



**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, APRIL 1, 2025 - 6:00 PM**

For city information visit www.seabrooktx.gov
For agendas visit www.seabrooktx.gov/agendas

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY, APRIL 1, 2025 AT 6:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 1ST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

PLEDGE OF ALLEGIANCE

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

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

REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:

www.seabrooktx.gov/publiccomment

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

2. SPECIFIC PUBLIC HEARING

2.1 Conduct a Public Hearing on a request for approval for disannexation of additional Port of Houston Authority (PHA) properties.

3. PRESENTATIONS

3.1 Mayor Kolupski to present a proclamation to Bikers Against Child Abuse, Inc. declaring April 26, 2025 and April 27, 2025 as BACA Heroes Weekend in the City of Seabrook.

3.2 Mayor Kolupski to present a proclamation to Bay Area Turning Point declaring the month of April, 2025 as Sexual Assault Awareness month in the City of Seabrook.

4. CONSENT AGENDA

4.1 Approve the minutes of the March 18, 2025 City Council Meeting.

4.2 Approval of the quarterly investment report for the first quarter of FY 2025 including October 2024 through December 2024.

4.3 Approval of adjustments to the quarterly investment reports for FY2024 October 2023 through September 2024.

5. NEW BUSINESS

5.1 Consider and take all appropriate action on approval of a forensic audit to be conducted for all City of Seabrook finances. *Joe Machol, At-Large Position 6*

5.2 Consider and take all appropriate action on approval of a forensic audit to be completed for all Seabrook Economic Development Corporation finances. *Joe Machol, At-Large Position 6*

5.3 Consider and take all appropriate action on the first reading of Ordinance 2025-06, Disannexation of additional property of Port of Houston Authority (PHA) pursuant to Amendment No. 3 of the Memorandum of Settlement Agreement. *Gayle Cook, City Manager*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS APPROVING DISANNEXATION OF PORT OF HOUSTON AUTHORITY PROPERTY COMPRISING APPROXIMATELY 51.29 ACRES; BEING 34.926 ACRES OUT OF THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 17.298 ACRE TRACT AND ALL OF A 17.296 ACRES TRACT CONVEYED TO OOTZIE OF TEXAS, LLC AS RECORDED UNDER CLERK'S FILE NO. 20070662868 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY (O.P.R.R.P.H.C.); BEING 3.7054 ACRES, SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, BEING OUT OF LOT 1 OF THE EAST END OF LOT 2 OF THE SUBDIVISION OF RITSON MORRIS LEAGUE, A SUBDIVISION RECORDED IN VOLUME 470, PAGE 496 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND CONVEYED TO DAVID A. DEANE BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. X778689 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 3.7054 ACRE TRACT, BEING THE SAME TRACT AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2016-185573 OF THE OFFICAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS; BEING 3.7818 ACRES SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, HARRIS COUNTY, TEXAS, AND BEING OUT OF AN PART OF A CERTAIN 8 ACRE TRACT AS DESCRIBED IN A DEED

FROM MRS. VIRGINIA B. LARRABEE, A WIDOW, TO OLIVER P.C CHRISTY, JR., AND WIFE, IRMA LARRABEE CHRISTY, DATED MAY 2, 1946, RECORDED IN VOLUME 1457, PAGE 95, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, TO WHICH DEED REFERENCE IS HERE MADE FOR PURPOSES OF DESCRIPTION, SAID 3.7818 ACRE TRACT BEING THE SAME TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20130646764; AND BEING 8.88 ACRES, MORE OR LESS, OUT OF THE RITSON MORRIS SURVEY ABSTRACT 52, HARRIS COUNTY, TEXAS, AND BEING THAT SAME LAND DESCRIBED IN DEED DATED APRIL 10, 1937, FORM OSCIE J. MENARD, ET AL, TO VIRGINIA LARRABEE, RECORDED IN VOLUME 1209, PAGE 715 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; ALL SUCH PROPERTY BEING MORE SPECIFICALLY DESCRIBED IN EXHIBITS "A-1" AND "A-2", ATTACHED HERETO.

5.4 Consider and take all appropriate action on Resolution 2025-07, Grant of a Right of Way Permanent Easement of 4.93 acres pursuant to Amendment No. 3 of the Memorandum of Settlement Agreement between the City of Seabrook and Port of Houston Authority (PHA). *Gayle Cook, City Manager*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS, DELEGATING THE AUTHORITY TO RELEASE AND ABANDON CERTAIN EASEMENTS PREVIOUSLY CONVEYED AND/OR DEDICATED TO THE CITY BY SEPARATE INSTRUMENT UNDER CERTAIN CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

5.5 Consider and take all appropriate action on the first reading and final approval of Ordinance 2025-07 amending the budget for FY 2024.

AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024 BY AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF \$1,190,404.07 FOR GENERAL, ENTERPRISE, VETERANS MEMORIAL, CHILD SAFETY, STEP, GENERAL FUND CIP, CAPITAL PROJECT FUNDS, FIRE PROJECTS, DRAINAGE FUND, ECONOMIC DEVELOPMENT, SPECIAL COURT REVENUE FUNDS, PUBLIC SAFETY VEHICLE EQUIPMENT REPLACEMENT FUND, CRIME DISTRICT, PUBLIC SAFETY, HOTEL OCCUPANCY TAX FUND, PARK IMPACT FUND, ANIMAL SHELTER, DEBT SERVICE FUND, PEG FUND, AND GENERAL VEHICLE EQUIPMENT REPLACEMENT FUND; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO FACILITATE THE CHANGES IDENTIFIED; AND FINDING AVAILABLE UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL APPROPRIATION AND/OR RESERVE REDUCTION.

5.6 Consider and take all appropriate action on the first reading and final approval of Ordinance 2025-08 amending the FY 2025 budget. *Michael Gibbs, Director of Finance*

AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025 BY AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF \$2,334,910 FOR GENERAL, ENTERPRISE, GENERAL FUND CIP, CAPITAL PROJECT

FUNDS, FIRE PROJECTS, DRAINAGE FUND, CRIME DISTRICT, PUBLIC SAFETY, PARK IMPACT FUND, PEG FUND, AND GENERAL VEHICLE EQUIPMENT REPLACEMENT FUND; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO FACILITATE THE CHANGES IDENTIFIED; AND FINDING AVAILABLE UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL APPROPRIATION AND/OR RESERVE REDUCTION.

5.7 Consider and take all appropriate action on the approval of Resolution 2025-08, Opposing S.B 2722 and H.B. 5177. *Thom Kolupski, Mayor of Seabrook*

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK, EXPRESSING OPPOSITION TO SENATE BILL 2722 AND HOUSE BILL 5177, AND URGING THE TEXAS LEGISLATURE TO REJECT THESE MEASURES IN THEIR CURRENT FORM.

6. ROUTINE BUSINESS

6.1 City Manager update and report to City Council on various items that require no action, including Legislative Update, Seabrook Boards and Commissions, Transportation Projects, and City of Seabrook CIP Projects.

6.2 Establish future meeting dates and agenda items.

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

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

I certify that this notice was posted on the bulletin board on or before Friday, March 28, 2025, no later than 6:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC





Proclamation

WHEREAS, Bikers Against Child Abuse is an international nonprofit organization dedicated to providing support and healing to children who have been abused across 18 countries; and

WHEREAS, These young victims are known among the organization's members as heroes; and

WHEREAS, This exemplary organization has instituted a number of initiatives to champion the victims of child abuse such as empowerment ceremonies, escort services and work with local and state officials; and

WHEREAS, It is truly fitting that a weekend be set aside to pay tribute to the bravery and determination shown by the victims of child abuse in facing and overcoming their trauma; and

WHEREAS, The Bikers Against Child Abuse, Inc. holds a BACA Heroes Weekend during the last weekend in April each year.

NOW THEREFORE, I, Thom Kolupski, Mayor of the City of Seabrook designate April 26th and April 27th, 2025 as BACA Heroes Weekend in the City of Seabrook, Texas for their support of the victims of child abuse they serve.

BACA HEROES WEEKEND

In Witness Whereof: I have hereto set my hand and caused the Seal of the City to be affixed hereto, this, the 1st day of April, 2025.

City of Seabrook

Thom Kolupski, Mayor



Proclamation

WHEREAS, Sexual Assault Awareness and Prevention Month calls attention to the fact that sexual violence is widespread and impacts every person in this community; and

WHEREAS, Rape, sexual assault, and sexual harassment harm our community, and statistics show 1 in 4 women and 1 in 26 men will be sexual assault or attempted sexual assault in their lifetime; and

WHEREAS, Child sexual abuse prevention must be a priority to confront the reality that 1 in 6 boys and 1 in 4 girls will experience a sexual assault before age 18; and

WHEREAS, Young people experience heightened rates of sexual violence, and youth ages 12-17 are 2.5 times as likely to be victims of rape or sexual assault; and

WHEREAS, 1 in 5 women and 1 in 16 men are sexually assaulted during their time in college on campus; and

WHEREAS, 95% of assaults on college campuses go unreported; and

WHEREAS, only 25 out of every 1000 perpetrators will ever see prison time; and

WHEREAS, We must work together to educate our community about sexual violence prevention, supporting survivors, and speaking out against harmful attitudes and actions,

NOW THEREFORE, in recognition of the important work done by domestic violence programs, I, Thom Kolupski, Mayor of Seabrook, Texas, do hereby proclaim the month of April as Sexual Assault Awareness Month and urge all citizens to actively participate in the scheduled activities and programs sponsored by Bay Area Turning Point to work toward the elimination of teen dating violence.

Sexual Assault Awareness Month

In Witness Whereof: I have hereto set my hand and caused the Seal of the City to be affixed hereto, this, the 1st day of April, 2025.

City of Seabrook

Thom Kolupski, Mayor



**MEETING MINUTES
MARCH 18, 2025**

**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, Tom Tollett, Michael Giangrosso, Joe Machol. Also in attendance were: City Manager Gayle Cook, Deputy City Secretary Amanda Morales, and Deputy City Manager Sean Landis. Mayor Thom Kolupski declared a quorum and pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

Mike Laible	2823 Sea Ledge	Seabrook, Texas	Discussed chemicals in the air as well air permits.
Jesse Jones	1421 Toddville	Seabrook, Texas	Discussed J.P. Beyer's residency
J.P. Byers	3663 NASA Pkwy	Seabrook, Texas	Discussed his own residency at 3663 NASA Parkway in Seabrook, Texas.

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

Council member Hammann discussed the following events occurring in March:

- **Crafts with a Cop** – Friday, March 21. 10 a.m. – 11 a.m. Rex L. Evelyn Meador Branch Library.
- **Town Hall Meeting** – Thursday, March 27. 6 p.m. – 7:30 p.m. City Hall.
- **Trash Bash** – Saturday, March 29. Park and register at James Bay Elementary 8:30 a.m.– 9 a.m. Clean-up 9 a.m. – 11 a.m.
- Registration to vote by April 3, 2025
- Council member Machol announced the flag retirement ceremony on April 26, 2025 at the Bay Area Veteran's Memorial at 9:00 a.m.

2. PRESENTATIONS

2.1 Mayor Kolupski to recognize the City of Seabrook Finance Department for receiving the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association of the United States and Canada.

Mayor Kolupski recognized the City of Seabrook Finance Department for receiving the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association of the United States and Canada.

2.2 Presentation by Citizens Against Derelict Dumping (CADD) on derelict boats, the problems, impacts, and laws for owners. Thomas Taylor, CADD

Thomas Taylor from Citizens Against Derelict Dumping gave a presentation regarding

derelict boats, the problems they pose, the impact they have on the community and laws for the owners.

2.3 Presentation regarding a farmers' market to be held by Pasadena Farmer's Market at a City park or facility. *Kayla Henslee Manager of Pasadena Farmer's Market*

Kayla Henslee, Manager of Pasadena Farmer's Market, gave a presentation regarding the importance of farmers' markets and why it would be better to allow more than 4 farmers' markets to be held in the city per year **(See Attachment A)**.

3. CONSENT AGENDA

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

3.1 Approve the minutes of the March 4, 2025 City Council meeting.

3.2 Consider and take all appropriate action on the second reading of Ordinance # 2025-05, a request for approval of amendments to the "World Class Freezer Facility Planned Unit Development (PUD)".

4. BID AWARDS

4.1 Consider and take all appropriate action on a bid award for RFP 2024-15, Grant Writing and Management Services, and authorize the City Manager to execute a Professional Services Agreement (PSA) for Kimley Horn & Associates and Witt O'Briens with work authorizations and proposals for each authorized grant by City Council.

City Manager Gayle Cook provided information regarding 2024-15, Grant Writing and Management Services with Kimley Horn & Associates and Witt O'Brien's with Work Authorizations.

Motion:	To Approve
Made By:	At-Large Position 1 Rasco
Seconded By:	At-Large Position 3 Tollett
Vote:	unanimously by all present

4.2 Consider and take all appropriate action on a bid award and proposal for RFP 2025-2-110, HMGP 4586 City of Seabrook Sewer System Portable Generators to Aviate Enterprises, Inc. for an amount not to exceed \$296,455.50 and authorize the City Manager to execute all associated documents. This project is an approved HMGP Grant for a 90% Federal reimbursement and 10% Local commitment with final obligation of \$29,645.55.

Motion:	To Approve Bid Award
Made By:	At-Large Position 1 Rasco
Seconded By:	At-Large Position 4 Giangrosso

Vote: **Passed** unanimously by all present

5. NEW BUSINESS

5.1 Consider and take all appropriate action on simplifying the regulations regarding Mobile Food Vendor Regulations - food trucks - in the City of Seabrook.

Council discussed simplifying regulations on mobile food vendors, ie allowing vendors to connect to utilities and removing some of the excess regulations.

Motion:	to Table Until More Information is Provided
Made By:	At-Large Position 6 Machol
Seconded By:	At-Large Position 1 Rasco
Vote:	Passed unanimously by all present

5.2 Consider and take all appropriate action on the approval of Task Order No. 2025-1 for Professional Inspection Services under the Master Professional Services Agreement (PSA) between the City of Seabrook and Project Surveillance, Inc (PSI) for the Seascape Waterline Project at an amount not to exceed \$91,821.60 and authorize the City Manager to sign all associated documents.

Council voted to approve without discussion.

Motion:	To Approve
Made By:	At-Large Position 4 Giangrosso
Seconded By:	At-Large Position 1 Rasco
Vote:	Passed unanimously by all present

5.3 Consider and take all appropriate action on Resolution 2025-06 Authorizing a Grant Application to the Harris County Precinct 2 Partnership 2025 Program for Pine Gully Pier.

Council member Rasco discussed a partnership program with Harris County for Pine Gully Pier.

Motion:	To Approve Resolution 2025-06
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 First Amendment to the Agreement between Harris County and City of Seabrook on 2022 Partnership Grant for Pine Gully Pier to continue with funding of demolition of pier.

City Manager Gayle Cook discussed the partnership grant for Pine Gully Pier.

Motion:	To Approve the First Amendment to the Agreement Between and Ci Seabrook
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

6. DISCUSSION

6.1 Discussion regarding a farmers' market at Rex Meador Park or the Seabrook Community House.

Council member Rasco stated that discussion had already occurred for this Item during Item 2.3.

6.2 Discussion regarding the possibility of sale of the two city owned lots located on Shady Lake Drive.

Council member Rasco discussed the possible sale of the two city-owned lots that are located on Shady Lake Drive. She stated that she would love to see a resident or builder purchase those lots. City Manager Gayle Cook discussed the process necessary to complete the sales. Council member Machol discussed the benefits of the use of these lots to create access to water in Seabrook. Council decided to table the discussion so that more information can be gathered.

7. ROUTINE BUSINESS

7.1 Presentation of the Monthly Financial Report for February, 2025

Director of Finance, Mike Gibbs gave a presentation regarding the monthly financial report for February 2025 (**See Attachment B**).

7.2 City Manager update and report to City Council on various items that require no action, including Seabrook Boards and Commissions, Transportation Projects, and City of Seabrook CIP Projects.

City Manager Gayle Cook gave the following report to Council after Mayor Kolupski reconvened the meeting into open session at 8:26 p.m.:

- The second meeting of the Bayside Park stakeholders group is planned for early April. A joint meeting between EDC and Council regarding Bayside Park is planned for early April, as well.
- The Hotel Occupancy Tax Advisory Commission met and worked on procedures regarding applications that are to be opened on April 14, 2025.
- The city received comments regarding the debris located across from McDonald's on Meyers and 146 and is working with the county to have the concrete removed and cleaned up.
- The city has been in contact with the County regarding their timeline on the reconstruction design for North Meyer.
- Trees were planted around the detention pond on the north side of Seabrook and along Webber as well as NASA Pkwy.
- CIP Projects: The Old 146 Water Interconnect line is going in off Old 146; Seascope Waterlines had a pre-construction meeting March 19, 2025; The large

generator and fire station generators are under bid. An asbestos survey was completed for the EMS expansion.

- Council member Machol asked about the fence at Pine Gully and Assistant City Manager Sean Landis discussed OST's involvement in moving that fence and the issues regarding movement in some areas where the property lines fall along a ditch.

7.3 Establish future meeting dates and agenda items.

Deputy City Secretary, Amanda Morales, announced that the next regular City Council meeting would be held on Tuesday, April 1, 2025, at 6:00 p.m.

8. EXECUTIVE SESSION

Mayor Kolupski adjourned the meeting into Executive Session at 7:50 p.m. prior to item 7.2

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 8:26 p.m. and stated no action was taken. *Mayor Kolupski returned the meeting to Item 7.2.*

10. ADJOURNMENT

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

The meeting was adjourned at 8:36 p.m.

APPROVED:

Thomas G. Kolupski
Mayor

DATE: _____

ATTEST:

Rachel Lewis, TRMC
City Secretary

TEXPOOL REPORT

MONTH OF OCTOBER 31, 2024
4.9130%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted Oct)	ENDING BALANCE	PURPOSE OF FUND
1 GENERAL FUND - UNRESTRICTED	6,040,527.56	(567,720.17)	32,458.23	5,505,265.62	Working capital
1 GENERAL FUND - RESTRICTED	1,600,000.00	0.00	incl in above	1,600,000.00	
5 SEIZURE	53,667.99	0.00	223.94	53,891.93	Solely to purchase equipment for Law Enforcement
7 CHILD SAFETY PROGRAMS	(52.05)	100.00	0.20	48.15	Reserved for Child Safety/School Zones
8 DEBT SERVICE FUND	2,224,332.15	0.00	9,281.51	2,233,613.66	Restricted for General fund reserves & yearly debt service
9 FEDERAL SEIZURE	6,557.51	0.00	27.36	6,584.87	Criminal Investigation - Federal Funds
12 STEP FUND	49,750.64	0.00	207.60	49,958.24	
14 PUBLIC SAFETY	161,331.66	0.00	673.19	162,004.85	Public Safety Needs
15 HOTEL/MOTEL FUND	1,650,285.11	0.00	6,886.17	1,657,171.28	Restricted for promotion of tourism
19 CAPITAL IMPACT FEES	4,379,270.49	0.00	18,273.46	4,397,543.95	Water & sewer lines extensions & expansions
20 ENTERPRISE FUND - UNRESTRICT	1,377,793.57	235,640.26	6,186.63	1,619,620.46	Working capital
20 ENTERPRISE FUND - RESTRICTED	300,000.00	0.00	incl in above	300,000.00	Customer liability
28 GENERAL CAPITAL PROJECTS	3,436,027.93	200,000.00	14,364.21	3,650,392.14	General Fund CIP
29 CAPITAL PROJECT BONDS	4,138,869.89	301,000.00	17,310.42	4,457,180.31	2016A CO WW Plant, Clarifier & Todville 2016 Sewer
30 WTR/SWR BONDS	334,630.71	0.00	1,396.32	336,027.03	Funds transferred from Bond Mkt Acct to allow liquidity
31 IT BONDS	0.00	0.00	0.00	0.00	Fiber Optics
32 PD & GF BONDS	0.00	0.00	0.00	0.00	Public Works Facility
32 PD & GF BONDS (GEN FUND Reserve)	(0.00)	0.00	0.00	(0.00)	Public Works Facility funds provided by GF Reserve
33 FIRE BONDS	4,288,966.76	(100,000.00)	18,012.68	4,206,979.44	GO Series 2024
35 STREET BONDS	10,253,146.57	0.00	42,783.48	10,295,930.05	CO Series 2024
36 DRAINAGE BONDS	982,513.04	0.00	3,970.39	986,483.43	Drainage CO Funds 50/50 Split County Projects
41 CAROTHERS	253,960.11	0.00	1,059.70	255,019.81	Carother Facility & Park
42 PARK FEES	8,336.31	0.00	34.79	8,371.10	Reserved for acquisition & development of park land
44 ANIMAL	8,380.35	0.00	34.97	8,415.32	Animal Shelter Needs - Donation
50 CRIME DISTRICT	1,278,620.95	(22,695.37)	5,240.62	1,261,166.20	Funds transferred from Bond Mkt Acct to allow liquidity
70 SEDC II - UNRESTRICTED	4,384,916.94	55,727.44	19,162.90	4,459,807.28	Seabrook Economic Development Corporation II
70 SEDC II - RESTRICT FOR EMERGENCY	180,000.00	0.00	incl in above	180,000.00	Emergency Reserve
77 MUNI COURT - SECURITY FUND	20,095.87	0.00	83.85	20,179.72	Funds from fines to be used for security
78 COURT - TIME PAYMENT FEES	15,998.11	0.00	66.76	16,064.87	Funds from fines to be used to improve court
79 MUNI COURT - TECHNOLOGY FUND	1,113.74	0.00	4.65	1,118.39	Fund court on technology
81 PUBLIC SAFETY VERF	593,836.14	22,695.37	2,572.61	619,104.12	Public Safety Vehicle Equipment Replacement
83 PEG Fund	58,793.28	0.00	245.33	59,038.61	Public Education and Government Access
84 GE VERF	1,100,713.58	20,252.47	4,681.51	1,125,647.56	
85 STABILIZATION FUND	907,702.63	(145,000.00)	3,768.27	766,470.90	Highway 146 Project
86 WATER RATE STABILIZATION	0.00	0.00	0.00	0.00	
TOTAL TEXPOOL FUND	50,090,087.54	(0.00)	209,011.75	\$50,299,099.29	

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

Kathryn Shannahan

Assistant Director of Finance



Monthly Newsletter: November 2024

ANNOUNCEMENTS

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

TexPool

Ward County Irrigation District 3
Parkside on the River MUD 2
Robertson County ESD
City of Bovina
Montgomery County MUD 170
Orange County Appraisal District
The Colony MUD 1G

TexPool Prime

Ward County Irrigation District 3
City of Borger
Parkside on the River MUD 2
Robertson County ESD
City of Bovina
Montgomery County MUD 170
Orange County Appraisal District
The Colony MUD 1G

Upcoming Events

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 Laudermilk	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: Fuzzy picture

November 1, 2024

A common misconception about liquidity market products is that they are only concerned with short-term economic developments because daily liquidity is a defining feature. But cash managers seek to gain higher yields than deposit products by investing across a longer time horizon, often out to a year. Noise in the data and news is no less impactful for liquidity vehicles than it is for bonds and stocks. Well, there's plenty of that to go around now: the general election, impact of storms, Federal Reserve decisions, interest rates, inflation and more. It reminds me of the television static that used to frustrate viewers of everything from Saturday morning cartoons to the evening news to (most importantly!) sporting events.

