life**	100	74

**This average monthly rate for TexPool Prime for each date may reflect a waiver of some portion or all of each of the management fees.*

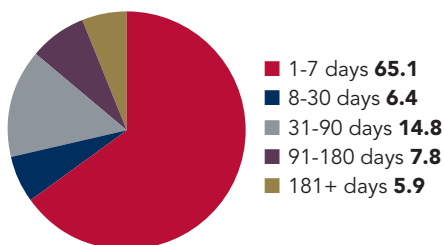
***See page 2 for definitions.*

Past performance is no guarantee of future results.



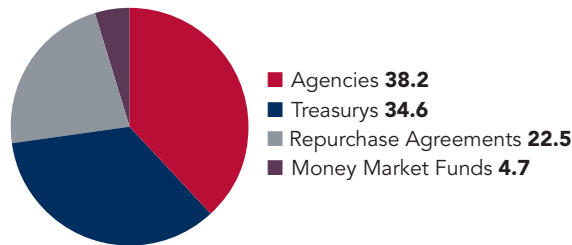
Portfolio by Maturity (%)

As of August 31, 2024



Portfolio by Type of Investment (%)

As of August 31, 2024



Portfolio Asset Summary as of August 31, 2024

	Book Value	Market Value
Uninvested Balance	\$980.38	\$980.38
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	129,985,053.28	129,985,053.28
Interest and Management Fees Payable	-141,670,304.24	-141,670,304.24
Payable for Investments Purchased	-1,052,079,563.55	-1,052,079,563.55
Accrued Expenses & Taxes	-61,475.28	-61,475.28
Repurchase Agreements	7,043,488,000.00	7,043,488,000.00
Mutual Fund Investments	1,467,085,200.00	1,467,085,200.00
Government Securities	11,977,613,453.52	11,978,227,376.68
US Treasury Bills	9,195,869,271.22	9,201,801,128.28
US Treasury Notes	1,674,784,791.82	1,674,216,730.55
Total	\$30,295,015,407.15	\$30,300,993,126.10

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by Federated Investment Counseling and the assets are safe kept in a separate custodial account at State Street Bank in the name of TexPool. The only source of payment to the Participants is the assets of TexPool. There is no secondary source of payment for the pool such as insurance or State guarantee. Should you require a copy of the portfolio, please contact TexPool Participant Services.

Participant Summary

	Number of Participants	Balance
School District	633	\$8,557,071,790.79
Higher Education	60	\$1,449,683,606.68
County	201	\$3,419,563,575.76
Healthcare	94	\$1,467,708,483.78
Utility District	936	\$4,863,791,081.58
City	509	\$8,208,559,615.51
Emergency Districts	112	\$455,969,949.25
Economic Development Districts	93	\$205,685,719.12
Other	248	\$1,666,952,454.31

**Definition of Weighted Average Maturity and Weighted Average Life

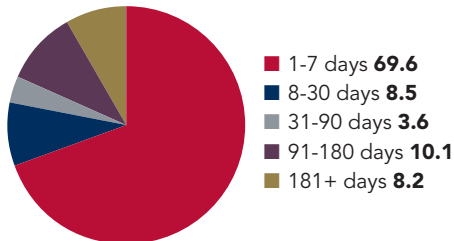
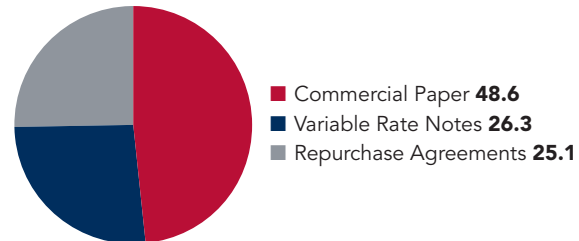
WAM is the mean average of the periods of time remaining until the securities held in TexPool (a) are scheduled to be repaid, (b) would be repaid upon a demand by TexPool, or (c) are scheduled to have their interest rate readjusted to reflect current market rates. Securities with adjustable rates payable upon demand are treated as maturing on the earlier of the two dates set forth in (b) and (c) if their scheduled maturity is 397 days or less; and the later of the two dates set forth in (b) and (c) if their scheduled maturity is more than 397 days. The mean is weighted based on the percentage of the amortized cost of the portfolio invested in each period.

WAL is calculated in the same manner as WAM, but is based solely on the periods of time remaining until the securities held in TexPool (a) are scheduled to be repaid or (b) would be repaid upon a demand by TexPool, without reference to when interest rates of securities within TexPool are scheduled to be readjusted.