The presidential election is obviously creating significant interference, but whoever wins is likely to implement inflationary policies. To the extent that basic economic tenants still apply in this odd economy, lower taxes (especially on personal income) tend to increase spending/capital expenditures and demand. To overly simplify for the sake of space: Harris' proposal is to reduce taxes for Americans outside of the richest 1%, while Trump's plan is to extend or favorably modify his Tax Cuts and Jobs Act of 2017. And then, of course, is the long-term impact of expanding the national debt, which the projected fiscal plans of both will likely do, to differing degrees.

The Federal Open Market Committee meeting that ends Nov. 7 is more critical for the front end of the yield curve. Intriguingly, the uncertainty here stems as much from the Fed's 50 basis-point cut in

(continued page 6)

Performance as of October 31, 2024

	TexPool	TexPool Prime
Current Invested Balance	\$31,011,711,068	\$13,316,790,524
Weighted Average Maturity**	36 Days	46 Days
Weighted Average Life**	93 Days	74 Days
Net Asset Value	1.00013	1.00032
Total Number of Participants	2,900	628
Management Fee on Invested Balance	0.0450%	0.0550%
Interest Distributed	\$128,291,567.85	\$56,621,743.91
Management Fee Collected	\$1,096,445.87	\$624,309.45
Current S&P Global Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$30,765,880,740	\$13,364,976,710
Average Monthly Rate*	4.91%	4.99%
Average Weighted Average Maturity**	31 Days	47 Days
Average Weighted Average Life**	90 Days	79 Days

**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.*

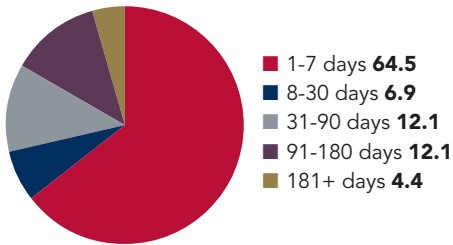
***See page 2 for definitions.*

Past performance is no guarantee of future results.



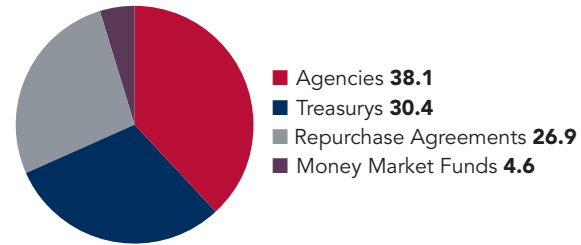
Portfolio by Maturity (%)

As of October 31, 2024



Portfolio by Type of Investment (%)

As of October 31, 2024



Portfolio Asset Summary as of October 31, 2024

	Book Value	Market Value
Uninvested Balance	\$577.32	\$577.32
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	102,668,044.49	102,668,044.49
Interest and Management Fees Payable	-128,291,561.48	-128,291,561.48
Payable for Investments Purchased	-1,201,868,106.75	-1,201,868,106.75
Accrued Expenses & Taxes	-35,369.98	-35,369.98
Repurchase Agreements	8,660,668,000.00	8,660,668,000.00
Mutual Fund Investments	1,467,085,200.00	1,467,085,200.00
Government Securities	12,294,877,958.88	12,295,576,352.17
US Treasury Bills	8,141,794,818.23	8,145,393,662.59
US Treasury Notes	1,674,811,507.31	1,674,684,816.45
Total	\$31,011,711,068.02	\$31,015,881,614.81

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	635	\$8,844,857,627.35
Higher Education	60	\$1,612,205,908.81
County	201	\$3,051,411,405.69
Healthcare	94	\$1,735,120,913.57
Utility District	942	\$4,728,034,904.19
City	510	\$8,472,815,766.95
Emergency Districts	114	\$426,823,474.17
Economic Development Districts	94	\$209,177,166.75
Transit/Toll Authorities	15	\$693,246,019.27
River/Port Authorities	18	\$325,216,248.58
Other	217	\$912,802,372.37

**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

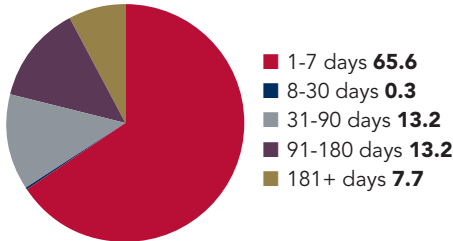
Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Invested Balance	NAV	WAM Days	WAL Days
10/1	5.0059%	0.000137149	\$31,128,146,855.90	1.00029	26	87
10/2	5.0296%	0.000137796	\$31,049,321,079.97	1.00029	25	87
10/3	4.9710%	0.000136191	\$31,002,630,566.99	1.00026	26	86
10/4	4.9553%	0.000135761	\$30,941,301,989.14	1.00020	26	86
10/5	4.9553%	0.000135761	\$30,941,301,989.14	1.00020	26	86
10/6	4.9553%	0.000135761	\$30,941,301,989.14	1.00020	26	86
10/7	4.9417%	0.000135389	\$30,820,974,990.70	1.00019	25	84
10/8	4.9267%	0.000134977	\$30,768,579,169.88	1.00020	27	84
10/9	4.9252%	0.000134938	\$30,646,248,475.90	1.00018	30	87
10/10	4.9116%	0.000134564	\$30,480,074,451.15	1.00018	32	91
10/11	4.9073%	0.000134446	\$30,569,833,746.23	1.00015	33	92
10/12	4.9073%	0.000134446	\$30,569,833,746.23	1.00015	33	92
10/13	4.9073%	0.000134446	\$30,569,833,746.23	1.00015	33	92
10/14	4.9073%	0.000134446	\$30,569,833,746.23	1.00015	33	92
10/15	4.8929%	0.000134052	\$30,533,650,473.61	1.00018	32	90
10/16	4.9113%	0.000134557	\$30,679,767,774.81	1.00018	32	91
10/17	4.9094%	0.000134505	\$30,732,310,930.55	1.00016	32	92
10/18	4.9018%	0.000134296	\$30,642,722,097.54	1.00014	34	93
10/19	4.9018%	0.000134296	\$30,642,722,097.54	1.00014	34	93
10/20	4.9018%	0.000134296	\$30,642,722,097.54	1.00014	34	93
10/21	4.8945%	0.000134097	\$30,562,589,703.63	1.00012	33	91
10/22	4.8887%	0.000133937	\$30,577,697,797.41	1.00012	32	92
10/23	4.8922%	0.000134033	\$30,474,190,999.34	1.00011	35	93
10/24	4.8902%	0.000133977	\$30,408,620,955.74	1.00013	35	93
10/25	4.8749%	0.000133559	\$30,941,734,553.95	1.00006	35	92
10/26	4.8749%	0.000133559	\$30,941,734,553.95	1.00006	35	92
10/27	4.8749%	0.000133559	\$30,941,734,553.95	1.00006	35	92
10/28	4.8878%	0.000133912	\$30,910,902,098.37	1.00010	33	89
10/29	4.8714%	0.000133464	\$31,061,589,501.60	1.00012	35	93
10/30	4.8673%	0.000133350	\$31,036,685,141.30	1.00014	35	93
10/31	4.8617%	0.000133197	\$31,011,711,068.02	1.00013	36	93
Average:	4.9130%	0.000134604	\$30,765,880,740.05	1.00016	32	90



TEXPOOL Prime

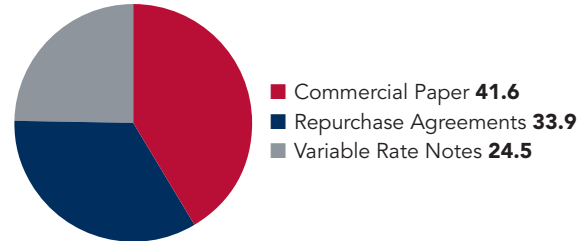
Portfolio by Maturity (%)

As of October 31, 2024



Portfolio by Type of Investment (%)

As of October 31, 2024



Portfolio Asset Summary as of October 31, 2024

	Book Value	Market Value
Uninvested Balance	-\$437.20	-\$437.20
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	22,609,481.11	22,609,481.11
Interest and Management Fees Payable	-56,622,013.99	-56,622,013.99
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	-20,066.40	-20,066.40
Repurchase Agreements	4,525,959,000.00	4,525,959,000.00
Commercial Paper	7,187,864,560.36	7,191,661,671.36
Mutual Fund Investments	0.00	0.00
Government Securities	0.00	0.00
Variable Rate Notes	1,637,000,000.00	1,637,557,632.95
Total	\$13,316,790,523.88	\$13,321,145,267.83

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	169	\$4,255,447,436.76
Higher Education	19	\$1,041,619,491.21
County	54	\$951,488,291.30
Healthcare	23	\$575,013,690.99
Utility District	83	\$524,615,990.30
City	122	\$2,477,223,177.56
Emergency Districts	37	\$114,929,231.21
Economic Development Districts	24	\$53,683,118.91
Transit/Toll Authorities	10	\$1,003,943,408.39
River/Port Authorities	8	\$755,551,284.30
Other	79	\$1,562,343,657.34



TEXPOOL Prime

Daily Summary

Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Prime Invested Balance	NAV	WAM Days	WAL Days
10/1	5.0626%	0.000138701	\$13,768,269,846.14	1.00059	41	77
10/2	5.0855%	0.000139330	\$13,773,686,006.74	1.00058	41	76
10/3	5.0407%	0.000138101	\$13,516,019,328.67	1.00059	44	80
10/4	5.0113%	0.000137295	\$13,409,409,446.41	1.00035	46	81
10/5	5.0113%	0.000137295	\$13,409,409,446.41	1.00035	46	81
10/6	5.0113%	0.000137295	\$13,409,409,446.41	1.00035	46	81
10/7	4.9966%	0.000136892	\$13,406,771,025.52	1.00039	44	79
10/8	4.9909%	0.000136738	\$13,558,975,379.81	1.00039	47	81
10/9	4.9946%	0.000136839	\$13,523,169,265.37	1.00040	47	81
10/10	4.9859%	0.000136599	\$13,481,793,858.62	1.00039	47	81
10/11	4.9792%	0.000136417	\$13,351,473,905.41	1.00020	50	82
10/12	4.9792%	0.000136417	\$13,351,473,905.41	1.00020	50	82
10/13	4.9792%	0.000136417	\$13,351,473,905.41	1.00020	50	82
10/14	4.9792%	0.000136417	\$13,351,473,905.41	1.00020	50	82
10/15	4.9786%	0.000136399	\$13,319,794,384.71	1.00037	47	79
10/16	4.9388%	0.000135309	\$13,494,928,354.45	1.00037	46	77
10/17	5.0412%	0.000138114	\$13,353,857,859.91	1.00036	46	78
10/18	4.9876%	0.000136647	\$13,294,874,452.02	1.00023	47	77
10/19	4.9876%	0.000136647	\$13,294,874,452.02	1.00023	47	77
10/20	4.9876%	0.000136647	\$13,294,874,452.02	1.00023	47	77
10/21	4.9832%	0.000136527	\$13,284,090,449.30	1.00034	49	79
10/22	4.9747%	0.000136293	\$13,274,144,247.50	1.00034	50	80
10/23	4.9750%	0.000136302	\$13,266,658,278.35	1.00031	49	79
10/24	4.9778%	0.000136378	\$13,319,362,505.06	1.00033	49	78
10/25	4.9578%	0.000135830	\$13,110,461,447.26	1.00021	51	79
10/26	4.9578%	0.000135830	\$13,110,461,447.26	1.00021	51	79
10/27	4.9578%	0.000135830	\$13,110,461,447.26	1.00021	51	79
10/28	4.9727%	0.000136237	\$13,236,131,156.30	1.00031	48	76
10/29	4.9690%	0.000136137	\$13,272,734,662.49	1.00032	47	75
10/30	4.9672%	0.000136089	\$13,296,969,235.82	1.00033	47	75
10/31	4.9731%	0.000136250	\$13,316,790,523.88	1.00032	46	74
Average:	4.9902%	0.000136717	\$13,364,976,710.56	1.00033	47	79



Participant Services
1001 Texas Ave. Suite 1150
Houston, TX 77002

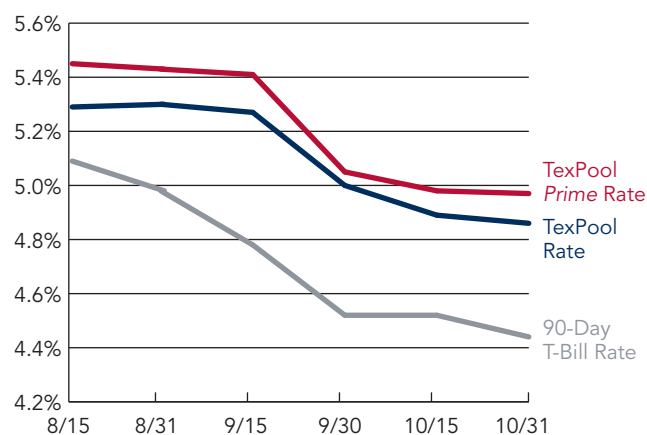
September as it does from parsing of the recent data. While Fed Chair Jerome Powell probably doesn't have buyer's remorse, some policymakers seem to regret the magnitude of that reduction, based on the flurry of speeches and appearances since. Yes, the data had softened, and the markets gave them the opportunity for the large cut, but few expected the combination of a rebounding jobs market and sticky inflation. We think voters would like to skip a move next week, but the supersized slash essentially demands they do something to save credibility. But if they do lower the target range by a quarter point, which we expect, they could hold rates steady in December before easing again in January and then continuing that pattern of cut/not cut for multiple meetings.

Determining that won't be easy. The devastating hurricanes and Boeing strike clouded the October payroll report, which showed the nation added only 12,000 jobs. But the unemployment rate remained at 4.1%, indicating the labor market remains strong. Also, third quarter GDP carried the previous quarter's banner with solid 2.8% annual growth. The large 3.7% increase in consumer expenditures was an eye-opener. Spending at that level going into the holiday season should support price pressures, which might already have paused their projected descent. The September CPI and PCE reports were little changed from August readings.

Thankfully, the picture for the liquidity markets has little obscuring "snow." The longer the Fed takes to lower rates, the longer yields should remain elevated. Investors seem to be anticipating this, with inflow throughout the industry. But it is hard to tell how everything will play out. The sooner the signal improves, the better.

At the end of the month, yields on 1-, 3-, 6- and 12-month U.S. Treasuries were 4.67%, 4.55%, 4.47% and 4.29%, respectively.

TexPool & TexPool Prime vs. 90-Day Treasury Bill



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 to learn more.

TEXPOOL REPORT

MONTH OF NOVEMBER 30, 2024
4.7302%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted Nov)	ENDING BALANCE	PURPOSE OF FUND
1 GENERAL FUND - UNRESTRICTED	5,505,265.62	(989,315.43)	27,024.95	4,542,975.14	Working capital
1 GENERAL FUND - RESTRICTED	1,600,000.00	0.00	incl in above	1,600,000.00	
5 SEIZURE	53,891.93	0.00	209.52	54,101.45	Solely to purchase equipment for Law Enforcement
7 CHILD SAFETY PROGRAMS	48.15	0.00	0.19	48.34	Reserved for Child Safety/School Zones
8 DEBT SERVICE FUND	2,233,613.66	3.32	8,683.97	2,242,300.95	Restricted for General fund reserves & yearly debt service
9 FEDERAL SEIZURE	6,584.87	0.00	25.60	6,610.47	Criminal Investigation - Federal Funds
12 STEP FUND	49,958.24	0.00	194.23	50,152.47	
14 PUBLIC SAFETY	162,004.85	0.00	629.85	162,634.70	Public Safety Needs
15 HOTEL/MOTEL FUND	1,657,171.28	50,000.00	6,449.24	1,713,620.52	Restricted for promotion of tourism
19 CAPITAL IMPACT FEES	4,397,543.95	0.00	17,097.02	4,414,640.97	Water & sewer lines extensions & expansions
20 ENTERPRISE FUND - UNRESTRICT	1,619,620.46	(9,359.66)	6,674.83	1,616,935.63	Working capital
20 ENTERPRISE FUND - RESTRICTED	300,000.00	0.00	incl in above	300,000.00	Customer liability
28 GENERAL CAPITAL PROJECTS	3,650,392.14	0.00	14,192.20	3,664,584.34	General Fund CIP
29 CAPITAL PROJECT BONDS	4,457,180.31	(280,000.00)	17,293.06	4,194,473.37	2016A CO WW Plant, Clarifier & Todville 2016 Sewer
30 WTR/SWR BONDS	336,027.03	0.00	1,306.42	337,333.45	Funds transferred from Bond Mkt Acct to allow liquidity
31 IT BONDS	0.00	0.00	0.00	0.00	Fiber Optics
32 PD & GF BONDS	0.00	0.00	0.00	0.00	Public Works Facility
32 PD & GF BONDS (GEN FUND Reserve)	(0.00)	0.00	0.00	(0.00)	Public Works Facility funds provided by GF Reserve
33 FIRE BONDS	4,206,979.44	(20,000.00)	16,474.10	4,203,453.54	GO Series 2024
35 STREET BONDS	10,295,930.05	0.00	40,029.10	10,335,959.15	CO Series 2024
36 DRAINAGE BONDS	986,483.43	0.00	3,714.78	990,198.21	Drainage CO Funds 50/50 Split County Projects
41 CAROTHERS	255,019.81	0.00	991.48	256,011.29	Carother Facility & Park
42 PARK FEES	8,371.10	0.00	32.55	8,403.65	Reserved for acquisition & development of park land
44 ANIMAL	8,415.32	0.00	32.72	8,448.04	Animal Shelter Needs - Donation
50 CRIME DISTRICT	1,261,166.20	32,304.67	4,822.03	1,298,292.90	Funds transferred from Bond Mkt Acct to allow liquidity
70 SEDC II - UNRESTRICTED	4,459,807.28	7,419.54	17,991.41	4,485,218.23	Seabrook Economic Development Corporation II
70 SEDC II - RESTRICT FOR EMERGENCY	180,000.00	0.00	incl in above	180,000.00	Emergency Reserve
77 MUNI COURT - SECURITY FUND	20,179.72	0.00	78.46	20,258.18	Funds from fines to be used for security
78 COURT - TIME PAYMENT FEES	16,064.87	0.00	62.46	16,127.33	Funds from fines to be used to improve court
79 MUNI COURT - TECHNOLOGY FUND	1,118.39	0.00	4.35	1,122.74	Fund court on technology
81 PUBLIC SAFETY VERF	619,104.12	(12,304.67)	2,490.75	609,290.20	Public Safety Vehicle Equipment Replacement
83 PEG Fund	59,038.61	0.00	229.53	59,268.14	Public Education and Government Access
84 GE VERF	1,125,647.56	21,252.23	4,458.98	1,151,358.77	
85 STABILIZATION FUND	766,470.90	0.00	2,979.93	769,450.83	Highway 146 Project
86 WATER RATE STABILIZATION	0.00	0.00	0.00	0.00	
TOTAL TEXPOOL FUND	50,299,099.29	(1,200,000.00)	194,173.71	\$49,293,273.00	

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

Kathryn Shannahan

Assistant Director of Finance



Monthly Newsletter: December 2024

ANNOUNCEMENTS

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

TexPool

Medina County Hospital District
Mission Economic Development Corporation
City of Pearsall
Dripping Springs MUD 1
City of Plains

TexPool Prime

Medina County Hospital District
Mission Economic Development Corporation
City of Pearsall
Gaines County
Dripping Springs MUD 1
City of Plains

TexPool Advisory Board Members

Patrick Krishock David Landeros
Belinda Weaver Sharon Matthews
Deborah Laudermilk 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: Record High

December 1, 2024

Records, as they say, are made to be broken. But some seem so out of reach we don't pay attention to them until they are nearly upon us. Think Cal Ripken's consecutive games-played streak, Katie Ledecky's gold medals, or LeBron James' career points. That's the case with the record amount of money market fund assets under management reached in late November. That number? \$7 trillion. The broader liquidity market, including pooled investments such as TexPool and TexPool Prime, is also experiencing highs.

Of course, the tremendous inflows into liquidity products, including pooled investments such as TexPool and TexPool Prime, started when the Federal Reserve began hiking rates in March 2022 and continued as rates climbed through 3%, 4%, and 5%. But with the Fed cutting rates, surely the recent success is coming to an end, right? We don't think so. A hypothetical theme popular in the markets in the coming months might be that clients can hardly wait to transfer their "sideline cash" to the stock and bond markets if yields dip much further. We believe that for most investors, cash is not coal waiting to be shoveled into a furnace to power riskier asset classes. Liquidity vehicles' utility as a mechanism to pay expenses with the potential for an attractive return and as a crucial part of a balanced portfolio will persist. If the Fed's terminal fed funds rate settles in the mid 3s (we now think 3.5% to 4% is possible), cash should remain a robust investment.

(continued page 6)

Performance as of November 30, 2024

	TexPool	TexPool Prime
Current Invested Balance	\$31,334,960,457	\$12,944,297,892
Weighted Average Maturity**	40 Days	51 Days
Weighted Average Life**	101 Days	70 Days
Net Asset Value	1.00011	1.00016
Total Number of Participants	2,905	634
Management Fee on Invested Balance	0.0450%	0.0550%
Interest Distributed	\$120,944,555.99	\$52,257,270.88
Management Fee Collected	\$1,076,509.66	\$594,991.35
Current S&P Global Rating	AAAm	AAAm
Month Averages		
Average Invested Balance	\$31,142,262,904	\$13,161,933,672
Average Monthly Rate*	4.73%	4.83%
Average Weighted Average Maturity**	38	50
Average Weighted Average Life**	99	72

*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.

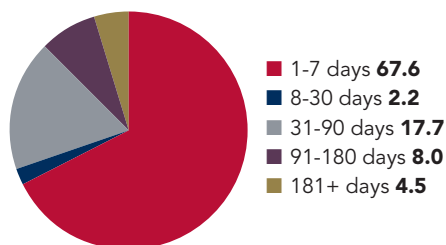
**See page 2 for definitions.

Past performance is no guarantee of future results.



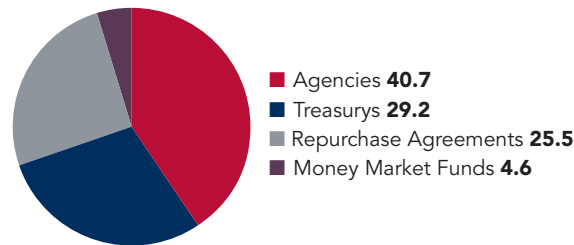
Portfolio by Maturity (%)

As of November 30, 2024



Portfolio by Type of Investment (%)

As of November 30, 2024



Portfolio Asset Summary as of November 30, 2024

	Book Value	Market Value
Uninvested Balance	\$945.29	\$945.29
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	110,813,543.62	110,813,543.62
Interest and Management Fees Payable	-120,944,733.93	-120,944,733.93
Payable for Investments Purchased	-288,186,076.25	-288,186,076.25
Accrued Expenses & Taxes	-71,523.20	-71,523.20
Repurchase Agreements	8,055,876,000.00	8,055,876,000.00
Mutual Fund Investments	1,467,085,200.00	1,467,085,200.00
Government Securities	12,870,737,552.40	12,870,401,879.31
US Treasury Bills	7,564,824,903.40	7,568,675,134.53
US Treasury Notes	1,674,824,646.12	1,674,901,642.35
Total	\$31,334,960,457.45	\$31,338,552,011.72

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	635	\$9,329,534,823.93
Higher Education	60	\$1,510,757,973.14
County	201	\$3,065,249,491.28
Healthcare	95	\$1,600,845,408.33
Utility District	943	\$5,004,255,182.30
City	512	\$8,309,449,907.72
Emergency Districts	114	\$410,156,143.34
Economic Development Districts	95	\$212,961,778.04
Transit/Toll Authorities	15	\$682,690,487.52
River/Port Authorities	18	\$343,795,981.39
Other	217	\$865,255,766.44

**Definition of Weighted Average Maturity and Weighted Average Life

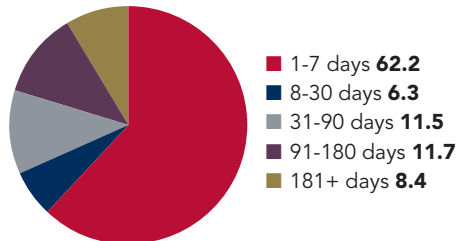
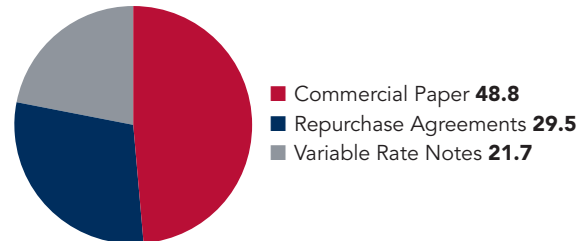
WAM is the mean average of the periods of time remaining until the securities held in TexPool (a) are scheduled to be repaid, (b) would be repaid upon a demand by TexPool, or (c) are scheduled to have their interest rate readjusted to reflect current market rates. Securities with adjustable rates payable 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
11/1	4.8683%	0.000133379	\$31,187,328,538.36	1.00013	36	94
11/2	4.8683%	0.000133379	\$31,187,328,538.36	1.00013	36	94
11/3	4.8683%	0.000133379	\$31,187,328,538.36	1.00013	36	94
11/4	4.8514%	0.000132916	\$31,233,376,776.44	1.00013	34	92
11/5	4.8259%	0.000132217	\$31,222,946,732.73	1.00013	36	95
11/6	4.8257%	0.000132211	\$31,202,021,969.81	1.00011	38	98
11/7	4.8236%	0.000132154	\$31,230,706,171.86	1.00012	37	97
11/8	4.7770%	0.000130876	\$31,456,316,350.57	1.00009	38	97
11/9	4.7770%	0.000130876	\$31,456,316,350.57	1.00009	38	97
11/10	4.7770%	0.000130876	\$31,456,316,350.57	1.00009	38	97
11/11	4.7770%	0.000130876	\$31,456,316,350.57	1.00009	38	97
11/12	4.6852%	0.000128362	\$31,434,035,161.18	1.00009	36	97
11/13	4.6930%	0.000128576	\$31,388,211,628.86	1.00013	36	97
11/14	4.6873%	0.000128418	\$31,256,621,660.16	1.00013	37	97
11/15	4.6850%	0.000128357	\$30,818,368,048.76	1.00010	38	102
11/16	4.6850%	0.000128357	\$30,818,368,048.76	1.00010	38	102
11/17	4.6850%	0.000128357	\$30,818,368,048.76	1.00010	38	102
11/18	4.6817%	0.000128265	\$30,836,296,541.25	1.00010	39	101
11/19	4.6815%	0.000128259	\$30,884,089,116.71	1.00010	39	102
11/20	4.6799%	0.000128216	\$30,666,898,624.87	1.00009	39	102
11/21	4.6687%	0.000127909	\$30,969,253,821.27	1.00007	38	102
11/22	4.6710%	0.000127972	\$30,793,243,835.08	1.00004	39	102
11/23	4.6710%	0.000127972	\$30,793,243,835.08	1.00004	39	102
11/24	4.6710%	0.000127972	\$30,793,243,835.08	1.00004	39	102
11/25	4.6710%	0.000127972	\$31,146,691,142.10	1.00007	36	98
11/26	4.6734%	0.000128038	\$31,345,800,205.52	1.00008	38	99
11/27	4.6705%	0.000127960	\$31,279,464,984.95	1.00008	39	101
11/28	4.6705%	0.000127960	\$31,279,464,984.95	1.00008	39	101
11/29	4.6683%	0.000127898	\$31,334,960,457.45	1.00011	40	101
11/30	4.6683%	0.000127898	\$31,334,960,457.45	1.00011	40	101
Average:	4.7302%	0.000129595	\$31,142,262,903.55	1.00010	38	99

**TEXPOOL Prime****Portfolio by Maturity (%)***As of November 30, 2024***Portfolio by Type of Investment (%)***As of November 30, 2024***Portfolio Asset Summary as of November 30, 2024**

	Book Value	Market Value
Uninvested Balance	-\$12.83	-\$12.83
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	18,325,328.32	18,325,328.32
Interest and Management Fees Payable	-52,257,289.66	-52,257,289.66
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	-39,010.22	-39,010.22
Repurchase Agreements	3,826,040,000.00	3,826,040,000.00
Commercial Paper	7,615,228,876.01	7,616,878,579.39
Mutual Fund Investments	0.00	0.00
Government Securities	0.00	0.00
Variable Rate Notes	1,537,000,000.00	1,537,397,316.45
Total	\$12,944,297,891.62	\$12,946,344,911.45

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	169	\$4,180,763,603.27
Higher Education	19	\$993,953,854.15
County	55	\$899,666,003.96
Healthcare	24	\$530,857,740.59
Utility District	84	\$524,840,535.21
City	124	\$2,296,276,378.60
Emergency Districts	37	\$148,004,677.13
Economic Development Districts	25	\$54,877,402.50
Transit/Toll Authorities	10	\$1,073,722,652.08
River/Port Authorities	8	\$657,339,024.65
Other	79	\$1,583,973,716.23



TEXPOOL Prime

Daily Summary

Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Prime Invested Balance	NAV	WAM Days	WAL Days
11/1	4.9695%	0.000136151	\$13,336,185,715.65	1.00022	47	74
11/2	4.9695%	0.000136151	\$13,336,185,715.65	1.00022	47	74
11/3	4.9695%	0.000136151	\$13,336,185,715.65	1.00022	47	74
11/4	4.9526%	0.000135689	\$13,356,058,356.91	1.00032	45	71
11/5	4.9285%	0.000135028	\$13,356,039,339.34	1.00030	47	72
11/6	4.9275%	0.000134999	\$13,408,658,993.85	1.00028	46	71
11/7	4.9210%	0.000134822	\$13,390,814,712.14	1.00029	50	74
11/8	4.8286%	0.000132290	\$13,381,036,069.25	1.00010	52	75
11/9	4.8286%	0.000132290	\$13,381,036,069.25	1.00010	52	75
11/10	4.8286%	0.000132290	\$13,381,036,069.25	1.00010	52	75
11/11	4.8286%	0.000132290	\$13,381,036,069.25	1.00010	52	75
11/12	4.8110%	0.000131807	\$13,342,876,545.43	1.00024	49	72
11/13	4.7844%	0.000131079	\$13,207,899,149.24	1.00028	49	72
11/14	4.7808%	0.000130982	\$13,154,621,787.48	1.00029	49	72
11/15	4.7914%	0.000131270	\$12,938,646,928.08	1.00012	51	73
11/16	4.7914%	0.000131270	\$12,938,646,928.08	1.00012	51	73
11/17	4.7914%	0.000131270	\$12,938,646,928.08	1.00012	51	73
11/18	4.7887%	0.000131196	\$13,009,404,256.09	1.00023	50	72
11/19	4.7868%	0.000131145	\$13,078,107,044.84	1.00025	49	71
11/20	4.7853%	0.000131103	\$13,125,051,492.04	1.00023	49	70
11/21	4.7834%	0.000131053	\$13,189,125,079.62	1.00022	48	70
11/22	4.7892%	0.000131210	\$12,956,746,306.72	1.00009	52	73
11/23	4.7892%	0.000131210	\$12,956,746,306.72	1.00009	52	73
11/24	4.7892%	0.000131210	\$12,956,746,306.72	1.00009	52	73
11/25	4.7918%	0.000131283	\$13,023,313,945.48	1.00021	51	71
11/26	4.7921%	0.000131291	\$13,048,307,540.66	1.00020	51	71
11/27	4.7917%	0.000131279	\$13,030,127,504.43	1.00015	51	71
11/28	4.7917%	0.000131279	\$13,030,127,504.43	1.00015	51	71
11/29	4.7951%	0.000131373	\$12,944,297,891.62	1.00016	51	70
11/30	4.7951%	0.000131373	\$12,944,297,891.62	1.00016	51	70
Average:	4.8324%	0.000132394	\$13,161,933,672.12	1.00019	50	72



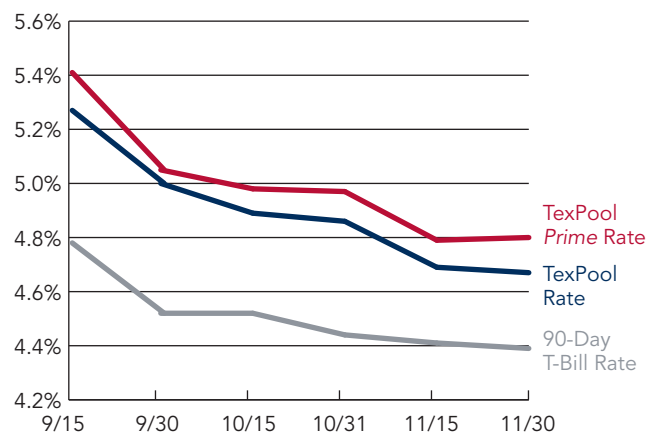
Participant Services
1001 Texas Ave. Suite 1150
Houston, TX 77002

Fed and Federal

It is still too early to truly assess the ramifications on the liquidity markets of Donald Trump's return to the White House. We don't invest based on rumor, speculation, or promises. However, we continue to think many of his potential policies, especially on tariffs and immigration, could be inflationary. Those primarily impact the money markets through the Fed, which should be factored into its updated Summary of Economic Projections released after its meeting on Dec. 18. In fact, that document is probably more important than the Committee's decision to lower or maintain the target range—at present a coin flip—as we expect policymakers to adopt an every-other-meeting cut approach in 2025. A pause in December likely means a cut in January; a cut likely means a pause. If policymakers slow the pace of easing due to concerns about inflation stalling or trending back up, money markets likely will see yields stabilize at elevated levels.

At the end of the month, yields on 1-, 3-, 6-, and 12-month US Treasuries were 4.61%, 4.49%, 4.43%, and 4.28%, respectively.

TexPool & TexPool Prime vs. 90-Day Treasury Bill



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.

TEXPOOL REPORT

MONTH OF DECEMBER 31, 2024
4.5610%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted Dec)	ENDING BALANCE	PURPOSE OF FUND
1 GENERAL FUND - UNRESTRICTED	4,542,975.14	(475,078.38)	22,746.63	4,090,643.39	Working capital
1 GENERAL FUND - RESTRICTED	1,600,000.00	0.00	incl in above	1,600,000.00	
5 SEIZURE	54,101.45	0.00	209.57	54,311.02	Solely to purchase equipment for Law Enforcement
7 CHILD SAFETY PROGRAMS	48.34	0.00	0.19	48.53	Reserved for Child Safety/School Zones
8 DEBT SERVICE FUND	2,242,300.95	183,682.02	8,708.60	2,434,691.57	Restricted for General fund reserves & yearly debt service
9 FEDERAL SEIZURE	6,610.47	0.00	25.61	6,636.08	Criminal Investigation - Federal Funds
12 STEP FUND	50,152.47	0.00	194.28	50,346.75	
14 PUBLIC SAFETY	162,634.70	0.00	630.00	163,264.70	Public Safety Needs
15 HOTEL/MOTEL FUND	1,713,620.52	0.00	6,638.11	1,720,258.63	Restricted for promotion of tourism
19 CAPITAL IMPACT FEES	4,414,640.97	0.00	17,101.13	4,431,742.10	Water & sewer lines extensions & expansions
20 ENTERPRISE FUND - UNRESTRICT	1,616,935.63	(209,359.66)	6,614.70	1,414,190.67	Working capital
20 ENTERPRISE FUND - RESTRICTED	300,000.00	0.00	incl in above	300,000.00	Customer liability
28 GENERAL CAPITAL PROJECTS	3,664,584.34	0.00	14,195.61	3,678,779.95	General Fund CIP
29 CAPITAL PROJECT BONDS	4,194,473.37	0.00	16,248.26	4,210,721.63	2016A CO WW Plant, Clarifier & Todville 2016 Sewer
30 WTR/SWR BONDS	337,333.45	0.00	1,306.74	338,640.19	Funds transferred from Bond Mkt Acct to allow liquidity
31 IT BONDS	0.00	0.00	0.00	0.00	Fiber Optics
32 PD & GF BONDS	0.00	0.00	0.00	0.00	Public Works Facility
32 PD & GF BONDS (GEN FUND Reserve)	(0.00)	0.00	0.00	(0.00)	Public Works Facility funds provided by GF Reserve
33 FIRE BONDS	4,203,453.54	0.00	16,403.13	4,219,856.67	GO Series 2024
35 STREET BONDS	10,335,959.15	0.00	40,038.73	10,375,997.88	CO Series 2024
36 DRAINAGE BONDS	990,198.21	0.00	3,715.68	993,913.89	Drainage CO Funds 50/50 Split County Projects
41 CAROTHERS	256,011.29	0.00	991.72	257,003.01	Carother Facility & Park
42 PARK FEES	8,403.65	0.00	32.55	8,436.20	Reserved for acquisition & development of park land
44 ANIMAL	8,448.04	0.00	32.73	8,480.77	Animal Shelter Needs - Donation
50 CRIME DISTRICT	1,298,292.90	(22,695.33)	4,941.32	1,280,538.89	Funds transferred from Bond Mkt Acct to allow liquidity
70 SEDC II - UNRESTRICTED	4,485,218.23	69,503.79	18,220.05	4,572,942.07	Seabrook Economic Development Corporation II
70 SEDC II - RESTRICT FOR EMERGENCY	180,000.00	0.00	incl in above	180,000.00	Emergency Reserve
77 MUNI COURT - SECURITY FUND	20,258.18	0.00	78.47	20,336.65	Funds from fines to be used for security
78 COURT - TIME PAYMENT FEES	16,127.33	0.00	62.47	16,189.80	Funds from fines to be used to improve court
79 MUNI COURT - TECHNOLOGY FUND	1,122.74	0.00	4.35	1,127.09	Fund court on technology
81 PUBLIC SAFETY VERF	609,290.20	(67,304.67)	2,437.10	544,422.63	Public Safety Vehicle Equipment Replacement
83 PEG Fund	59,268.14	0.00	229.59	59,497.73	Public Education and Government Access
84 GE VERF	1,151,358.77	21,252.23	4,542.38	1,177,153.38	
85 STABILIZATION FUND	769,450.83	0.00	2,980.65	772,431.48	Highway 146 Project
86 WATER RATE STABILIZATION	0.00	0.00	0.00	0.00	
TOTAL TEXPOOL FUND	49,293,273.00	(500,000.00)	189,330.35	\$48,982,603.35	

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

Kathryn Shannahan

Assistant Director of Finance



Monthly Newsletter: March 2025

ANNOUNCEMENTS

We welcome the following entities who joined TexPool in February 2025:

TexPool

Camp Central Appraisal District
Calhoun County Groundwater
Conservation District
City of Splendora
Bright- Star- Salem Utility District

TexPool Prime

Camp Central Appraisal District
Calhoun County Groundwater
Conservation District
City of Splendora
Bright- Star- Salem Utility District

Upcoming Events

4/6/2025

**Government Finance Officers Association
of Texas (GFOAT) Spring Conference**
Round Rock, TX

4/21/2025

County Treasurers Education Seminar
San Marcos, TX

4/29/2025

TACA Institute 67th Annual Conference
College Station, TX

TexPool Advisory Board Members

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

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: Market intervention should subside under the new SEC leadership.

March 1, 2025

Perhaps because the SEC appears to impact the public less than other US agencies, its cost-cutting efforts mandated by the Trump administration have largely been overshadowed. But the Commission is in the midst of a sea change beyond the trimming of staff, and we welcome it. Recall its mission is, "to protect investors; maintain fair, orderly, and efficient markets; and facilitate capital formation." Going after Ponzi schemes, scammers, and fraudsters is critical, as is maintaining a level playing field. At their best, regulations safeguard the financial system from the repercussions of intentional or unintentional activity. But under Chair Gary Gensler, the SEC exceeded its mission. Instead of using wrenches to fine tune the machine, his staff often tossed them into its gears. Particularly frustrating was that they frequently limited time for public feedback, even for controversial proposals.

That brings us to today. Acting SEC Chair Mark Uyeda has announced several high-profile changes, such as the creation of a crypto task force and the layoff of regional office directors. But on a fundamental level, he and Trump's nominee for chair, Paul Atkins, are no fans of regulations. Expect fewer new rules and for some to be delayed in implementation. Others, such as the climate disclosure rule, are likely to be rolled back. We obviously would like the SEC to revisit the recent money market fund amendments, but there seems to be little industry appetite for that at present. That won't stop us from making the case.

(continued page 6)

Performance as of February 28, 2025

	TexPool	TexPool Prime
Current Invested Balance	\$39,023,900,254	\$15,842,788,994
Weighted Average Maturity**	36 Days	49 Days
Weighted Average Life**	88 Days	59 Days
Net Asset Value	1.0001	1.00011
Total Number of Participants	2,916	645
Management Fee on Invested Balance	0.0450%	0.0550%
Interest Distributed	\$133,373,195.84	\$54,581,285.47
Management Fee Collected	\$1,299,739.56	\$665,076.49
Current S&P Global Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$39,945,284,526	\$15,866,982,894
Average Monthly Rate*	4.36%	4.48%
Average Weighted Average Maturity**	36	52
Average Weighted Average Life**	90	62

**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.*

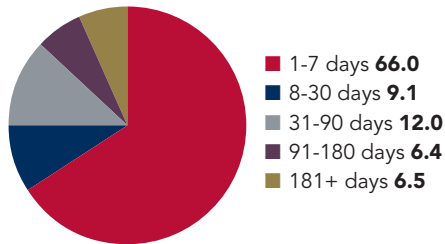
***See page 2 for definitions.*

Past performance is no guarantee of future results.



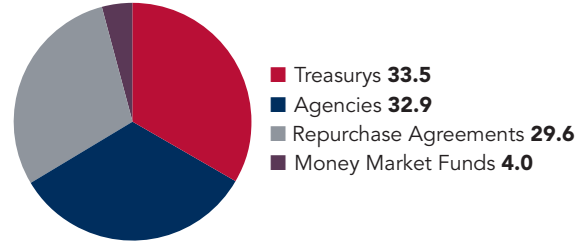
Portfolio by Maturity (%)

As of February 28, 2025



Portfolio by Type of Investment (%)

As of February 28, 2025



Portfolio Asset Summary as of February 28, 2025

	Book Value	Market Value
Uninvested Balance	\$61.10	\$61.10
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	76,673,154.56	76,673,154.56
Interest and Management Fees Payable	-133,372,964.82	-133,372,964.82
Payable for Investments Purchased	-1,391,152,779.00	-1,391,152,779.00
Accrued Expenses & Taxes	-45,052.39	-45,052.39
Repurchase Agreements	11,994,341,000.00	11,994,341,000.00
Mutual Fund Investments	1,617,085,200.00	1,617,085,200.00
Government Securities	13,320,970,740.16	13,320,970,740.16
US Treasury Bills	12,369,531,920.01	12,374,258,158.70
US Treasury Notes	1,169,868,974.16	1,170,801,394.50
Total	\$39,023,900,253.78	\$39,029,558,912.81

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	635	\$12,249,947,471.75
Higher Education	60	\$2,167,936,100.06
County	202	\$4,358,413,374.28
Healthcare	95	\$2,112,986,916.21
Utility District	945	\$5,857,444,935.49
City	517	\$9,452,870,338.02
Emergency Districts	114	\$555,137,652.10
Economic Development Districts	95	\$216,100,740.34
Transit/Toll Authorities	15	\$795,985,674.16
River/Port Authorities	18	\$387,134,580.33
Other	220	\$871,447,243.37

**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 the fund's portfolio (a) are scheduled to be repaid, (b) would be repaid upon a demand by the fund or (c) are scheduled to have their interest rate readjusted to reflect current market rates. For government variable rate securities, if the interest rate is readjusted no less frequently than every 397 calendar days, the security shall be deemed to have a maturity equal to the period remaining until the next readjustment of the interest rate. For non-government variable rate securities, if the security has a scheduled maturity of 397 days or less the security is treated as maturing on the earlier of the date the security is scheduled to be repaid through demand or the period remaining until the next readjustment of the interest rate. If the variable rate security has a scheduled maturity that is more than 397 days it is the later of those two dates. The mean is weighted based on the percentage of the market value 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.