Daily Summary

Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Invested Balance	NAV	WAM Days	WAL Days
8/1	5.3201%	0.000145756	\$32,490,928,594.11	1.00006	35	101
8/2	5.3093%	0.000145459	\$32,415,089,501.20	1.00017	36	101
8/3	5.3093%	0.000145459	\$32,415,089,501.20	1.00017	36	101
8/4	5.3093%	0.000145459	\$32,415,089,501.20	1.00017	36	101
8/5	5.3070%	0.000145397	\$32,399,019,747.86	1.00016	34	100
8/6	5.2937%	0.000145034	\$32,519,901,024.61	1.00010	34	100
8/7	5.2965%	0.000145109	\$32,325,823,153.30	1.00011	36	100
8/8	5.2978%	0.000145146	\$32,194,123,280.87	1.00008	36	99
8/9	5.3116%	0.000145523	\$32,337,029,464.16	1.00007	37	98
8/10	5.3116%	0.000145523	\$32,337,029,464.16	1.00007	37	98
8/11	5.3116%	0.000145523	\$32,337,029,464.16	1.00007	37	98
8/12	5.2992%	0.000145184	\$32,190,970,161.73	1.00011	35	96
8/13	5.2988%	0.000145173	\$31,938,498,788.38	1.00014	37	102
8/14	5.2955%	0.000145081	\$31,130,707,531.72	1.00013	37	104
8/15	5.2917%	0.000144978	\$30,978,796,645.72	1.00008	38	103
8/16	5.2975%	0.000145137	\$30,995,885,914.68	1.00008	38	102
8/17	5.2975%	0.000145137	\$30,995,885,914.68	1.00008	38	102
8/18	5.2975%	0.000145137	\$30,995,885,914.68	1.00008	38	102
8/19	5.2789%	0.000144627	\$30,922,381,312.99	1.00007	35	100
8/20	5.2857%	0.000144815	\$30,862,265,575.48	1.00010	36	102
8/21	5.2846%	0.000144783	\$30,723,025,342.38	1.00013	35	102
8/22	5.2833%	0.000144749	\$30,609,672,136.30	1.00010	35	103
8/23	5.2861%	0.000144824	\$31,346,092,462.85	1.00010	35	100
8/24	5.2861%	0.000144824	\$31,346,092,462.85	1.00010	35	100
8/25	5.2861%	0.000144824	\$31,346,092,462.85	1.00010	35	100
8/26	5.2953%	0.000145077	\$31,126,043,327.52	1.00011	33	99
8/27	5.2958%	0.000145091	\$31,041,841,892.48	1.00014	33	98
8/28	5.2982%	0.000145155	\$31,057,496,129.37	1.00013	34	98
8/29	5.2998%	0.000145199	\$30,793,291,541.21	1.00011	35	99
8/30	5.2968%	0.000145117	\$30,295,015,407.15	1.00019	36	100
8/31	5.2968%	0.000145117	\$30,295,015,407.15	1.00019	36	100
Average:	5.2977%	0.000145142	\$31,521,842,226.74	1.00011	36	100

**TEXPOOL Prime****Portfolio by Maturity (%)***As of August 31, 2024***Portfolio by Type of Investment (%)***As of August 31, 2024***Portfolio Asset Summary as of August 31, 2024**

	Book Value	Market Value
Uninvested Balance	\$939.86	\$939.86
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	23,313,247.91	23,313,247.91
Interest and Management Fees Payable	-66,172,637.51	-66,172,637.51
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	-42,912.54	-42,912.54
Repurchase Agreements	3,589,809,000.00	3,589,809,000.00
Commercial Paper	9,231,265,252.92	9,234,627,474.46
Mutual Fund Investments	0.00	0.00
Government Securities	0.00	0.00
Variable Rate Notes	1,500,000,000.00	1,500,539,471.15
Total	\$14,278,172,890.64	\$14,282,074,583.33

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by Federated Investment Counseling and the assets are safe kept in a separate custodial account at State Street Bank in the name of TexPool Prime. The assets of TexPool Prime are the only source of payments to the Participants. There is no secondary source of payment for the pool such as insurance or State guarantee. Should you require a copy of the portfolio, please contact TexPool Participant Services

Participant Summary

	Number of Participants	Balance
School District	167	\$5,061,114,829.70
Higher Education	19	\$1,125,643,091.57
County	54	\$1,078,125,626.09
Healthcare	23	\$577,814,255.76
Utility District	77	\$558,390,513.22
City	120	\$2,472,195,672.83
Emergency Districts	35	\$111,787,078.69
Economic Development Districts	23	\$50,870,646.34
Other	95	\$3,242,083,295.87