Daily Summary

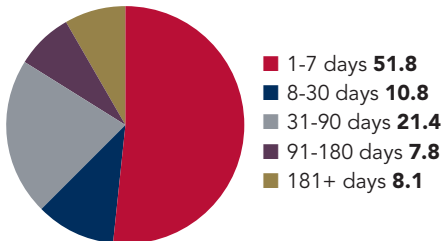
Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Invested Balance	NAV	WAM Days	WAL Days
2/1	4.3913%	0.000120309	\$38,892,922,937.46	1.00012	40	93
2/2	4.3913%	0.000120309	\$38,892,922,937.46	1.00012	40	93
2/3	4.2982%	0.000117758	\$40,068,228,288.16	1.00003	37	88
2/4	4.3666%	0.000119633	\$40,211,632,622.58	1.00004	37	88
2/5	4.3560%	0.000119342	\$40,263,676,115.88	1.00004	36	89
2/6	4.3571%	0.000119373	\$40,484,109,003.03	1.00003	36	90
2/7	4.3855%	0.000120152	\$40,739,642,712.97	0.99999	37	90
2/8	4.3855%	0.000120152	\$40,739,642,712.97	0.99999	37	90
2/9	4.3855%	0.000120152	\$40,739,642,712.97	0.99999	37	90
2/10	4.3624%	0.000119518	\$40,839,870,399.85	1.00001	35	88
2/11	4.3417%	0.000118952	\$40,780,745,600.47	1.00000	34	87
2/12	4.3522%	0.000119238	\$40,702,968,901.89	0.99999	36	89
2/13	4.3501%	0.000119182	\$40,020,567,609.25	1.00000	36	89
2/14	4.3396%	0.000118894	\$39,669,317,359.26	0.99999	37	91
2/15	4.3396%	0.000118894	\$39,669,317,359.26	0.99999	37	91
2/16	4.3396%	0.000118894	\$39,669,317,359.26	0.99999	37	91
2/17	4.3396%	0.000118894	\$39,669,317,359.26	0.99999	37	91
2/18	4.3539%	0.000119286	\$39,678,534,790.70	1.00000	35	90
2/19	4.3662%	0.000119622	\$39,960,578,900.88	1.00000	36	90
2/20	4.3575%	0.000119384	\$39,974,425,371.18	1.00000	36	89
2/21	4.3382%	0.000118854	\$39,854,682,879.11	1.00000	37	90
2/22	4.3382%	0.000118854	\$39,854,682,879.11	1.00000	37	90
2/23	4.3382%	0.000118854	\$39,854,682,879.11	1.00000	37	90
2/24	4.3596%	0.000119440	\$39,638,015,031.94	1.00002	35	88
2/25	4.3527%	0.000119253	\$39,670,489,626.01	1.00002	35	89
2/26	4.3468%	0.000119091	\$39,549,091,598.81	1.00002	35	89
2/27	4.3543%	0.000119297	\$39,355,040,524.52	1.00001	35	87
2/28	4.3653%	0.000119598	\$39,023,900,253.78	1.00010	36	88
Averages:	4.3555%	0.000119328	\$39,945,284,525.97	1.00002	36	90



TEXPOOL Prime

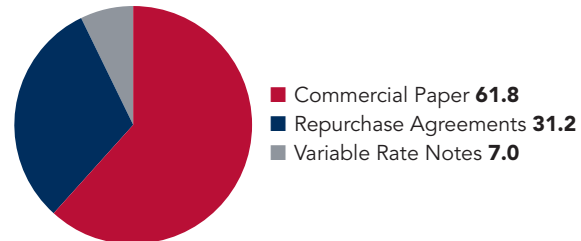
Portfolio by Maturity (%)

As of February 28, 2025



Portfolio by Type of Investment (%)

As of February 28, 2025



Portfolio Asset Summary as of February 28, 2025

	Book Value	Market Value
Uninvested Balance	\$354.47	\$354.47
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	8,303,283.69	8,303,283.69
Interest and Management Fees Payable	-54,581,287.27	-54,581,287.27
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	-23,872.69	-23,872.69
Repurchase Agreements	4,951,955,000.00	4,951,955,000.00
Commercial Paper	10,485,135,516.23	10,487,007,157.75
Mutual Fund Investments	0.00	0.00
Government Securities	0.00	0.00
Variable Rate Notes	452,000,000.00	452,165,895.05
Total	\$15,842,788,994.43	\$15,844,826,531.00

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	170	\$6,025,871,956.25
Higher Education	19	\$1,121,714,552.98
County	56	\$1,235,627,598.41
Healthcare	24	\$497,296,232.40
Utility District	86	\$526,505,403.11
City	129	\$2,712,822,912.09
Emergency Districts	37	\$184,443,468.22
Economic Development Districts	25	\$55,105,942.34
Transit/Toll Authorities	10	\$1,195,054,375.69
River/Port Authorities	8	\$729,366,162.34
Other	82	\$1,559,197,922.62



TEXPOOL Prime

Daily Summary

Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Prime Invested Balance	NAV	WAM Days	WAL Days
2/1	4.5142%	0.000123678	\$15,690,752,746.17	1.00011	45	52
2/2	4.5142%	0.000123678	\$15,690,752,746.17	1.00011	45	52
2/3	4.4835%	0.000122835	\$15,819,094,938.35	1.00010	45	51
2/4	4.4949%	0.000123148	\$16,131,241,522.83	1.00010	48	55
2/5	4.4848%	0.000122870	\$16,191,581,562.04	1.00011	47	57
2/6	4.4935%	0.000123109	\$15,991,120,277.19	1.00010	54	66
2/7	4.4767%	0.000122648	\$15,966,305,833.49	0.99991	56	68
2/8	4.4767%	0.000122648	\$15,966,305,833.49	0.99991	56	68
2/9	4.4767%	0.000122648	\$15,966,305,833.49	0.99991	56	68
2/10	4.4841%	0.000122852	\$16,070,676,876.07	1.00008	52	63
2/11	4.4820%	0.000122794	\$16,089,085,729.25	1.00006	54	65
2/12	4.4817%	0.000122785	\$15,967,891,729.49	1.00004	53	65
2/13	4.4757%	0.000122623	\$15,791,067,762.19	1.00005	54	65
2/14	4.4826%	0.000122811	\$15,731,558,879.91	0.99983	54	66
2/15	4.4826%	0.000122811	\$15,731,558,879.91	0.99983	54	66
2/16	4.4826%	0.000122811	\$15,731,558,879.91	0.99983	54	66
2/17	4.4826%	0.000122811	\$15,731,558,879.91	0.99983	54	66
2/18	4.4896%	0.000123002	\$15,691,980,914.76	1.00006	52	63
2/19	4.4880%	0.000122960	\$15,753,486,165.12	1.00005	51	62
2/20	4.4830%	0.000122821	\$15,790,220,973.40	1.00006	52	63
2/21	4.4817%	0.000122786	\$15,777,123,027.20	0.99991	53	64
2/22	4.4817%	0.000122786	\$15,777,123,027.20	0.99991	53	64
2/23	4.4817%	0.000122786	\$15,777,123,027.20	0.99991	53	64
2/24	4.4772%	0.000122664	\$15,940,474,643.56	1.00007	50	60
2/25	4.4765%	0.000122644	\$15,926,750,110.22	1.00010	50	60
2/26	4.4769%	0.000122654	\$15,843,209,876.15	1.00009	50	60
2/27	4.4819%	0.000122793	\$15,896,821,351.65	1.00010	49	59
2/28	4.4871%	0.000122933	\$15,842,788,994.43	1.00011	49	59
Averages:	4.4848%	0.000122871	\$15,866,982,893.60	1.00001	52	62



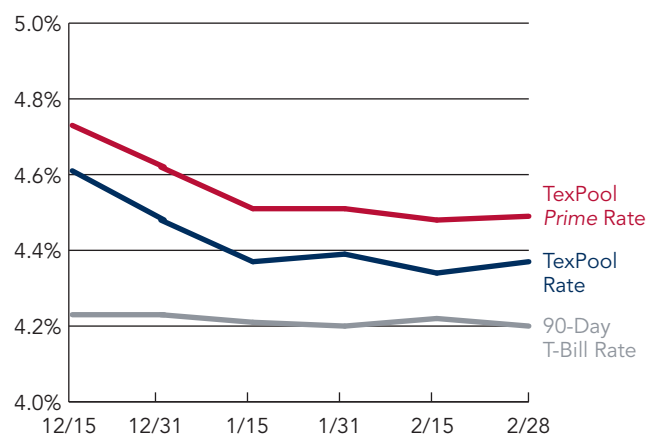
Participant Services
1001 Texas Ave. Suite 1150
Houston, TX 77002

Speaking of appeal, it seems yields of most liquidity products will stay around present levels as the Federal Reserve likely won't cut rates this month. The January PCE report showed modest annualized improvement, but the monthly readings of headline and core growth were essentially unchanged. This likely means inflation remains too hot for the Fed, though we do anticipate two quarter-point cuts this year. The updated Summary of Economic Projections released at the FOMC meeting on March 19 should make that clearer. But we are just as interested in what it might reveal about the terminal rate. Once thought to be around 3%, we now think it could end up near 4% as the Fed may want to extend restrictive monetary policy to keep the lid on inflation. That would be great news for cash managers and investors.

It is possible that the FOMC will pause the ongoing reduction of its balance sheet known as quantitative tightening. Not because policymakers are concerned about the level of bank reserves or liquidity in the Treasury market, but because the US Treasury Department has reached its debt limit. According to the minutes of the FOMC's January meeting, policymakers discussed this at length, which often is a hint to the markets. Once the nonsense of the debt-ceiling situation is resolved, the Fed may continue to taper, but probably not for much longer. Chair Jerome Powell and company aren't attempting to empty the shelves, but rather right-size its holdings in relation to the markets. We think that number will still be enormous, probably around \$6 trillion. But with the uncertainty in fiscal policy, trade, and geopolitics, the Fed is surely not interested in pushing its luck by excessively decreasing its holdings.

At the end of the month, yields on 1-, 3-, 6- and 12-month US Treasuries were 4.30%, 4.30%, 4.29% and 4.09%, respectively.

TexPool & TexPool Prime vs. 90-Day Treasury Bill



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 to learn more.

TEXPOOL REPORT

MONTH OF APRIL 30, 2024
5.3142%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted Apr)	ENDING BALANCE	PURPOSE OF FUND
GENERAL FUND - UNRESTRICTED	9,601,390.08	(515,863.73)	49,456.78	9,134,983.13	Working capital
GENERAL FUND - RESTRICTED	1,600,000.00	0.00	incl in above	1,600,000.00	
SEIZURE	52,267.08	0.00	228.29	52,495.37	Solely to purchase equipment for Law Enforcement
CHILD SAFETY PROGRAMS	2,101.01	0.00	9.18	2,110.19	Reserved for Child Safety/School Zones
DEBT SERVICE FUND	3,889,099.94	14,514.42	16,989.11	3,920,603.47	Restricted for General fund reserves & yearly debt service
FEDERAL SEIZURE	6,386.35	0.00	27.89	6,414.24	Criminal Investigation - Federal Funds
STEP FUND	48,451.98	0.00	211.63	48,663.61	
PUBLIC SAFETY	157,120.36	0.00	686.28	157,806.64	Public Safety Needs
HOTEL/MOTEL FUND	1,546,814.95	21,000.00	6,759.32	1,574,574.27	Restricted for promotion of tourism
CAPITAL IMPACT FEES	4,651,499.08	100,000.00	20,331.62	4,771,830.70	Water & sewer lines extensions & expansions
ENTERPRISE FUND - UNRESTRICT	2,020,016.06	54,609.09	9,358.72	2,083,983.87	Working capital
ENTERPRISE FUND - RESTRICTED	300,000.00	0.00	incl in above	300,000.00	Customer liability
GENERAL CAPITAL PROJECTS	3,497,722.96	(20,000.00)	15,274.60	3,492,997.56	General Fund CIP
CAPITAL PROJECT BONDS	2,366,313.75	160,000.00	10,359.03	2,536,672.78	2016A CO WW Plant, Clarifier & Todville 2016 Sewer
WTR/SWR BONDS	325,895.73	0.00	1,423.46	327,319.19	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	0.00	4,305,000.00	12,536.23	4,317,536.23	GO Series 2024
STREET BONDS	0.00	10,000,000.00	29,120.17	10,029,120.17	CO Series 2024
DRAINAGE BONDS	1,054,066.91	(30,000.00)	4,599.63	1,028,666.54	Drainage CO Funds 50/50 Split County Projects
CAROTHERS	249,313.54	0.00	1,088.96	250,402.50	Carother Facility & Park
PARK FEES	8,118.71	0.00	35.46	8,154.17	Reserved for acquisition & development of park land
ANIMAL	8,161.59	0.00	35.65	8,197.24	Animal Shelter Needs - Donation
CRIME DISTRICT	1,228,884.19	77,304.67	5,283.03	1,311,471.89	Funds transferred from Bond Mkt Acct to allow liquidity
SEDC II - UNRESTRICTED	3,869,404.27	45,487.99	17,780.76	3,932,673.02	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	19,571.31	0.00	85.48	19,656.79	Funds from fines to be used for security
COURT - TIME PAYMENT FEES	19,541.65	(1,000.00)	85.21	18,626.86	Funds from fines to be used to improve court
MUNI COURT - TECHNOLOGY FUND	1,084.66	0.00	4.74	1,089.40	Fund court on technology
PUBLIC SAFETY VERF	884,104.14	(27,304.67)	3,953.47	860,752.94	Public Safety Vehicle Equipment Replacement
PEG Fund	57,258.58	0.00	250.10	57,508.68	Public Education and Government Access
GE VERF	1,156,762.57	121,252.23	5,159.97	1,283,174.77	
STABILIZATION FUND	884,008.54	0.00	3,861.21	887,869.75	Highway 146 Project
WATER RATE STABILIZATION	0.00	0.00	0.00	0.00	
TOTAL TEXPOOL FUND	39,685,359.99	14,305,000.00	214,995.98	\$54,205,355.97	

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

Kathryn Shannahan



Monthly Newsletter: May 2024

ANNOUNCEMENTS

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

TexPool

Southeast Texas Housing Finance Corporation
Delta County
Tom Bean ISD
Lago Bello MUD 1A
Fort Bend County ESD 9
Milam Appraisal District

TexPool Prime

Southeast Texas Housing Finance Corporation
Delta County
Tom Bean ISD
Lago Bello MUD 1A
Fort Bend County ESD 9
City of Hunters Creek Village
Milam Appraisal District

Upcoming Events

6/17/2024
Summer Texas Association of School Business Officials (TASBO)
Round Rock, TX

6/10/2024
County Inv. Academy
Irving, TX

TexPool Advisory Board Members

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

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: Extra Innings

May 1, 2024

The Federal Reserve has had the markets running on a treadmill for several months. The despairing tone of the statement from the May 1 Federal Open Market Committee (FOMC) meeting indicates we won't step off anytime soon: "In recent months, there has been a lack of further progress toward the Committee's 2% inflation objective." Goes almost without saying that the target fed funds range remained at 5.25-5.5%.

But a better analogy is that we have entered extra innings in the game against inflation. It just won't give up. But despite the recent disappointing Consumer Price Index (CPI) and the Personal Consumption Expenditures (PCE) index readings, Chair Jerome Powell said yesterday he still expects price pressures to decline this year and that the Fed will cut rates eventually. (He seems plenty confident in that despite constantly saying he lacks confidence). In our view, the U.S. economy isn't moving backward or running in place, but simply in overtime in a game in which cash remains king. Two cuts are likely the most we will get this year.

This makes investing tricky. Moving out of liquidity vehicles too soon might mean losing out on yield if the contest stretches on; but waiting to extend the duration of a portfolio until the

(continued page 6)

Performance as of April 30, 2024

	TexPool	TexPool Prime
Current Invested Balance	\$35,183,989,668	\$15,542,809,148
Weighted Average Maturity**	40 Days	44 Days
Weighted Average Life**	95 Days	78 Days
Net Asset Value	0.99988	0.99989
Total Number of Participants	2,854	575
Management Fee on Invested Balance	0.0450%	0.0550%
Interest Distributed	\$155,531,925.26	\$69,116,349.26
Management Fee Collected	\$1,205,720.85	\$625,904.55
Current S&P Global Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$35,646,535,045	\$15,355,447,663
Average Monthly Rate*	5.31%	5.48%
Average Weighted Average Maturity**	40	42
Average Weighted Average Life**	92	73

*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.

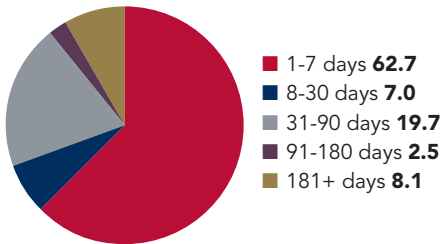
**See page 2 for definitions.

Past performance is no guarantee of future results.



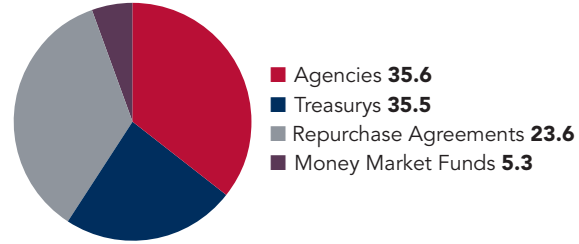
Portfolio by Maturity (%)

As of April 30, 2024



Portfolio by Type of Investment (%)

As of April 30, 2024



Portfolio Asset Summary as of April 30, 2024

	Book Value	Market Value
Uninvested Balance	\$1,527.74	\$1,527.74
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	84,910,912.85	84,910,912.85
Interest and Management Fees Payable	-155,532,098.70	-155,532,098.70
Payable for Investments Purchased	-328,534,647.22	-328,534,647.22
Accrued Expenses & Taxes	-39,620.81	-39,620.81
Repurchase Agreements	8,404,721,000.00	8,404,721,000.00
Mutual Fund Investments	1,867,085,200.00	1,867,085,200.00
Government Securities	12,648,711,443.59	12,643,316,409.00
US Treasury Bills	10,917,942,852.87	10,916,403,629.87
US Treasury Notes	1,744,723,097.51	1,746,246,301.30
Total	\$35,183,989,667.83	\$35,178,578,614.03

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	627	\$11,455,153,645.36
Higher Education	60	\$1,490,441,234.59
County	199	\$4,284,203,137.63
Healthcare	94	\$2,237,713,524.20
Utility District	930	\$5,468,420,705.09
City	505	\$8,202,279,565.16
Emergency Districts	108	\$475,757,016.47
Economic Development Districts	90	\$207,231,388.86
Other	241	\$1,362,749,946.74

**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

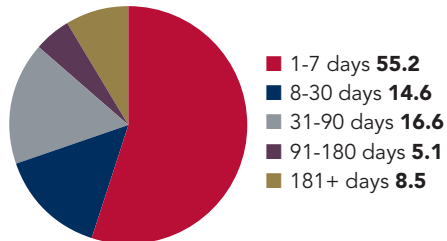
Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Invested Balance	NAV	WAM Days	WAL Days
4/1	5.3166%	0.000145659	\$35,801,399,015.37	0.99994	38	91
4/2	5.3185%	0.000145713	\$35,789,082,897.20	0.99995	39	92
4/3	5.3150%	0.000145616	\$35,701,963,451.60	0.99995	39	92
4/4	5.3084%	0.000145435	\$35,970,352,329.83	0.99997	39	92
4/5	5.3165%	0.000145657	\$35,960,016,884.56	0.99995	39	92
4/6	5.3165%	0.000145657	\$35,960,016,884.56	0.99995	39	92
4/7	5.3165%	0.000145657	\$35,960,016,884.56	0.99995	39	92
4/8	5.3101%	0.000145481	\$35,879,044,520.84	0.99994	37	90
4/9	5.3094%	0.000145462	\$35,887,124,952.70	0.99997	38	93
4/10	5.3105%	0.000145492	\$35,759,808,416.33	0.99989	39	94
4/11	5.3104%	0.000145490	\$35,636,948,340.51	0.99990	39	92
4/12	5.3110%	0.000145506	\$35,599,341,241.73	0.99990	39	92
4/13	5.3110%	0.000145506	\$35,599,341,241.73	0.99990	39	92
4/14	5.3110%	0.000145506	\$35,599,341,241.73	0.99990	39	92
4/15	5.3122%	0.000145541	\$35,569,259,609.57	0.99990	37	89
4/16	5.3164%	0.000145654	\$35,657,664,628.78	0.99991	41	93
4/17	5.3133%	0.000145569	\$35,643,909,381.78	0.99991	40	92
4/18	5.3122%	0.000145540	\$35,700,780,433.23	0.99985	40	90
4/19	5.3105%	0.000145494	\$35,671,291,417.50	0.99989	40	90
4/20	5.3105%	0.000145494	\$35,671,291,417.50	0.99989	40	90
4/21	5.3105%	0.000145494	\$35,671,291,417.50	0.99989	40	90
4/22	5.3014%	0.000145243	\$35,547,108,332.23	0.99989	39	89
4/23	5.3221%	0.000145811	\$35,505,786,634.60	0.99991	41	92
4/24	5.3241%	0.000145865	\$35,380,232,660.60	0.99989	40	93
4/25	5.3249%	0.000145887	\$35,556,224,239.95	0.99988	40	93
4/26	5.3151%	0.000145618	\$35,421,793,819.68	0.99988	41	94
4/27	5.3151%	0.000145618	\$35,421,793,819.68	0.99988	41	94
4/28	5.3151%	0.000145618	\$35,421,793,819.68	0.99988	41	94
4/29	5.3188%	0.000145720	\$35,268,041,744.17	0.99988	40	95
4/30	5.3233%	0.000145844	\$35,183,989,667.83	0.99988	40	95
Average:	5.3142%	0.000145595	\$35,646,535,044.92	0.99991	40	92



TEXPOOL Prime

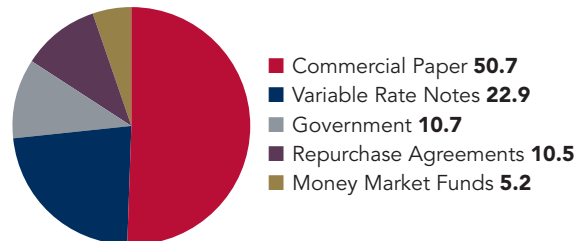
Portfolio by Maturity (%)

As of April 30, 2024



Portfolio by Type of Investment (%)

As of April 30, 2024



Portfolio Asset Summary as of April 30, 2024

	Book Value	Market Value
Uninvested Balance	\$491.51	\$491.51
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	21,797,874.55	21,797,874.55
Interest and Management Fees Payable	-69,116,348.98	-69,116,348.98
Payable for Investments Purchased	-248,458,541.65	-248,458,541.65
Accrued Expenses & Taxes	-21,146.17	-21,146.17
Repurchase Agreements	1,317,822,000.00	1,317,822,000.00
Commercial Paper	10,019,718,141.67	10,017,748,909.23
Mutual Fund Investments	830,153,483.22	829,943,055.05
Government Securities	1,693,885,277.22	1,693,848,231.00
Variable Rate Notes	1,639,962,916.67	1,640,422,548.95
Total	\$15,205,744,148.04	\$15,203,987,073.49

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	159	\$5,589,620,666.65
Higher Education	19	\$916,161,578.50
County	52	\$1,247,770,084.94
Healthcare	23	\$649,677,680.27
Utility District	72	\$528,146,717.78
City	113	\$2,725,652,522.44
Emergency Districts	29	\$105,689,902.52
Economic Development Districts	20	\$58,205,746.82
Other	88	\$3,721,863,523.49



TexPool Prime

Daily Summary

Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Prime Invested Balance	NAV	WAM Days	WAL Days
4/1	5.4790%	0.000150110	\$14,886,267,464.17	1.00001	35	57
4/2	5.4754%	0.000150011	\$14,971,969,955.38	1.00000	35	56
4/3	5.4747%	0.000149991	\$14,995,086,581.98	0.99999	40	62
4/4	5.4670%	0.000149782	\$14,942,237,986.71	1.00000	40	65
4/5	5.4774%	0.000150067	\$14,915,141,542.81	0.99982	41	66
4/6	5.4774%	0.000150067	\$14,915,141,542.81	0.99982	41	66
4/7	5.4774%	0.000150067	\$14,915,141,542.81	0.99982	41	66
4/8	5.4670%	0.000149780	\$14,900,811,433.63	0.99998	38	66
4/9	5.4693%	0.000149845	\$14,889,179,845.31	0.99998	38	70
4/10	5.4735%	0.000149959	\$14,930,078,403.85	0.99993	38	71
4/11	5.4693%	0.000149843	\$15,029,826,831.79	0.99986	39	72
4/12	5.4693%	0.000149845	\$14,997,499,200.56	0.99974	40	72
4/13	5.4693%	0.000149845	\$14,997,499,200.56	0.99974	40	72
4/14	5.4693%	0.000149845	\$14,997,499,200.56	0.99974	40	72
4/15	5.4657%	0.000149744	\$15,603,952,378.59	0.99991	38	70
4/16	5.4712%	0.000149895	\$16,049,025,641.93	0.99991	38	74
4/17	5.4705%	0.000149877	\$16,051,301,136.76	0.99990	39	74
4/18	5.4723%	0.000149925	\$16,087,082,473.90	0.99991	42	77
4/19	5.4757%	0.000150020	\$15,803,807,298.57	0.99974	46	81
4/20	5.4757%	0.000150020	\$15,803,807,298.57	0.99974	46	81
4/21	5.4757%	0.000150020	\$15,803,807,298.57	0.99974	46	81
4/22	5.4772%	0.000150060	\$15,799,858,321.51	0.99989	43	79
4/23	5.4810%	0.000150164	\$15,745,253,567.38	0.99989	44	80
4/24	5.4829%	0.000150216	\$15,834,008,559.95	0.99990	45	80
4/25	5.4863%	0.000150310	\$15,636,471,750.20	0.99990	46	82
4/26	5.4884%	0.000150366	\$15,386,815,702.04	0.99974	47	83
4/27	5.4884%	0.000150366	\$15,386,815,702.04	0.99974	47	83
4/28	5.4884%	0.000150366	\$15,386,815,702.04	0.99974	47	83
4/29	5.4894%	0.000150395	\$15,458,417,185.24	0.99989	44	80
4/30	5.4895%	0.000150398	\$15,542,809,148.04	0.99989	44	78
Average:	5.4765%	0.000150040	\$15,355,447,663.28	0.99986	42	73



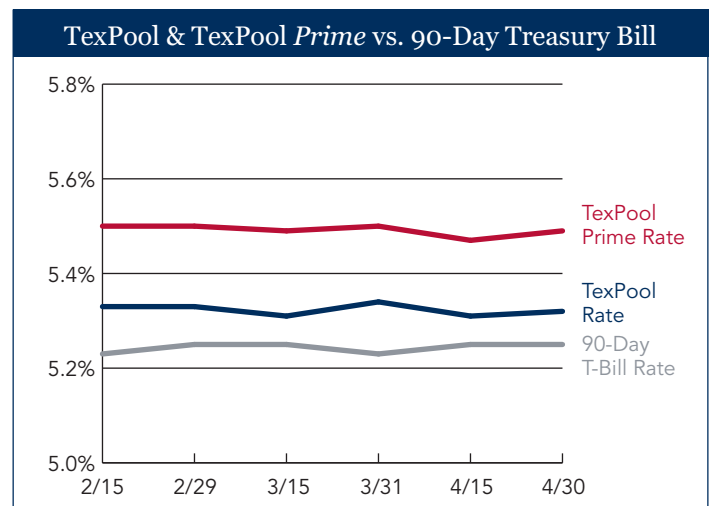
Participant Services
1001 Texas Ave. Suite 1150
Houston, TX 77002

first cut can lead to the same. We are sticking to our game plan of keeping our weighted average maturities long as we seek higher-yielding securities and paper further out the yield curve. This is no time to let up.

Tapering plans revealed

A game within the policy game has been the Fed's steady reduction of its balance sheet, which grew from huge to colossal during the pandemic. Since June of 2022, it has allowed \$60 billion of Treasuries and \$35 billion of mortgage-backed securities (MBS) to mature without replacing them. At its May 1 meeting, the FOMC announced it would taper this amount starting in June by lowering the monthly cap on Treasuries from \$60 billion to \$25 billion, while keeping the MBS cap at \$35 billion. The Fed is keen to get out of the mortgage sector, so the status quo there was expected. It was good to hear Powell say the Fed is tapering gradually to minimize the chance the money markets experience stress. We are all for that.

At the end of the month, yields on 1-, 3-, 6- and 12-month U.S. Treasuries were 5.36%, 5.39%, 5.38% and 5.24%, respectively.



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.

TEXPOOL REPORT

MONTH OF MAY 31, 2024
5.3161%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted MAY)	ENDING BALANCE	PURPOSE OF FUND
GENERAL FUND - UNRESTRICTED	9,134,983.13	(511,320.03)	48,982.69	8,672,645.79	Working capital
GENERAL FUND - RESTRICTED	1,600,000.00	0.00	incl in above	1,600,000.00	
SEIZURE	52,495.37	0.00	237.02	52,732.39	Solely to purchase equipment for Law Enforcement
CHILD SAFETY PROGRAMS	2,110.19	0.00	9.53	2,119.72	Reserved for Child Safety/School Zones
DEBT SERVICE FUND	3,920,603.47	6,107.08	17,702.52	3,944,413.07	Restricted for General fund reserves & yearly debt service
FEDERAL SEIZURE	6,414.24	0.00	28.96	6,443.20	Criminal Investigation - Federal Funds
STEP FUND	48,663.61	0.00	219.72	48,883.33	
PUBLIC SAFETY	157,806.64	0.00	712.50	158,519.14	Public Safety Needs
HOTEL/MOTEL FUND	1,574,574.27	0.00	7,109.24	1,581,683.51	Restricted for promotion of tourism
CAPITAL IMPACT FEES	4,771,830.70	(34,000.00)	21,539.98	4,759,370.68	Water & sewer lines extensions & expansions
ENTERPRISE FUND - UNRESTRICT	2,083,983.87	14,609.09	9,955.90	2,108,548.86	Working capital
ENTERPRISE FUND - RESTRICTED	300,000.00	0.00	incl in above	300,000.00	Customer liability
GENERAL CAPITAL PROJECTS	3,492,997.56	(55,000.00)	15,762.95	3,453,760.51	General Fund CIP
CAPITAL PROJECT BONDS	2,536,672.78	550,000.00	11,533.41	3,098,206.19	2016A CO WW Plant, Clarifier & Todville 2016 Sewer
WTR/SWR BONDS	327,319.19	0.00	1,477.85	328,797.04	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	4,317,536.23	0.00	19,493.79	4,337,030.02	GO Series 2024
STREET BONDS	10,029,120.17	0.00	45,281.73	10,074,401.90	CO Series 2024
DRAINAGE BONDS	1,028,666.54	(18,000.00)	4,641.83	1,015,308.37	Drainage CO Funds 50/50 Split County Projects
CAROTHERS	250,402.50	(2,000.00)	1,130.28	249,532.78	Carother Facility & Park
PARK FEES	8,154.17	0.00	36.82	8,190.99	Reserved for acquisition & development of park land
ANIMAL	8,197.24	0.00	37.01	8,234.25	Animal Shelter Needs - Donation
CRIME DISTRICT	1,311,471.89	39,304.67	5,827.91	1,356,604.47	Funds transferred from Bond Mkt Acct to allow liquidity
SEDC II - UNRESTRICTED	3,932,673.02	69,351.63	18,707.49	4,020,732.14	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	19,656.79	0.00	88.75	19,745.54	Funds from fines to be used for security
COURT - TIME PAYMENT FEES	18,626.86	(1,000.00)	83.95	17,710.81	Funds from fines to be used to improve court
MUNI COURT - TECHNOLOGY FUND	1,089.40	0.00	4.92	1,094.32	Fund court on technology
PUBLIC SAFETY VERF	860,752.94	(49,304.67)	3,978.28	815,426.55	Public Safety Vehicle Equipment Replacement
PEG Fund	57,508.68	0.00	259.65	57,768.33	Public Education and Government Access
GE VERF	1,283,174.77	(8,747.77)	5,885.14	1,280,312.14	
STABILIZATION FUND	887,869.75	0.00	4,008.75	891,878.50	Highway 146 Project
WATER RATE STABILIZATION	0.00	0.00	0.00	0.00	
TOTAL TEXPOOL FUND	54,205,355.97	0.00	244,738.57	\$54,450,094.54	

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

Kathryn Shannahan



Monthly Newsletter: June 2024

ANNOUNCEMENTS

We welcome the following entities who joined TexPool and TexPool Prime in May 2024:

City of Covington
Childress ISD
Falls County ESD 1
Bob Hope School
Hays County District Clerk
Benbrook Economic Development Corporation
Harris County MUD 238
Tomball Business Improvement District
Dimmit County
City of Malone
Odyssey 2020 Academy, Inc
Harris County MUD 555
Bexar County ESD 8 (Prime only)
City of Kermit (Prime only)
Harris County ESD 11 (Prime only)

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 to learn more.

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

TexPool Advisory Board Members

Patrick Krishock	David Landeros
Belinda Weaver	Sharon Matthews
Deborah Laudermilk	David Garcia
Valarie Van Vlack	Dina Edgar

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: Filling the pool again

June 1, 2024

Summer doesn't officially start until June 21, but Memorial Day marks the opening of public pools. That means municipalities were filling them in May with the clear, shimmering water that beckons children from coast to coast.

Liquidity vehicles experienced their own flows in May. Many lost assets in March and April, but it was largely due to corporate and individual tax dates, not from the beginning of the end of cash's reign. After two years of its kingly status, some would like to see other asset classes be more attractive. But liquidity products are only growing in favor as they ride the Federal Reserve's reticence to cut rates, with most seeing at least modest inflows in May.

Keeping with the swimming pool metaphor, the U.S. Treasury Department is acting like a drain. On May 29, it began a program to buy back a set amount of government securities. Secretary Janet Yellen and company want to support the Treasury market by increasing liquidity via purchases on the secondary market. The focus now is on bonds and notes, but Treasury plans on targeting bills to lessen market volatility when it issues fewer short-term securities because it has a surfeit of cash. While it won't make a ton of difference if the buyback amount is modest, as it has been so far, it can only help cash managers.

(continued page 6)

Performance as of May 31, 2024

	TexPool	TexPool Prime
Current Invested Balance	\$34,048,746,311	\$14,492,953,389
Weighted Average Maturity**	40 Days	48 Days
Weighted Average Life**	94 Days	83 Days
Net Asset Value	0.99995	0.99998
Total Number of Participants	2,866	589
Management Fee on Invested Balance	0.0450%	0.0550%
Interest Distributed	\$156,363,086.37	\$69,759,408.34
Management Fee Collected	\$1,208,096.84	\$683,409.51
Current S&P Global Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$34,643,558,991	\$15,059,562,101
Average Monthly Rate*	5.32%	5.45%
Average Weighted Average Maturity**	40	46
Average Weighted Average Life**	92	83

*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.

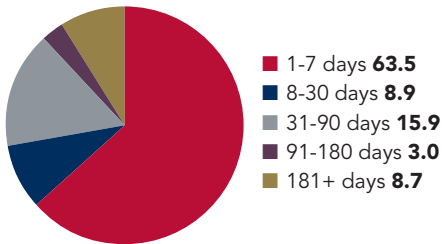
**See page 2 for definitions.

Past performance is no guarantee of future results.



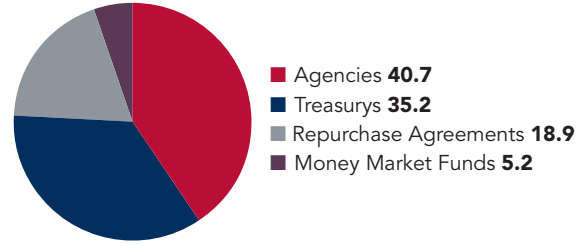
Portfolio by Maturity (%)

As of May 31, 2024



Portfolio by Type of Investment (%)

As of May 31, 2024



Portfolio Asset Summary as of May 31, 2024

	Book Value	Market Value
Uninvested Balance	-\$178.21	-\$178.21
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	119,838,425.94	119,838,425.94
Interest and Management Fees Payable	-156,364,152.55	-156,364,152.55
Payable for Investments Purchased	-1,615,895,309.40	-1,615,895,309.40
Accrued Expenses & Taxes	-38,238.91	-38,238.91
Repurchase Agreements	6,760,515,000.00	6,760,515,000.00
Mutual Fund Investments	1,867,085,200.00	1,867,085,200.00
Government Securities	14,521,160,654.43	14,516,078,637.52
US Treasury Bills	10,807,699,122.88	10,809,441,181.32
US Treasury Notes	1,744,745,786.88	1,746,355,287.15
Total	\$34,048,746,311.06	\$34,047,015,852.86

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	630	\$10,796,023,636.87
Higher Education	60	\$1,400,488,575.69
County	201	\$4,202,932,276.29
Healthcare	94	\$2,070,629,826.28
Utility District	932	\$5,437,052,976.06
City	507	\$8,121,762,530.97
Emergency Districts	109	\$473,207,532.11
Economic Development Districts	91	\$205,138,852.99
Other	242	\$1,341,469,507.22

**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

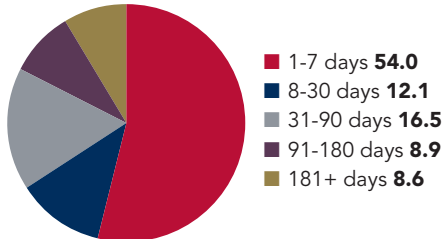
Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Invested Balance	NAV	WAM Days	WAL Days
5/1	5.3173%	0.000145679	\$35,227,509,220.51	0.99988	40	96
5/2	5.3109%	0.000145504	\$35,220,474,967.62	0.99987	41	94
5/3	5.3172%	0.000145678	\$35,012,369,540.22	0.99988	41	95
5/4	5.3172%	0.000145678	\$35,012,369,540.22	0.99988	41	95
5/5	5.3172%	0.000145678	\$35,012,369,540.22	0.99988	41	95
5/6	5.3108%	0.000145502	\$34,903,282,560.69	0.99989	39	93
5/7	5.3109%	0.000145504	\$34,879,118,022.28	0.99989	40	95
5/8	5.3124%	0.000145545	\$34,763,864,549.55	0.99989	40	95
5/9	5.3126%	0.000145552	\$34,758,579,359.34	0.99989	40	93
5/10	5.3125%	0.000145547	\$34,908,727,320.94	0.99987	40	92
5/11	5.3125%	0.000145547	\$34,908,727,320.94	0.99987	40	92
5/12	5.3125%	0.000145547	\$34,908,727,320.94	0.99987	40	92
5/13	5.3129%	0.000145558	\$34,857,381,650.67	0.99990	38	90
5/14	5.3146%	0.000145605	\$34,798,107,119.08	0.99990	39	92
5/15	5.3147%	0.000145609	\$34,559,638,399.59	0.99991	39	92
5/16	5.3148%	0.000145611	\$34,577,307,497.20	0.99989	38	91
5/17	5.3151%	0.000145620	\$34,591,883,801.19	0.99987	40	92
5/18	5.3151%	0.000145620	\$34,591,883,801.19	0.99987	40	92
5/19	5.3151%	0.000145620	\$34,591,883,801.19	0.99987	40	92
5/20	5.3160%	0.000145643	\$34,448,530,672.71	0.99987	38	90
5/21	5.3167%	0.000145662	\$34,432,550,170.14	0.99988	38	90
5/22	5.3166%	0.000145661	\$34,357,207,645.61	0.99986	38	89
5/23	5.3166%	0.000145659	\$34,205,431,093.45	0.99984	41	90
5/24	5.3166%	0.000145659	\$34,415,751,564.70	0.99983	42	90
5/25	5.3166%	0.000145659	\$34,415,751,564.70	0.99983	42	90
5/26	5.3166%	0.000145659	\$34,415,751,564.70	0.99983	42	90
5/27	5.3166%	0.000145659	\$34,415,751,564.70	0.99983	42	90
5/28	5.3231%	0.000145838	\$34,232,954,993.19	0.99985	40	90
5/29	5.3233%	0.000145844	\$34,273,199,583.27	0.99983	40	90
5/30	5.3266%	0.000145934	\$34,204,496,667.26	0.99983	40	89
5/31	5.3270%	0.000145944	\$34,048,746,311.06	0.99995	40	94
Average:	5.3161%	0.000145646	\$34,643,558,991.26	0.99987	40	92



TEXPOOL Prime

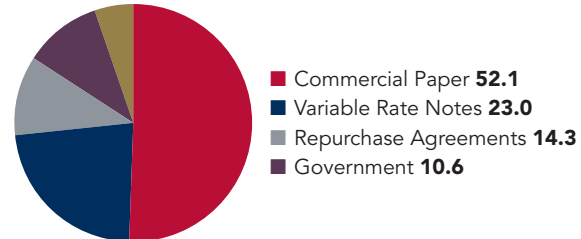
Portfolio by Maturity (%)

As of May 31, 2024



Portfolio by Type of Investment (%)

As of May 31, 2024



Portfolio Asset Summary as of May 31, 2024

	Book Value	Market Value
Uninvested Balance	\$841.09	\$841.09
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	16,544,131.01	16,544,131.01
Interest and Management Fees Payable	-69,759,409.81	-69,759,409.81
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	-21,779.02	-21,779.02
Repurchase Agreements	2,077,235,000.00	2,077,235,000.00
Commercial Paper	9,758,181,807.38	9,756,187,273.88
Mutual Fund Investments	0.00	
Government Securities	1,545,772,798.00	1,546,230,392.50
Variable Rate Notes	1,165,000,000.00	1,165,409,134.60
Total	\$14,492,953,388.65	\$14,491,825,584.25

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	162	\$4,937,877,861.85
Higher Education	19	\$883,563,730.80
County	54	\$1,262,104,669.21
Healthcare	23	\$606,668,296.57
Utility District	73	\$604,784,353.36
City	116	\$2,637,265,258.78
Emergency Districts	32	\$105,337,869.36
Economic Development Districts	21	\$58,618,411.41
Other	89	\$3,395,892,700.88



TexPool Prime

Daily Summary

Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Prime Invested Balance	NAV	WAM Days	WAL Days
5/1	5.4641%	0.000149701	\$15,565,058,717.35	0.99986	43	78
5/2	5.4613%	0.000149625	\$15,555,206,895.01	0.99989	44	80
5/3	5.4677%	0.000149799	\$15,518,486,238.69	0.99977	44	81
5/4	5.4677%	0.000149799	\$15,518,486,238.69	0.99977	44	81
5/5	5.4677%	0.000149799	\$15,518,486,238.69	0.99977	44	81
5/6	5.4572%	0.000149511	\$15,549,909,808.81	0.99994	43	79
5/7	5.4568%	0.000149500	\$15,418,640,354.05	0.99992	44	81
5/8	5.4466%	0.000149221	\$15,383,886,577.91	0.99992	44	82
5/9	5.4424%	0.000149108	\$15,388,582,315.91	0.99992	44	83
5/10	5.4437%	0.000149142	\$15,381,404,488.61	0.99975	45	83
5/11	5.4437%	0.000149142	\$15,381,404,488.61	0.99975	45	83
5/12	5.4437%	0.000149142	\$15,381,404,488.61	0.99975	45	83
5/13	5.4472%	0.000149238	\$15,359,174,345.83	0.99990	45	82
5/14	5.4497%	0.000149308	\$15,210,399,221.28	0.99991	45	83
5/15	5.4502%	0.000149320	\$15,113,128,733.87	0.99994	45	83
5/16	5.4483%	0.000149268	\$15,090,129,277.14	0.99997	46	82
5/17	5.4515%	0.000149356	\$14,947,888,987.74	0.99979	48	84
5/18	5.4515%	0.000149356	\$14,947,888,987.74	0.99979	48	84
5/19	5.4515%	0.000149356	\$14,947,888,987.74	0.99979	48	84
5/20	5.4523%	0.000149379	\$14,973,798,498.12	0.99997	46	83
5/21	5.4565%	0.000149493	\$14,895,042,196.45	0.99997	48	86
5/22	5.4599%	0.000149587	\$14,777,414,376.15	0.99996	50	87
5/23	5.4593%	0.000149570	\$14,636,469,108.81	0.99995	50	88
5/24	5.4553%	0.000149460	\$14,599,774,222.55	0.99968	50	86
5/25	5.4553%	0.000149460	\$14,599,774,222.55	0.99968	50	86
5/26	5.4553%	0.000149460	\$14,599,774,222.55	0.99968	50	86
5/27	5.4553%	0.000149460	\$14,599,774,222.55	0.99968	50	86
5/28	5.4550%	0.000149451	\$14,626,072,729.76	0.99994	47	82
5/29	5.4607%	0.000149609	\$14,455,232,632.87	0.99993	48	85
5/30	5.4628%	0.000149667	\$14,412,889,932.28	0.99993	48	84
5/31	5.4621%	0.000149646	\$14,492,953,388.65	0.99998	48	83
Average:	5.4549%	0.000149449	\$15,059,562,101.47	0.99985	46	83



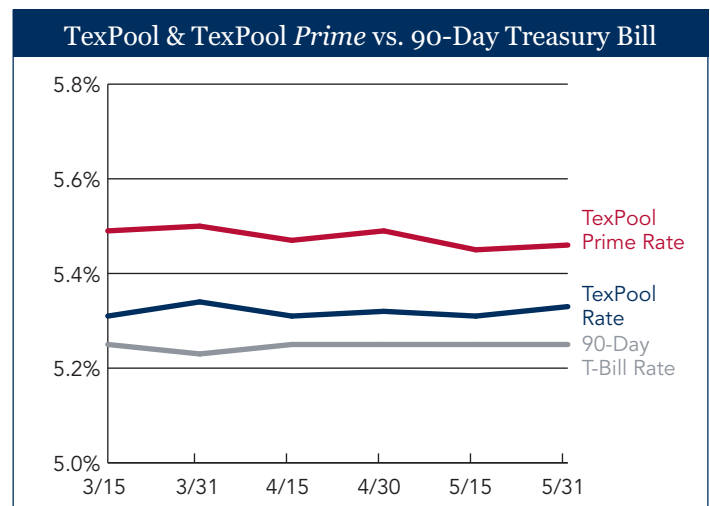
Participant Services
1001 Texas Ave. Suite 1150
Houston, TX 77002

Moving Target

It would be easier to name the Federal Reserve governors and branch presidents who didn't speak in May than those who did. One gets the feeling that dissent will be coming, especially as the minutes of the May Federal Open Market Committee meeting were more hawkish than the neutral-to-dovish spin Chair Jerome Powell gave in his press conference.