TexPool Prime

Daily Summary

Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Prime Invested Balance	NAV	WAM Days	WAL Days
8/1	5.4459%	0.000149203	\$15,404,102,473.27	1.00013	34	70
8/2	5.4479%	0.000149258	\$15,287,929,071.55	1.00017	35	70
8/3	5.4479%	0.000149258	\$15,287,929,071.55	1.00017	35	70
8/4	5.4479%	0.000149258	\$15,287,929,071.55	1.00017	35	70
8/5	5.4443%	0.000149160	\$15,130,419,068.15	1.00047	34	69
8/6	5.4415%	0.000149082	\$15,025,397,643.89	1.00033	34	69
8/7	5.4397%	0.000149032	\$14,983,642,145.77	1.00031	35	70
8/8	5.4444%	0.000149163	\$14,849,003,999.00	1.00033	35	71
8/9	5.4475%	0.000149246	\$14,779,639,570.88	1.00015	36	71
8/10	5.4475%	0.000149246	\$14,779,639,570.88	1.00015	36	71
8/11	5.4475%	0.000149246	\$14,779,639,570.88	1.00015	36	71
8/12	5.4504%	0.000149325	\$14,835,174,090.14	1.00028	33	70
8/13	5.4514%	0.000149354	\$14,710,996,537.57	1.00029	33	70
8/14	5.4527%	0.000149390	\$14,395,561,651.33	1.00032	34	75
8/15	5.4532%	0.000149403	\$14,238,146,914.27	1.00030	34	75
8/16	5.4551%	0.000149455	\$14,093,865,737.34	1.00013	35	77
8/17	5.4551%	0.000149455	\$14,093,865,737.34	1.00013	35	77
8/18	5.4551%	0.000149455	\$14,093,865,737.34	1.00013	35	77
8/19	5.4521%	0.000149373	\$13,955,850,546.32	1.00028	33	75
8/20	5.4488%	0.000149283	\$13,892,412,473.81	1.00028	33	75
8/21	5.4359%	0.000148930	\$14,156,978,805.12	1.00030	36	76
8/22	5.4360%	0.000148932	\$14,083,783,074.92	1.00032	36	76
8/23	5.4312%	0.000148799	\$14,201,983,801.58	1.00018	37	77
8/24	5.4312%	0.000148799	\$14,201,983,801.58	1.00018	37	77
8/25	5.4312%	0.000148799	\$14,201,983,801.58	1.00018	37	77
8/26	5.4332%	0.000148855	\$14,273,379,445.11	1.00034	35	74
8/27	5.4366%	0.000148949	\$14,226,191,841.99	1.00032	40	78
8/28	5.4371%	0.000148963	\$14,453,638,296.95	1.00033	39	76
8/29	5.4327%	0.000148842	\$14,421,718,920.42	1.00035	38	75
8/30	5.4315%	0.000148809	\$14,278,172,890.64	1.00027	40	76
8/31	5.4315%	0.000148809	\$14,278,172,890.64	1.00027	40	76
Average:	5.4434%	0.000149133	\$14,538,161,233.98	1.00025	36	74



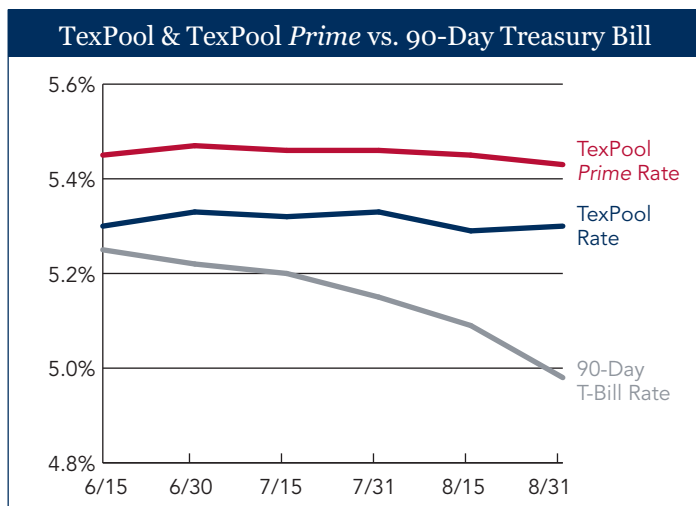
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reasonable pace. Well, the new average is 174,000—not as “red hot” as before the revision, but with a robustness still indicative of a soft landing.

While monetary policy works with a lag, the Fed likely views the labor market as supporting a soft landing, not a free fall. Powell, for one, doesn’t appear to be panicking, saying, “We do not seek or welcome further cooling in labor market conditions,” in his address in Jackson Hole. In our minds, it would take an extraordinarily weak August payroll number combined with a large jump in the unemployment rate to shift our expectations from a quarter-point to a half-point cut at the September FOMC meeting. On the flip side, the data would have to be very strong to derail the Fed from easing at all. Inflation prints between now and then also are key, of course. Policymakers will have seen all three major government reports—July PCE and August CPI and PPI—before they meet Sept. 16-18, and the same logic applies.

Unfortunately for cash managers, the more investors infer, the more they interfere. The yield curve has now completely inverted. For those of us who expect at most 75 basis-points of cuts in the fed funds target range (now 5.25-5.5%) by year-end, it’s hard to rationalize buying securities offering the corresponding deflated yields.

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90-Day Treasury Bill is a short-term debt instrument backed by the national government. These are used to collect immediate cash to meet outstanding obligations.

Any private investor can invest in a Treasury bill. The 90-Day Treasury Bill is a weighted average rate of the weekly auctions of 90-Day Treasury Bills.

Past performance is no guarantee of future results.

Tips for Preventing Financial Fraud

With cyber-crime and other social engineering attacks on the rise, TexPool offers tips, resources, and other suggestions to help protect your participating entity from potential financial fraud. Please visit the Financial Fraud Prevention page on [TexPool.com](https://www.texpool.com) to learn more.

We also encourage you to complete the Phishing and Cybersecurity Awareness course that is available through TexPool Academy.