We already know that the three quarter-point cuts the Fed once penciled for the second half of this year have been postponed. We expect to get only one or two now. However, the specter of a rate hike raised its frightful head in the May meeting: "Various participants mentioned a willingness to tighten policy further should risks to inflation materialize in a way that such an action became appropriate." Despite this warning, we do not anticipate a hike. One thing to note is that the idea that the Fed will avoid cutting rates in September so as not to appear to interfere with the general election, forgoing rate action when warranted by the data might also look politically motivated. The argument cuts both ways, so to speak.

At the end of the month, yields on 1-, 3-, 6- and 12-month U.S. Treasuries were 5.39%, 5.39%, 5.36% and 5.17%, respectively.



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.

TEXPOOL REPORT

MONTH OF JUNE 30, 2024
5.3120%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted JUNE)	ENDING BALANCE	PURPOSE OF FUND
GENERAL FUND - UNRESTRICTED	8,672,645.79	(509,414.50)	45,373.56	8,208,604.85	Working capital
GENERAL FUND - RESTRICTED	1,600,000.00	0.00	incl in above	1,600,000.00	
SEIZURE	52,732.39	0.00	230.23	52,962.62	Solely to purchase equipment for Law Enforcement
CHILD SAFETY PROGRAMS	2,119.72	0.00	9.25	2,128.97	Reserved for Child Safety/School Zones
DEBT SERVICE FUND	3,944,413.07	12,259.83	17,223.22	3,973,896.12	Restricted for General fund reserves & yearly debt service
FEDERAL SEIZURE	6,443.20	0.00	28.13	6,471.33	Criminal Investigation - Federal Funds
STEP FUND	48,883.33	0.00	213.43	49,096.76	
PUBLIC SAFETY	158,519.14	0.00	692.10	159,211.24	Public Safety Needs
HOTEL/MOTEL FUND	1,581,683.51	40,000.00	6,911.52	1,628,595.03	Restricted for promotion of tourism
CAPITAL IMPACT FEES	4,759,370.68	(40,000.00)	20,773.73	4,740,144.41	Water & sewer lines extensions & expansions
ENTERPRISE FUND - UNRESTRICT	2,108,548.86	246,609.09	9,769.40	2,364,927.35	Working capital
ENTERPRISE FUND - RESTRICTED	300,000.00	0.00	incl in above	300,000.00	Customer liability
GENERAL CAPITAL PROJECTS	3,453,760.51	0.00	15,079.23	3,468,839.74	General Fund CIP
CAPITAL PROJECT BONDS	3,098,206.19	220,000.00	13,558.96	3,331,765.15	2016A CO WW Plant, Clarifier & Todville 2016 Sewer
WTR/SWR BONDS	328,797.04	0.00	1,435.54	330,232.58	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	4,337,030.02	0.00	18,935.61	4,355,965.63	GO Series 2024
STREET BONDS	10,074,401.90	0.00	43,985.16	10,118,387.06	CO Series 2024
DRAINAGE BONDS	1,015,308.37	(50,000.00)	4,425.57	969,733.94	Drainage CO Funds 50/50 Split County Projects
CAROTHERS	249,532.78	0.00	1,089.47	250,622.25	Carother Facility & Park
PARK FEES	8,190.99	0.00	35.76	8,226.75	Reserved for acquisition & development of park land
ANIMAL	8,234.25	0.00	35.95	8,270.20	Animal Shelter Needs - Donation
CRIME DISTRICT	1,356,604.47	22,304.67	5,830.46	1,384,739.60	Funds transferred from Bond Mkt Acct to allow liquidity
SEDC II - UNRESTRICTED	4,020,732.14	61,293.35	18,444.99	4,100,470.48	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	19,745.54	0.00	86.21	19,831.75	Funds from fines to be used for security
COURT - TIME PAYMENT FEES	17,710.81	(2,000.00)	77.03	15,787.84	Funds from fines to be used to improve court
MUNI COURT - TECHNOLOGY FUND	1,094.32	0.00	4.78	1,099.10	Fund court on technology
PUBLIC SAFETY VERF	815,426.55	(22,304.67)	3,652.70	796,774.58	Public Safety Vehicle Equipment Replacement
PEG Fund	57,768.33	0.00	252.22	58,020.55	Public Education and Government Access
GE VERF	1,280,312.14	21,252.23	5,682.67	1,307,247.04	
STABILIZATION FUND	891,878.50	0.00	3,893.97	895,772.47	Highway 146 Project
WATER RATE STABILIZATION	0.00	0.00	0.00	0.00	
TOTAL TEXPOOL FUND	54,450,094.54	0.00	237,730.85	\$54,687,825.39	

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

Kathryn Shannahan



Monthly Newsletter: July 2024

ANNOUNCEMENTS

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

TexPool

Sulphur River Basin Authority
East Hays County MUD 1
City of Alton
Caldwell County ESD No 5
Gruver ISD

TexPool Prime

Sulphur River Basin Authority
East Hays County MUD 1
City of Alton
Caldwell County ESD No 5
Gruver ISD
Andrews ISD

Upcoming Events

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

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 to learn more.

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

TexPool Advisory Board Members

Patrick Krishock	David Landeros
Belinda Weaver	Sharon Matthews
Deborah Laudermilk	David Garcia
Valarie Van Vlack	Dina Edgar

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: Much to celebrate, much to discuss

July 1, 2024

If cash is king—and we certainly think so—it held court last month in Pittsburgh. The annual Crane Data Money Fund Symposium brought in more than 600 portfolio managers, salespeople and clients came to celebrate the broad liquidity industry's remarkable growth in assets over its more than five decades of existence and to discuss salient issues in the industry. Topics included the health of the liquidity space, the effects that could result from potential Federal Reserve policy decisions and the reinstatement of the debt ceiling in January. This was not a rah-rah gathering. The panels took a hard look at these and other issues. There's no question that liquidity products have had a heyday in the last two years, an opinion held by more than the admittedly biased group attending the conference. The liquidity industry has grown in size and sophistication over these years, and we believe continues to offer an attractive option for cash management.

The timing of the first Federal Reserve rate cut of this cycle is more uncertain than ever. Factors include the range-bound nature of inflation data, mixed bag of economic reports and, of course, the presidential election. By a slight margin, we anticipate two cuts to come in the fourth quarter, meaning after the election. The Federal Open Market Committee's projection for just one cut by year-end might be suspect as it appears that members cast

(continued page 6)

Performance as of June 30, 2024

	TexPool	TexPool Prime
Current Invested Balance	\$33,164,759,900	\$15,057,602,926
Weighted Average Maturity**	36 Days	41 Days
Weighted Average Life**	98 Days	77 Days
Net Asset Value	0.99992	0.99975
Total Number of Participants	2,871	594
Management Fee on Invested Balance	0.0450%	0.0550%
Interest Distributed	\$145,605,798.61	\$65,873,036.45
Management Fee Collected	\$1,144,012.87	\$661,405.43
Current S&P Global Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$33,939,787,956	\$14,673,993,246
Average Monthly Rate*	5.31%	5.46%
Average Weighted Average Maturity**	38	43
Average Weighted Average Life**	93	79

**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.*

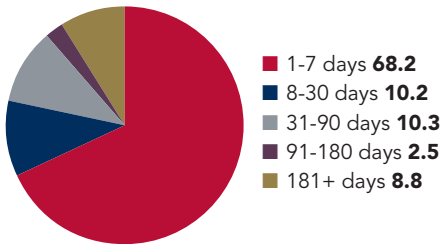
***See page 2 for definitions.*

Past performance is no guarantee of future results.



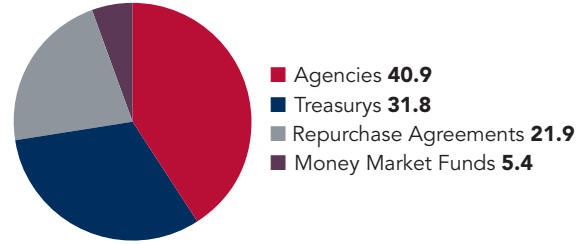
Portfolio by Maturity (%)

As of June 30, 2024



Portfolio by Type of Investment (%)

As of June 30, 2024



Portfolio Asset Summary as of June 30, 2024

	Book Value	Market Value
Uninvested Balance	\$683.32	\$683.32
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	140,281,491.25	140,281,491.25
Interest and Management Fees Payable	-147,632,656.54	-147,632,656.54
Payable for Investments Purchased	-1,074,997,134.40	-1,074,997,134.40
Accrued Expenses & Taxes	-111,477.03	-111,477.03
Repurchase Agreements	7,485,599,000.00	7,485,599,000.00
Mutual Fund Investments	1,867,085,200.00	1,867,085,200.00
Government Securities	13,997,651,358.61	13,994,154,744.40
US Treasury Bills	9,002,135,505.28	9,001,792,930.09
US Treasury Notes	1,894,747,929.76	1,895,944,661.30
Total	\$33,164,759,900.25	\$33,162,117,442.39

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	631	\$9,804,993,629.51
Higher Education	60	\$1,658,536,086.35
County	201	\$3,843,295,915.15
Healthcare	94	\$1,679,953,688.96
Utility District	933	\$5,517,604,933.86
City	508	\$8,536,966,795.52
Emergency Districts	110	\$462,815,619.96
Economic Development Districts	91	\$205,648,091.90
Other	243	\$1,451,904,461.04

**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

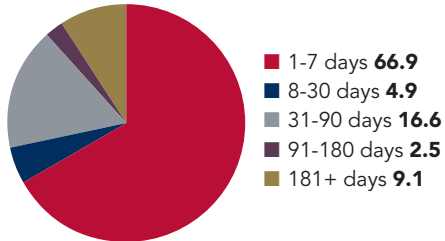
Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Invested Balance	NAV	WAM Days	WAL Days
6/1	5.3270%	0.000145944	\$34,048,746,311.06	0.99995	40	94
6/2	5.3270%	0.000145944	\$34,048,746,311.06	0.99995	40	94
6/3	5.2930%	0.000145013	\$34,327,843,339.26	0.99989	38	92
6/4	5.3160%	0.000145644	\$34,310,968,034.95	0.99988	39	93
6/5	5.3093%	0.000145461	\$34,209,012,079.06	0.99990	39	95
6/6	5.3112%	0.000145511	\$34,411,745,236.06	0.99990	38	93
6/7	5.3193%	0.000145735	\$34,335,185,101.27	0.99983	39	93
6/8	5.3193%	0.000145735	\$34,335,185,101.27	0.99983	39	93
6/9	5.3193%	0.000145735	\$34,335,185,101.27	0.99983	39	93
6/10	5.2959%	0.000145092	\$34,297,679,548.69	0.99987	36	91
6/11	5.3087%	0.000145445	\$34,747,228,481.69	0.99988	37	90
6/12	5.2995%	0.000145191	\$34,425,657,086.77	0.99989	37	91
6/13	5.2968%	0.000145118	\$33,872,012,474.56	0.99991	38	90
6/14	5.2975%	0.000145136	\$34,020,457,783.32	0.99992	39	91
6/15	5.2975%	0.000145136	\$34,020,457,783.32	0.99992	39	91
6/16	5.2975%	0.000145136	\$34,020,457,783.32	0.99992	39	91
6/17	5.2987%	0.000145170	\$34,060,938,469.34	0.99991	36	88
6/18	5.3072%	0.000145404	\$34,006,018,659.47	0.99993	39	95
6/19	5.3072%	0.000145404	\$34,006,018,659.47	0.99993	39	95
6/20	5.3168%	0.000145665	\$33,882,092,736.95	0.99992	38	94
6/21	5.3162%	0.000145648	\$33,697,404,166.07	0.99991	39	95
6/22	5.3162%	0.000145648	\$33,697,404,166.07	0.99991	39	95
6/23	5.3162%	0.000145648	\$33,697,404,166.07	0.99991	39	95
6/24	5.3132%	0.000145567	\$33,661,368,833.92	0.99992	36	92
6/25	5.3139%	0.000145586	\$33,454,118,493.30	0.99992	37	92
6/26	5.3212%	0.000145786	\$33,314,284,100.22	0.99991	36	96
6/27	5.3241%	0.000145866	\$33,455,738,985.18	0.99994	35	96
6/28	5.3249%	0.000145888	\$33,164,759,900.25	0.99992	36	98
6/29	5.3249%	0.000145888	\$33,164,759,900.25	0.99992	36	98
6/30	5.3249%	0.000145888	\$33,164,759,900.25	0.99992	36	98
Average:	5.3120%	0.000145534	\$33,939,787,956.46	0.99990	38	93



TEXPOOL Prime

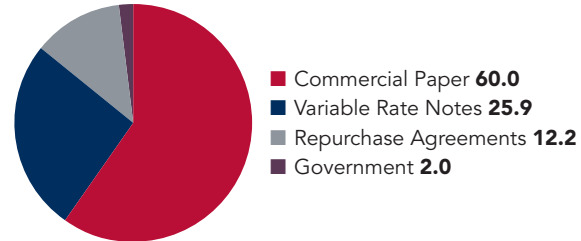
Portfolio by Maturity (%)

As of June 30, 2024



Portfolio by Type of Investment (%)

As of June 30, 2024



Portfolio Asset Summary as of June 30, 2024

	Book Value	Market Value
Uninvested Balance	\$2.77	\$2.77
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	16,410,550.14	16,410,550.14
Interest and Management Fees Payable	-65,873,032.51	-65,873,032.51
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	-67,882.65	-67,882.65
Repurchase Agreements	1,838,610,000.00	1,838,610,000.00
Commercial Paper	11,554,182,037.95	11,554,182,037.95
Mutual Fund Investments	0.00	0.00
Government Securities	299,341,249.80	299,343,126.00
Variable Rate Notes	1,415,000,000.00	1,415,496,876.15
Total	\$15,057,602,925.50	\$15,058,101,677.85

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	164	\$5,282,374,575.29
Higher Education	19	\$1,057,112,614.22
County	54	\$1,233,796,925.76
Healthcare	23	\$554,378,643.17
Utility District	74	\$500,300,401.39
City	117	\$2,843,898,019.93
Emergency Districts	33	\$108,303,326.26
Economic Development Districts	21	\$58,671,694.07
Other	89	\$3,418,733,040.80



TEXPOOL Prime

Daily Summary

Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Prime Invested Balance	NAV	WAM Days	WAL Days
6/1	5.4621%	0.000149646	\$14,492,953,388.65	0.99998	48	83
6/2	5.4621%	0.000149646	\$14,492,953,388.65	0.99998	48	83
6/3	5.4681%	0.000149811	\$14,449,429,030.48	0.99989	46	81
6/4	5.4432%	0.000149128	\$14,639,749,646.16	0.99990	45	80
6/5	5.4419%	0.000149092	\$14,622,080,092.32	0.99991	46	80
6/6	5.4456%	0.000149194	\$14,463,717,869.69	0.99992	46	83
6/7	5.4630%	0.000149672	\$14,262,196,389.50	0.99972	46	84
6/8	5.4630%	0.000149672	\$14,262,196,389.50	0.99972	46	84
6/9	5.4630%	0.000149672	\$14,262,196,389.50	0.99972	46	84
6/10	5.4644%	0.000149709	\$14,231,528,322.57	0.99989	44	81
6/11	5.4649%	0.000149722	\$14,126,472,372.03	0.99990	45	81
6/12	5.4536%	0.000149414	\$14,408,743,884.00	0.99992	44	81
6/13	5.4497%	0.000149307	\$14,797,252,490.48	0.99992	43	78
6/14	5.4492%	0.000149292	\$14,766,504,481.47	0.99976	43	78
6/15	5.4492%	0.000149292	\$14,766,504,481.47	0.99976	43	78
6/16	5.4492%	0.000149292	\$14,766,504,481.47	0.99976	43	78
6/17	5.4462%	0.000149212	\$14,860,531,620.48	0.99993	41	76
6/18	5.4494%	0.000149299	\$14,963,714,799.92	0.99983	40	76
6/19	5.4494%	0.000149299	\$14,963,714,799.92	0.99983	40	76
6/20	5.4636%	0.000149689	\$14,813,847,380.48	0.99991	40	77
6/21	5.4679%	0.000149805	\$14,736,277,292.33	0.99973	43	80
6/22	5.4679%	0.000149805	\$14,736,277,292.33	0.99973	43	80
6/23	5.4679%	0.000149805	\$14,736,277,292.33	0.99973	43	80
6/24	5.4662%	0.000149760	\$14,796,162,780.68	0.99991	41	76
6/25	5.4650%	0.000149727	\$14,911,499,907.97	0.99992	40	77
6/26	5.4705%	0.000149877	\$14,862,238,170.30	0.99991	42	79
6/27	5.4749%	0.000149997	\$14,855,464,170.79	0.99992	41	78
6/28	5.4731%	0.000149948	\$15,057,602,925.50	0.99975	41	77
6/29	5.4731%	0.000149948	\$15,057,602,925.50	0.99975	41	77
6/30	5.4731%	0.000149948	\$15,057,602,925.50	0.99975	41	77
Average:	5.4600%	0.000149589	\$14,673,993,246.07	0.99984	43	79

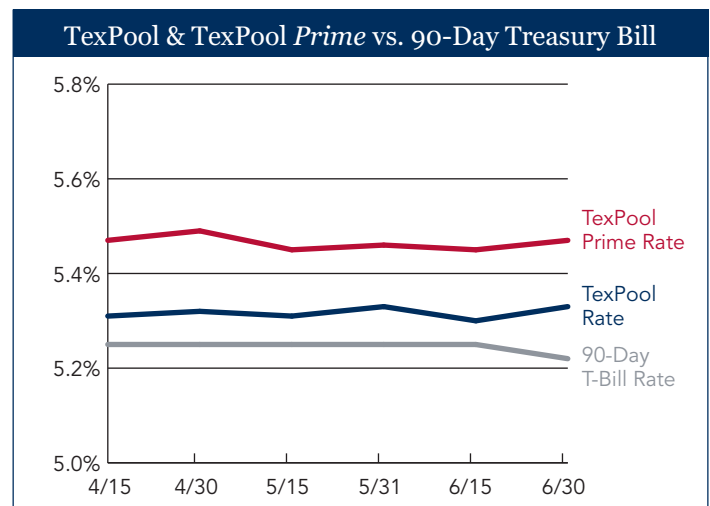


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their “dots” before the softer Consumer Price Index data was released. We think the median dot would have shown two cuts had the Committee had time to digest that information. Regardless, the Fed likely would have to see a plunge in the labor market and inflation to give it reason to move in September and risk looking politically motivated. In any case, the Fed seems biased to ease at a slow pace. That benefits the liquidity industry as it allows time for the front end of the Treasury yield curve to anticipate what will come next.

It’s too early to assess the two other major asset flow developments in June. The Fed’s tapering of its tapering, so to say, began in June with a lowered monthly number of Treasuries it is allowing to roll off its balance sheet from \$60 billion to \$25 billion (the mortgage-backed securities cap remains at \$35 billion). The other is the U.S. Treasury Department’s buyback program, in which it is buying “off-the-run” Treasuries that aren’t as liquid as the Department would like. This program eventually will include bills. Neither moved markets last month.

At the end of the month, yields on 1-, 3-, 6- and 12-month U.S. Treasuries were 5.35%, 5.37%, 5.33% and 5.12%, respectively.



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.

TEXPOOL REPORT

MONTH OF JANUARY 31, 2024
5.3455%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted Jan)	ENDING BALANCE	PURPOSE OF FUND	321,604.00 29726 291,878.00
GENERAL FUND - UNRESTRICTED	5,326,325.10	1,366,838.48	33,059.15	6,726,222.73	Working capital	
GENERAL FUND - RESTRICTED	1,600,000.00	0.00	incl in above	1,600,000.00		
SEIZURE	51,578.77	0.00	234.17	51,812.94	Solely to purchase equipment for Law Enforcement	
CHILD SAFETY PROGRAMS	2,073.33	0.00	9.42	2,082.75	Reserved for Child Safety/School Zones	
DEBT SERVICE FUND	2,441,857.89	554,914.94	10,344.47	3,007,117.30	Restricted for General fund reserves & yearly debt service	
FEDERAL SEIZURE	6,302.25	0.00	28.61	6,330.86	Criminal Investigation - Federal Funds	
STEP FUND	47,813.92	0.00	217.07	48,030.99		
PUBLIC SAFETY	226,211.48	0.00	1,027.00	227,238.48	Public Safety Needs	
HOTEL/MOTEL FUND	1,570,858.80	0.00	7,131.67	1,577,990.47	Restricted for promotion of tourism	
CAPITAL IMPACT FEES	4,600,199.67	(10,000.00)	20,883.35	4,611,083.02	Water & sewer lines extensions & expansions	
ENTERPRISE FUND - UNRESTRICT	2,081,372.55	(185,390.91)	9,969.71	1,905,951.35	Working capital	
ENTERPRISE FUND - RESTRICTED	300,000.00	0.00	incl in above	300,000.00	Customer liability	
GENERAL CAPITAL PROJECTS	5,243,789.03	(1,800,000.00)	23,542.82	3,467,331.85	General Fund CIP	
CAPITAL PROJECT BONDS	2,367,868.94	0.00	10,750.08	2,378,619.02	2016A CO WW Plant, Clarifier & Todville 2016 Sewer	
WTR/SWR BONDS	321,604.00	0.00	1,460.07	323,064.07	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 Wokrks Facility	
PD & GF BONDS (GEN FUND Reserve)	(0.00)	0.00	0.00	(0.00)	Public Wokrks Facility funds provided by GF Reserve	
FIRE BONDS	0.00	0.00	0.00	0.00	Fire Engine	
DRAINAGE BONDS	1,040,185.89	0.00	4,722.42	1,044,908.31	Drainage CO Funds 50/50 Split County Projects	
CAROTHERS	246,030.33	0.00	1,116.97	247,147.30	Carother Facility & Park	
PARK FEES	8,011.80	0.00	36.37	8,048.17	Reserved for acquisition & development of park land	
ANIMAL	8,054.11	0.00	36.57	8,090.68	Animal Shelter Needs - Donation	
CRIME DISTRICT	1,280,486.66	(22,695.33)	5,710.35	1,263,501.68	Funds transferred from Bond Mkt Acct to allow liquidity	
SEDC II - UNRESTRICTED	3,730,202.06	53,385.26	17,890.64	3,801,477.96	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	19,313.58	0.00	87.68	19,401.26	Funds from fines to be used for security	
COURT - TIME PAYMENT FEES	20,271.29	0.00	92.03	20,363.32	Funds from fines to be used to improve court	
MUNI COURT - TECHNOLOGY FUND	1,070.37	0.00	4.86	1,075.23	Fund court on technology	
PUBLIC SAFETY VERF	913,733.11	22,695.33	4,251.37	940,679.81	Public Safety Vehicle Equipment Replacement	
PEG Fund	96,979.17	(1,000.00)	440.14	96,419.31	Public Education and Government Access	
GE VERF	1,078,053.68	21,252.23	4,990.83	1,104,296.74		
STABILIZATION FUND	872,367.01	0.00	3,960.53	876,327.54	Highway 146 Project	
WATER RATE STABILIZATION	0.00	0.00	0.00	0.00		
TOTAL TEXPOOL FUND	35,682,614.79	0.00	161,998.35	\$35,844,613.14		

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

Kathryn Shannahan



Monthly Newsletter: February 2024

ANNOUNCEMENTS

We welcome the following entities who have joined both TexPool and TexPool Prime in January 2024:

City of Port Neches
City of Pineland
Deep East Texas Council of Governments
Rancho del Cielo Municipal Utility District
Town of Copper Canyon
San Patricio County Groundwater Conservation District
Memorial Point Utility District
Freeport Economic Development Corporation
Nocona Independent School District
City of Danbury
Roscoe Collegiate ISD
Bexar Metro 911 Network District

Upcoming Events

February 19, 2024
Texas Association of School Business Officials (TASBO) Annual Conference
Houston, TX
February 22 2024
SAFE-D 2024 Annual Conference
Irving, TX
February 25 2024
Government Treasurers' Organization of Texas (GTOT) Winter Seminar
San Antonio, TX

TexPool Advisory Board Members

Patrick Krishock	David Landeros
Belinda Weaver	Sharon Matthews
Deborah Laudermilk	David Garcia
Valarie Van Vlack	Dina Edgar

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

Operated under the supervision of the Texas Treasury Safekeeping Trust Company

**Please be advised that there was an update to TexPool Prime's Portfolio Composition section of the mailed version of the "Monthly Newsletter: January 2024." The updated percentages for Commercial Paper and Variable Rate Notes are reflected on the online version of the newsletter.*

Economic and Market Commentary: Sun setting on the tightening cycle

February 1, 2024

A busy month of news pertaining to the liquidity markets ended on a high note when the Federal Reserve maintained the target fed funds rate at 5.25-5.50% and pushed the probable first rate hike to late spring at the earliest.

Degrees of confidence

Fed Chair Jerome Powell returned to the word "confidence" many times in his post-FOMC meeting press conference. He said the Fed has much confidence in the authenticity of inflation's downward trajectory over the last six months, but needs more. Not sure two months will make that much of a difference, but this stance allows policymakers to sneak in a few more months of "higher for longer." Think of it as an "insurance pause" lest inflation hover at present levels for a few readings. While the phrase "reduce the target range" appeared amid the extensive changes to the FOMC statement, Powell slammed the door on any chance of easing in March, saying it is not the "base case."

His pronouncement means March will be a busy meeting, as Powell revealed the future of QT will also be discussed at length. While Powell characterized it as working well, he acknowledged hearing market rumblings about how the reduction of the Fed's balance sheet might soon negatively impact liquidity in the Treasury market. This doesn't mean the Fed will adjust the amount of the security roll-off immediately, but certainly suggests trimming it

(continued page 6)

Performance as of January 31, 2024

	TexPool	TexPool Prime
Current Invested Balance	\$35,746,685,549	\$14,799,102,482
Weighted Average Maturity**	30 Days	33 Days
Weighted Average Life**	85 Days	65 Days
Net Asset Value	1.00001	1.00030
Total Number of Participants	2,836	554
Management Fee on Invested Balance	0.0450%	0.0550%
Interest Distributed	\$153,021,026.74	\$66,285,607.31
Management Fee Collected	\$1,135,045.46	\$576,472.18
Standard & Poor's Current Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$33,731,090,799	\$14,066,640,689
Average Monthly Rate*	5.35%	5.55%
Average Weighted Average Maturity**	35	37
Average Weighted Average Life**	88	69

**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.*

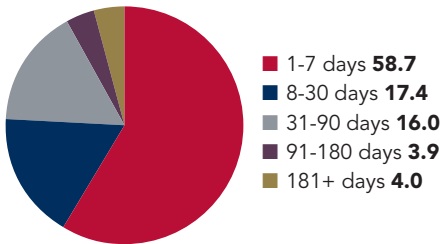
***See page 2 for definitions.*

Past performance is no guarantee of future results.



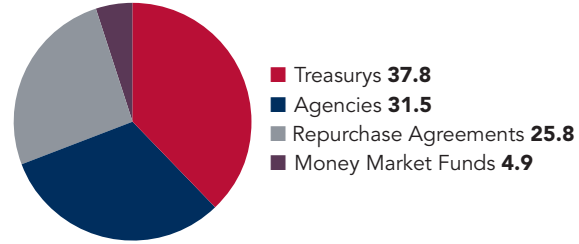
Portfolio by Maturity (%)

As of January 31, 2024



Portfolio by Type of Investment (%)

As of January 31, 2024



Portfolio Asset Summary as of January 31, 2024

	Book Value	Market Value
Uninvested Balance	\$575.99	\$575.99
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	92,917,497.56	92,917,497.56
Interest and Management Fees Payable	-153,033,742.88	-153,033,742.88
Payable for Investments Purchased	-2,333,839,999.93	-2,333,839,999.93
Accrued Expenses & Taxes	-40,324.24	-40,324.24
Repurchase Agreements	9,839,096,000.00	9,839,096,000.00
Mutual Fund Investments	1,867,085,200.00	1,867,085,200.00
Government Securities	12,001,977,179.32	12,001,905,712.65
US Treasury Bills	12,757,923,503.73	12,758,796,003.23
US Treasury Notes	1,674,599,659.68	1,674,261,939.85
Total	\$35,746,685,549.23	\$35,747,148,862.23

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	622	\$12,386,723,400.71
Higher Education	60	\$1,557,003,793.65
County	198	\$4,367,097,972.43
Healthcare	93	\$1,854,974,596.07
Utility District	925	\$4,998,920,037.61
City	504	\$8,842,120,785.79
Emergency Districts	106	\$409,141,829.87
Economic Development Districts	90	\$194,795,317.74
Other	238	\$1,135,532,694.38

**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

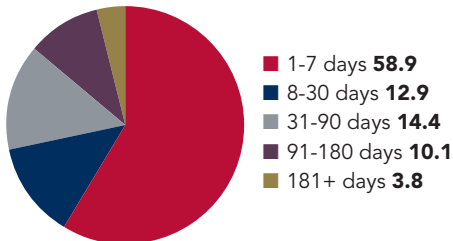
Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Invested Balance	NAV	WAM Days	WAL Days
1/1	5.3836%	0.000147495	\$31,950,119,975.73	1.00000	38	92
1/2	5.3189%	0.000145722	\$32,690,577,370.21	0.99996	36	89
1/3	5.3559%	0.000146738	\$32,657,265,704.08	0.99997	37	87
1/4	5.3552%	0.000146717	\$33,079,290,489.26	0.99998	37	91
1/5	5.3438%	0.000146406	\$32,850,560,493.26	0.99996	38	92
1/6	5.3438%	0.000146406	\$32,850,560,493.26	0.99996	38	92
1/7	5.3438%	0.000146406	\$32,850,560,493.26	0.99996	38	92
1/8	5.3426%	0.000146373	\$32,930,306,150.11	0.99999	36	90
1/9	5.3418%	0.000146351	\$33,021,978,784.23	0.99998	37	92
1/10	5.3444%	0.000146422	\$33,047,270,457.24	0.99999	36	91
1/11	5.3433%	0.000146393	\$33,145,339,985.89	0.99997	36	90
1/12	5.3435%	0.000146397	\$33,301,489,601.12	0.99996	36	89
1/13	5.3435%	0.000146397	\$33,301,489,601.12	0.99996	36	89
1/14	5.3435%	0.000146397	\$33,301,489,601.12	0.99996	36	89
1/15	5.3435%	0.000146397	\$33,301,489,601.12	0.99996	36	89
1/16	5.3249%	0.000145887	\$33,729,542,262.73	0.99998	33	85
1/17	5.3467%	0.000146485	\$33,519,849,035.05	0.99997	35	86
1/18	5.3473%	0.000146502	\$33,595,550,559.89	0.99995	36	86
1/19	5.3446%	0.000146428	\$33,814,516,412.70	0.99993	35	85
1/20	5.3446%	0.000146428	\$33,814,516,412.70	0.99993	35	85
1/21	5.3446%	0.000146428	\$33,814,516,412.70	0.99993	35	85
1/22	5.3432%	0.000146388	\$34,071,458,154.06	0.99996	33	87
1/23	5.3459%	0.000146462	\$34,208,402,152.87	0.99997	35	91
1/24	5.3456%	0.000146455	\$34,289,851,806.13	0.99999	35	91
1/25	5.3457%	0.000146457	\$34,605,092,778.11	1.00000	34	89
1/26	5.3474%	0.000146505	\$34,900,037,119.50	0.99997	34	88
1/27	5.3474%	0.000146505	\$34,900,037,119.50	0.99997	34	88
1/28	5.3474%	0.000146505	\$34,900,037,119.50	0.99997	34	88
1/29	5.3470%	0.000146492	\$35,670,747,229.07	0.99999	31	84
1/30	5.3450%	0.000146439	\$35,803,185,858.58	0.99998	31	83
1/31	5.3508%	0.000146596	\$35,746,685,549.23	1.00001	30	85
Average:	5.3455%	0.000146451	\$33,731,090,799.46	0.99997	35	88



TEXPOOL Prime

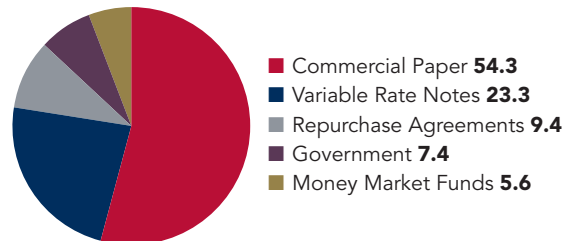
Portfolio by Maturity (%)

As of January 31, 2024



Portfolio by Type of Investment (%)

As of January 31, 2024



Portfolio Asset Summary as of January 31, 2024

	Book Value	Market Value
Uninvested Balance	\$536.78	\$536.78
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	21,300,128.84	21,300,128.84
Interest and Management Fees Payable	-66,285,611.35	-66,285,611.35
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	-19,960.86	-19,960.86
Repurchase Agreements	1,396,563,000.00	1,396,563,000.00
Commercial Paper	9,363,437,704.99	9,366,716,355.09
Mutual Fund Investments	830,153,483.22	830,275,032.26
Government Securities	1,096,953,200.49	1,096,967,744.00
Variable Rate Notes	2,157,000,000.00	2,158,038,563.05
Total	\$14,799,102,482.11	\$14,803,555,787.81

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	154	\$4,846,705,397.17
Higher Education	19	\$865,392,815.30
County	51	\$1,341,413,779.19
Healthcare	21	\$566,038,601.45
Utility District	67	\$450,789,065.07
City	110	\$3,362,702,736.23
Emergency Districts	27	\$89,732,412.56
Economic Development Districts	20	\$54,889,703.25
Other	85	\$3,221,415,984.65



TEXPOOL Prime

Daily Summary

Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Prime Invested Balance	NAV	WAM Days	WAL Days
1/1	5.6106%	0.000153715	\$12,905,533,292.61	1.00030	44	68
1/2	5.5190%	0.000151206	\$13,299,061,364.85	1.00040	40	63
1/3	5.5642%	0.000152443	\$13,477,995,103.17	1.00038	38	63
1/4	5.5740%	0.000152713	\$13,554,359,650.29	1.00037	39	64
1/5	5.5529%	0.000152135	\$13,743,616,242.01	1.00020	38	70
1/6	5.5529%	0.000152135	\$13,743,616,242.01	1.00020	38	70
1/7	5.5529%	0.000152135	\$13,743,616,242.01	1.00020	38	70
1/8	5.5416%	0.000151826	\$13,794,996,673.82	1.00035	38	73
1/9	5.5463%	0.000151954	\$13,843,630,201.77	1.00035	38	75
1/10	5.5446%	0.000151908	\$13,885,593,993.99	1.00036	38	74
1/11	5.5445%	0.000151903	\$13,925,840,431.49	1.00036	38	74
1/12	5.5437%	0.000151881	\$14,044,641,504.22	1.00016	38	73
1/13	5.5437%	0.000151881	\$14,044,641,504.22	1.00016	38	73
1/14	5.5437%	0.000151881	\$14,044,641,504.22	1.00016	38	73
1/15	5.5437%	0.000151881	\$14,044,641,504.22	1.00016	38	73
1/16	5.5465%	0.000151958	\$14,083,804,673.43	1.00037	36	70
1/17	5.5459%	0.000151942	\$14,136,385,198.14	1.00035	35	69
1/18	5.5502%	0.000152060	\$14,111,221,331.74	1.00033	35	71
1/19	5.5494%	0.000152038	\$14,064,247,033.72	1.00015	36	71
1/20	5.5494%	0.000152038	\$14,064,247,033.72	1.00015	36	71
1/21	5.5494%	0.000152038	\$14,064,247,033.72	1.00015	36	71
1/22	5.5476%	0.000151990	\$14,135,047,937.70	1.00031	34	68
1/23	5.5484%	0.000152012	\$14,152,469,918.41	1.00030	34	69
1/24	5.5441%	0.000151892	\$14,353,454,891.76	1.00031	34	68
1/25	5.5381%	0.000151729	\$14,457,601,376.74	1.00030	34	67
1/26	5.5399%	0.000151777	\$14,643,264,914.48	1.00015	35	68
1/27	5.5399%	0.000151777	\$14,643,264,914.48	1.00015	35	68
1/28	5.5399%	0.000151777	\$14,643,264,914.48	1.00015	35	68
1/29	5.5437%	0.000151882	\$14,710,628,575.24	1.00029	34	66
1/30	5.5382%	0.000151732	\$14,907,183,688.63	1.00029	33	64
1/31	5.5389%	0.000151750	\$14,799,102,482.11	1.00030	33	65
Average:	5.5480%	0.000152000	\$14,066,640,689.46	1.00026	37	69



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Houston, TX 77002

is on the horizon. Powell affirmed that policymakers could reduce the balance sheet and rates in tandem.

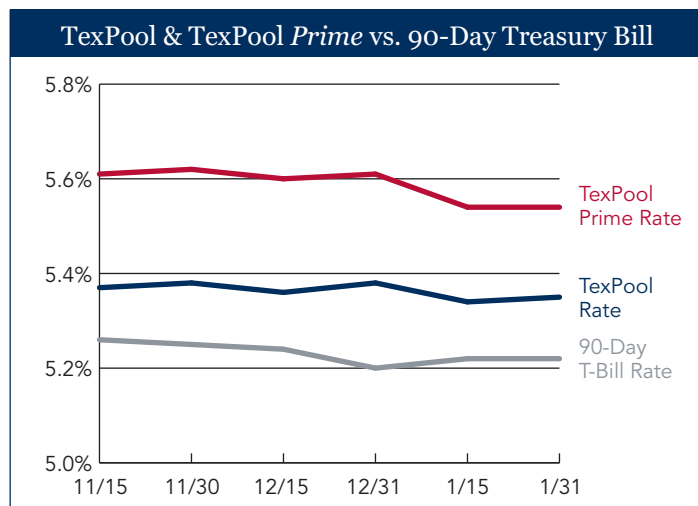
Investing in the front end of the Treasury yield curve improved last month as the markets pushed out forecasts for the first cut past March, a development likely to continue after Powell's comments yesterday. Trades are now more in line with our firm view of 75 basis points of cuts this year, helping us find more value along the curve than when the fed futures trading called for upwards of six cuts. This should be aided by the U.S. Treasury's quarterly refunding plans released this week that indicate bill supply will likely remain robust.

New birds, same cage

The composition of the FOMC changes each year when the presidents of four regional Fed branches have a hockey-like line change. Occasionally, this can shift the alignment of the 12 voting members, but this time the change will be negligible as none of the new voters hold extreme views. We consider Atlanta's Raphael Bostic a centrist, Cleveland's Loretta Mester and Richmond's Tom Barkin as hawkish, and San Francisco's Mary Daly dovish. Given the momentum the Fed has in this current cycle, the change won't make much of a difference.

Bye-bye, BSBY

We, and the greater financial world, thought we'd finally put the London interbank finance rate (Libor) price-fixing scandal behind us when the British Financial Conduct Authority ceased to support it last year. With the Fed's Secured Overnight Financing Rate (SOFR) now serving as the risk-free benchmark, the Bloomberg Short Term Bank Yield Index (BSBY) emerged in 2021 as an alternative reference rate for transactions in the credit markets. While it had worked well, it was punched in the gut punch by regulators over the summer and has been used less and less, and Bloomberg will shut it down by November. We and others made the case for it, but to no avail. The irony is that, while regulators



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.

such as the International Organization of Securities Commissions (IOSCO) and the SEC say BSBY is not secure enough to base short-term contracts on, market participants are now left with pricing rates at a spread over SOFR, meaning the risk of mispricing loans remains. At the end of the month, yields on 1-, 3-, 6- and 12-month U.S. Treasuries were 5.37%, 5.38%, 5.20% and 4.72%, respectively.

TEXPOOL REPORT

MONTH OF FEBRUARY 29, 2024
5.3251%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted Feb)	ENDING BALANCE	PURPOSE OF FUND
GENERAL FUND - UNRESTRICTED	6,726,222.73	2,972,171.58	46,678.55	9,745,072.86	Working capital
GENERAL FUND - RESTRICTED	1,600,000.00	0.00	incl in above	1,600,000.00	
SEIZURE	51,812.94	0.00	219.21	52,032.15	Solely to purchase equipment for Law Enforcement
CHILD SAFETY PROGRAMS	2,082.75	0.00	8.82	2,091.57	Reserved for Child Safety/School Zones
DEBT SERVICE FUND	3,007,117.30	826,514.98	12,607.01	3,846,239.29	Restricted for General fund reserves & yearly debt service
FEDERAL SEIZURE	6,330.86	0.00	26.79	6,357.65	Criminal Investigation - Federal Funds
STEP FUND	48,030.99	0.00	203.21	48,234.20	
PUBLIC SAFETY	227,238.48	(22,000.00)	958.21	206,196.69	Public Safety Needs
HOTEL/MOTEL FUND	1,577,990.47	0.00	6,676.29	1,584,666.76	Restricted for promotion of tourism
CAPITAL IMPACT FEES	4,611,083.02	0.00	19,508.94	4,630,591.96	Water & sewer lines extensions & expansions
ENTERPRISE FUND - UNRESTRICT	1,905,951.35	(148,651.76)	8,554.10	1,765,853.69	Working capital
ENTERPRISE FUND - RESTRICTED	300,000.00	0.00	incl in above	300,000.00	Customer liability
GENERAL CAPITAL PROJECTS	3,467,331.85	0.00	14,669.87	3,482,001.72	General Fund CIP
CAPITAL PROJECT BONDS	2,378,619.02	(33,000.00)	10,058.84	2,355,677.86	2016A CO WW Plant, Clarifier & Todville 2016 Sewer
WTR/SWR BONDS	323,064.07	0.00	1,366.85	324,430.92	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 Wokrks Facility
PD & GF BONDS (GEN FUND Reserve)	(0.00)	0.00	0.00	(0.00)	Public Wokrks Facility funds provided by GF Reserve
FIRE BONDS	0.00	0.00	0.00	0.00	Fire Engine
DRAINAGE BONDS	1,044,908.31	0.00	4,420.88	1,049,329.19	Drainage CO Funds 50/50 Split County Projects
CAROTHERS	247,147.30	0.00	1,045.65	248,192.95	Carother Facility & Park
PARK FEES	8,048.17	0.00	34.05	8,082.22	Reserved for acquisition & development of park land
ANIMAL	8,090.68	0.00	34.23	8,124.91	Animal Shelter Needs - Donation
CRIME DISTRICT	1,263,501.68	(22,695.33)	5,249.70	1,246,056.05	Funds transferred from Bond Mkt Acct to allow liquidity
SEDC II - UNRESTRICTED	3,801,477.96	(6,287.03)	16,941.31	3,812,132.24	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	19,401.26	0.00	82.08	19,483.34	Funds from fines to be used for security
COURT - TIME PAYMENT FEES	20,363.32	0.00	86.15	20,449.47	Funds from fines to be used to improve court
MUNI COURT - TECHNOLOGY FUND	1,075.23	0.00	4.55	1,079.78	Fund court on technology
PUBLIC SAFETY VERF	940,679.81	(87,304.67)	4,059.88	857,435.02	Public Safety Vehicle Equipment Replacement
PEG Fund	96,419.31	0.00	407.94	96,827.25	Public Education and Government Access
GE VERF	1,104,296.74	21,252.23	4,762.06	1,130,311.03	
STABILIZATION FUND	876,327.54	0.00	3,707.64	880,035.18	Highway 146 Project
WATER RATE STABILIZATION	0.00	0.00	0.00	0.00	
TOTAL TEXPOOL FUND	35,844,613.14	3,500,000.00	162,372.81	\$39,506,985.95	

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

Kathryn Shannahan



Monthly Newsletter: March 2024

ANNOUNCEMENTS

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

TexPool

Lower Valley Water District
Wylie ISD
Donahoe Creek Watershed Authority
Williamson County MUD 51
Fort Bend County ESD No 4
Cross Plains ISD
Gholson ISD

TexPool Prime

Lower Valley Water District
Wylie ISD
Donahoe Creek Watershed Authority
Williamson County MUD 51
Fort Bend County ESD No 4
Cross Plains ISD
Gholson ISD
City of Wolforth

Upcoming Events

April 14, 2024
Government Finance Officers Association of Texas (GFOAT) Spring Conference
Round Rock, TX

April 15, 2024
Texas Association of County Auditors (TACA) Institute - V.G. Young
College Station, TX

April 15, 2024
Annual County Treasurers' Spring Education Seminar
San Marcos, TX

TexPool Advisory Board Members

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

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: Markets heed data, not Fed Speak

March 1, 2024

Federal Reserve Chair Jerome Powell has been talking himself hoarse lately. Ever since he failed to push back against the market's overly ebullient expectations for rate cuts following the December policy meeting, he has told anyone who'd listen the Fed isn't ready to declare victory over inflation. His press conference in January and a 60 Minutes interview didn't do the trick; neither has sending forth nearly every Federal Open Market Committee (FOMC) member to shout this message from street corners.

In an appropriate twist for the data-dependent Fed, it was a series of economic reports that stemmed the tide. Robust gross domestic product and employment figures, sticky wage, consumer and producer inflation, and respectable manufacturing and housing numbers did what the policymakers could not. In late December, futures contracts predicted upward of seven quarter-point cuts in 2024. Following the bump in the month-over-month core Personal Consumption Expenditures (PCE) index in January, they have priced in essentially three—in line with Fed projections. That's why we—and really everyone—anticipates no rate action at the mid-March or early May policy-setting meetings and expect the first ease to come in June or July.

Market participants will surely raise their fists to the Fed again, and it is understandable. Powell and company were so behind the ball when they first tightened rates long after inflation had exploded. But the shift in sentiment, along with the pause itself, has benefited

(continued page 6)

Performance as of February 29, 2024

	TexPool	TexPool Prime
Current Invested Balance	\$37,033,288,509	\$15,479,199,740
Weighted Average Maturity**	36 Days	43 Days
Weighted Average Life**	87 Days	69 Days
Net Asset Value	0.99997	1.00009
Total Number of Participants	2,843	561
Management Fee on Invested Balance	0.0450%	0.0550%
Interest Distributed	\$158,599,801.01	\$68,087,156.00
Management Fee Collected	\$1,249,565.93	\$622,206.56
Standard & Poor's Current Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$37,519,368,191	\$15,572,299,243
Average Monthly Rate*	5.33%	5.50%
Average Weighted Average Maturity**	34	42
Average Weighted Average Life**	87	70

**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.*

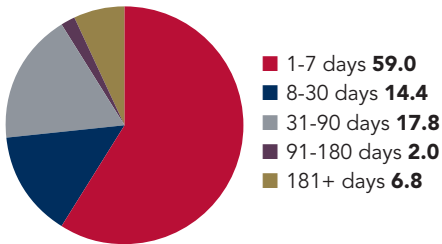
***See page 2 for definitions.*

Past performance is no guarantee of future results.



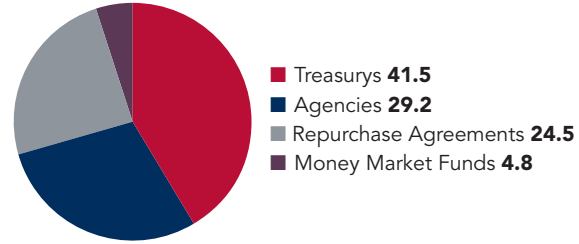
Portfolio by Maturity (%)

As of February 29, 2024



Portfolio by Type of Investment (%)

As of February 29, 2024



Portfolio Asset Summary as of February 29, 2024

	Book Value	Market Value
Uninvested Balance	\$279.35	\$279.35
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	111,133,288.22	111,133,288.22
Interest and Management Fees Payable	-158,601,502.15	-158,601,502.15
Payable for Investments Purchased	-2,041,718,395.85	-2,041,718,395.85
Accrued Expenses & Taxes	-41,327.97	-41,327.97
Repurchase Agreements	9,580,291,000.00	9,580,291,000.00
Mutual Fund Investments	1,867,085,200.00	1,867,085,200.00
Government Securities	11,441,497,260.46	11,441,132,198.07
US Treasury Bills	14,488,964,820.68	14,487,603,665.42
US Treasury Notes	1,744,678,450.64	1,745,506,779.80
Total	\$37,033,289,073.38	\$37,032,391,184.89

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	625	\$12,458,592,116.21
Higher Education	60	\$1,652,797,020.22
County	198	\$4,501,194,870.07
Healthcare	93	\$2,299,728,551.21
Utility District	927	\$5,493,511,732.21
City	504	\$8,757,349,982.13
Emergency Districts	107	\$453,854,665.32
Economic Development Districts	90	\$193,459,061.75
Other	239	\$1,211,529,098.26

**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

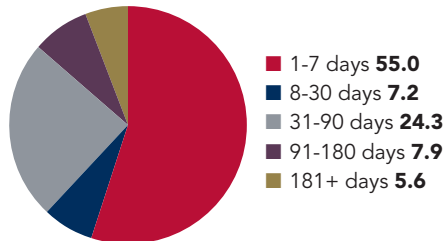
Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Invested Balance	NAV	WAM Days	WAL Days
2/1	5.3322%	0.000146089	\$36,671,069,323.27	1.00000	30	81
2/2	5.3341%	0.000146141	\$36,944,834,864.30	1.00001	32	83
2/3	5.3341%	0.000146141	\$36,944,834,864.30	1.00001	32	83
2/4	5.3341%	0.000146141	\$36,944,834,864.30	1.00001	32	83
2/5	5.3289%	0.000145998	\$37,447,636,201.48	1.00003	30	82
2/6	5.3281%	0.000145974	\$37,660,246,711.29	1.00003	31	85
2/7	5.3279%	0.000145971	\$37,892,897,584.34	1.00005	32	85
2/8	5.3286%	0.000145988	\$38,317,148,227.83	1.00003	33	84
2/9	5.3245%	0.000145878	\$38,744,100,971.34	1.00004	35	87
2/10	5.3245%	0.000145878	\$38,744,100,971.34	1.00004	35	87
2/11	5.3245%	0.000145878	\$38,744,100,971.34	1.00004	35	87
2/12	5.3096%	0.000145468	\$38,481,969,149.70	1.00005	32	85
2/13	5.3276%	0.000145962	\$38,298,172,699.89	1.00001	34	89
2/14	5.3280%	0.000145972	\$37,435,810,407.51	1.00004	35	90
2/15	5.3255%	0.000145903	\$37,451,508,430.27	1.00002	34	90
2/16	5.3387%	0.000146267	\$37,548,493,053.95	0.99996	36	91
2/17	5.3387%	0.000146267	\$37,548,493,053.95	0.99996	36	91
2/18	5.3387%	0.000146267	\$37,548,493,053.95	0.99996	36	91
2/19	5.3387%	0.000146267	\$37,548,493,053.95	0.99996	36	91
2/20	5.2993%	0.000145185	\$37,455,136,916.74	1.00002	34	88
2/21	5.3082%	0.000145431	\$37,458,145,662.80	0.99999	33	88
2/22	5.3056%	0.000145360	\$37,301,868,922.23	0.99994	35	88
2/23	5.3174%	0.000145681	\$37,037,506,784.26	0.99998	36	88
2/24	5.3174%	0.000145681	\$37,037,506,784.26	0.99998	36	88
2/25	5.3174%	0.000145681	\$37,037,506,784.26	0.99998	36	88
2/26	5.3204%	0.000145765	\$36,888,877,742.76	0.99996	34	87
2/27	5.3243%	0.000145871	\$36,948,997,236.30	0.99997	36	90
2/28	5.3246%	0.000145879	\$36,945,603,736.73	0.99998	36	89
2/29	5.3252%	0.000145897	\$37,033,288,509.05	0.99997	36	87
Average:	5.3251%	0.000145892	\$37,519,368,190.95	1.00000	34	87



TEXPOOL Prime

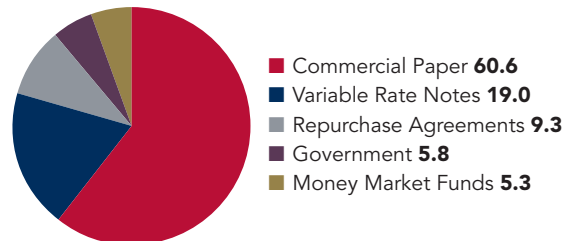
Portfolio by Maturity (%)

As of February 29, 2024



Portfolio by Type of Investment (%)

As of February 29, 2024



Portfolio Asset Summary as of February 29, 2024

	Book Value	Market Value
Uninvested Balance	\$804.15	\$804.15
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	17,266,590.25	17,266,590.25
Interest and Management Fees Payable	-68,087,182.62	-68,087,182.62
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	-21,010.37	-21,010.37
Repurchase Agreements	1,445,331,000.00	1,445,331,000.00
Commercial Paper	10,713,743,597.25	10,714,364,321.39
Mutual Fund Investments	830,153,483.22	830,109,043.66
Government Securities	895,812,458.00	895,798,041.50
Variable Rate Notes	1,645,000,000.00	1,645,943,101.15
Total	\$15,479,199,739.88	\$15,480,704,709.11

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	157	\$5,406,389,644.74
Higher Education	19	\$966,590,016.32
County	51	\$1,294,791,744.56
Healthcare	21	\$599,515,348.19
Utility District	69	\$479,965,369.69
City	111	\$3,145,747,203.61
Emergency Districts	28	\$102,194,854.03
Economic Development Districts	20	\$55,096,019.53
Other	86	\$3,428,750,139.20



TEXPOOL Prime

Daily Summary

Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Prime Invested Balance	NAV	WAM Days	WAL Days
2/1	5.5146%	0.000151085	\$15,083,394,600.46	1.00030	34	65
2/2	5.5180%	0.000151177	\$15,242,872,149.95	1.00007	39	68
2/3	5.5180%	0.000151177	\$15,242,872,149.95	1.00007	39	68
2/4	5.5180%	0.000151177	\$15,242,872,149.95	1.00007	39	68
2/5	5.5084%	0.000150916	\$15,436,744,582.59	1.00022	39	68
2/6	5.5070%	0.000150877	\$15,577,937,325.93	1.00021	38	67
2/7	5.5049%	0.000150820	\$15,605,320,771.42	1.00021	40	69
2/8	5.4999%	0.000150681	\$16,246,590,468.03	1.00019	39	65
2/9	5.5032%	0.000150772	\$15,973,842,739.43	1.00000	40	66
2/10	5.5032%	0.000150772	\$15,973,842,739.43	1.00000	40	66
2/11	5.5032%	0.000150772	\$15,973,842,739.43	1.00000	40	66
2/12	5.5042%	0.000150801	\$15,845,042,631.31	1.00020	41	68
2/13	5.5069%	0.000150875	\$15,669,245,153.02	1.00016	42	70
2/14	5.5102%	0.000150965	\$15,426,060,714.10	1.00015	43	71
2/15	5.4995%	0.000150670	\$15,639,371,894.62	1.00016	43	72
2/16	5.4984%	0.000150640	\$15,629,225,533.73	0.99986	46	74
2/17	5.4984%	0.000150640	\$15,629,225,533.73	0.99986	46	74
2/18	5.4984%	0.000150640	\$15,629,225,533.73	0.99986	46	74
2/19	5.4984%	0.000150640	\$15,629,225,533.73	0.99986	46	74
2/20	5.5039%	0.000150791	\$15,554,830,224.19	1.00013	44	71
2/21	5.4963%	0.000150584	\$15,576,199,736.70	1.00014	43	70
2/22	5.4972%	0.000150609	\$15,553,367,590.51	1.00013	46	73
2/23	5.4983%	0.000150638	\$15,444,996,215.88	0.99991	47	74
2/24	5.4983%	0.000150638	\$15,444,996,215.88	0.99991	47	74
2/25	5.4983%	0.000150638	\$15,444,996,215.88	0.99991	47	74
2/26	5.5020%	0.000150739	\$15,500,422,377.66	1.00010	44	71
2/27	5.5011%	0.000150715	\$15,472,603,179.93	1.00009	44	70
2/28	5.5023%	0.000150748	\$15,428,311,598.78	1.00009	44	70
2/29	5.5011%	0.000150714	\$15,479,199,739.88	1.00009	43	69
Average:	5.5038%	0.000150790	\$15,572,299,242.75	1.00007	42	70

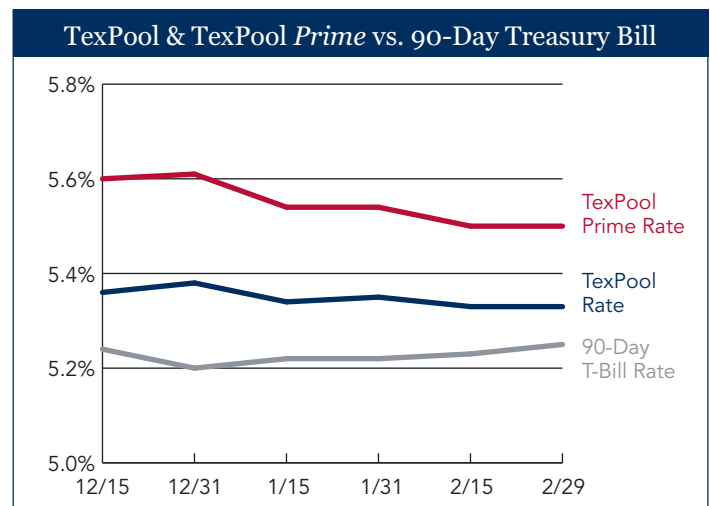


Participant Services
1001 Texas Ave. Suite 1150
Houston, TX 77002

cash managers and investors. Across the liquidity industry, elevated yields and extended average maturities have created better relative value in our humble opinion.

This means the street can worry about something else, and the Fed's balance sheet fits that bill. The pace and ramifications of quantitative easing also should not spark concern. It's been so long since it's been a focus, my guess is more than a few have forgotten the exact numbers (\$95 billion in government securities, split between \$60 billion in Treasuries and \$35 billion in agency mortgage back securities) rolling off each month. The balance sheet had ballooned to \$8.9 trillion but sits at around \$7.6 trillion now. The point of contention is that it will shrink too far, lowering reserves and reducing market liquidity. In the back of the policymakers' collective mind is to avoid a spike in overnight rates like what occurred in September 2019. This should not happen. Not only is the balance sheet much larger now, but also banks hold more reserves to ensure liquidity. Short of a revolt in the bond market, the taper should continue smoothly with a target of between \$6 and \$7 trillion and end in 2025. But this depends on how well the Fed communicates the process, starting in the upcoming FOMC meeting—and if the markets listen.

At the end of the month, yields on 1-, 3-, 6- and 12-month U.S. Treasuries were 5.40%, 5.40%, 5.33% and 5.00%, respectively.



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.

TEXPOOL REPORT

MONTH OF MARCH 31, 2024
5.3160%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted Mar)	ENDING BALANCE	PURPOSE OF FUND
GENERAL FUND - UNRESTRICTED	9,745,072.86	(195,499.93)	51,817.15	9,601,390.08	Working capital
GENERAL FUND - RESTRICTED	1,600,000.00	0.00	incl in above	1,600,000.00	
SEIZURE	52,032.15	0.00	234.93	52,267.08	Solely to purchase equipment for Law Enforcement
CHILD SAFETY PROGRAMS	2,091.57	0.00	9.44	2,101.01	Reserved for Child Safety/School Zones
DEBT SERVICE FUND	3,846,239.29	25,530.48	17,330.17	3,889,099.94	Restricted for General fund reserves & yearly debt service
FEDERAL SEIZURE	6,357.65	0.00	28.70	6,386.35	Criminal Investigation - Federal Funds
STEP FUND	48,234.20	0.00	217.78	48,451.98	
PUBLIC SAFETY	206,196.69	(50,000.00)	923.67	157,120.36	Public Safety Needs
HOTEL/MOTEL FUND	1,584,666.76	(45,000.00)	7,148.19	1,546,814.95	Restricted for promotion of tourism
CAPITAL IMPACT FEES	4,630,591.96	0.00	20,907.12	4,651,499.08	Water & sewer lines extensions & expansions
ENTERPRISE FUND - UNRESTRICT	1,765,853.69	245,609.09	8,553.28	2,020,016.06	Working capital
ENTERPRISE FUND - RESTRICTED	300,000.00	0.00	incl in above	300,000.00	Customer liability
GENERAL CAPITAL PROJECTS	3,482,001.72	0.00	15,721.24	3,497,722.96	General Fund CIP
CAPITAL PROJECT BONDS	2,355,677.86	0.00	10,635.89	2,366,313.75	2016A CO WW Plant, Clarifier & Todville 2016 Sewer
WTR/SWR BONDS	324,430.92	0.00	1,464.81	325,895.73	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 Wokrks Facility
PD & GF BONDS (GEN FUND Reserve)	(0.00)	0.00	0.00	(0.00)	Public Wokrks Facility funds provided by GF Reserve
FIRE BONDS	0.00	0.00	0.00	0.00	Fire Engine
DRAINAGE BONDS	1,049,329.19	0.00	4,737.72	1,054,066.91	Drainage CO Funds 50/50 Split County Projects
CAROTHERS	248,192.95	0.00	1,120.59	249,313.54	Carother Facility & Park
PARK FEES	8,082.22	0.00	36.49	8,118.71	Reserved for acquisition & development of park land
ANIMAL	8,124.91	0.00	36.68	8,161.59	Animal Shelter Needs - Donation
CRIME DISTRICT	1,246,056.05	(22,695.33)	5,523.47	1,228,884.19	Funds transferred from Bond Mkt Acct to allow liquidity
SEDC II - UNRESTRICTED	3,812,132.24	39,108.13	18,163.90	3,869,404.27	Seabrook Economic Development Corporation II
SEDC II - RESTRICTED FOR BONDS	0.00	0.00	incl in above	0.00	SEDC II - Reserve for revenue bond debt service
SEDC II - RESTRICT FOR EMERGENCY	180,000.00	0.00	incl in above	180,000.00	Emergency Reserve
MUNI COURT - SECURITY FUND	19,483.34	0.00	87.97	19,571.31	Funds from fines to be used for security
COURT - TIME PAYMENT FEES	20,449.47	(1,000.00)	92.18	19,541.65	Funds from fines to be used to improve court
MUNI COURT - TECHNOLOGY FUND	1,079.78	0.00	4.88	1,084.66	Fund court on technology
PUBLIC SAFETY VERF	857,435.02	22,695.33	3,973.79	884,104.14	Public Safety Vehicle Equipment Replacement
PEG Fund	96,827.25	(40,000.00)	431.33	57,258.58	Public Education and Government Access
GE VERF	1,130,311.03	21,252.23	5,199.31	1,156,762.57	
STABILIZATION FUND	880,035.18	0.00	3,973.36	884,008.54	Highway 146 Project
WATER RATE STABILIZATION	0.00	0.00	0.00	0.00	
TOTAL TEXPOOL FUND	39,506,985.95	0.00	178,374.04	\$39,685,359.99	

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

Kathryn Shannahan



Monthly Newsletter: April 2024

ANNOUNCEMENTS

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

TexPool

Victoria ISD
Berry Creek Highlands MUD
Refugio County Memorial Hospital District
Coryell City Water Supply District
City of Winters

TexPool Prime

Victoria ISD
Berry Creek Highlands MUD
Refugio County Memorial Hospital District
Winkler County Hospital District
Coryell City Water Supply District
City of Winters

Upcoming Events

April 14, 2024
Government Finance Officers Association of Texas (GFOAT) Spring Conference
Round Rock, TX

April 15, 2024
Texas Association of County Auditors (TACA) Institute - V.G. Young
College Station, TX

April 15, 2024
Annual County Treasurers' Spring Education Seminar
San Marcos, TX

TexPool Advisory Board Members

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

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: Investing in the now

April 1, 2024

It is hard to live in the present in general, but that is particularly true in business and finance as so much is predicated on what comes next. Whether it is the big “E” in the equation for determining future value or the lower-case “e” of the word itself, expectations rule.

But in the case of liquidity products, the here & now is attractive and the near & future looks good, too. For one, rates continue to be at historic highs. As expected, Federal Reserve’s Federal Open Market Committee meeting mid-March left the target federal fund range at 5.25% to 5.5%, the more than two-decade high at which it has sat since July of last year.

The Fed will eventually lower rates but based on the additional materials of the FOMC meeting rather than the statement, that action seems to be down the road. While the new Summary of Economic Projections (SEP) did not change its call for three quarter-point cuts this year that it had forecast in December, we think the first ease will not arrive until July. And it is within the realm of possibility that the June SEP will indicate just two will come by the end of 2024. The Fed is loath to alter monetary policy near a presidential election, and inflation’s recent back-up reminds us that the last mile is the hardest. Retail sales show the economy is steady and the labor market remains robust. In fact, the SEP reflected slight

(continued page 6)

Performance as of March 31, 2024

	TexPool	TexPool Prime
Current Invested Balance	\$35,460,238,861	\$15,004,542,973
Weighted Average Maturity**	38 Days	38 Days
Weighted Average Life**	90 Days	60 Days
Net Asset Value	0.99995	0.99976
Total Number of Participants	2,848	568
Management Fee on Invested Balance	0.0450%	0.0550%
Interest Distributed	\$163,885,815.59	\$71,210,227.06
Management Fee Collected	\$1,271,209.44	\$646,176.16
Current S&P Global Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$36,306,895,137	\$15,303,380,898
Average Monthly Rate*	5.32%	5.49%
Average Weighted Average Maturity**	38	39
Average Weighted Average Life**	88	63

**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.*

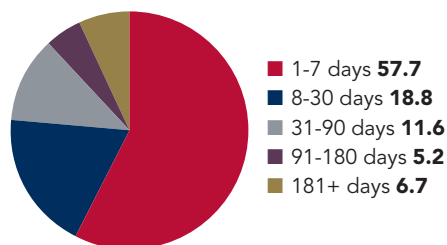
***See page 2 for definitions.*

Past performance is no guarantee of future results.



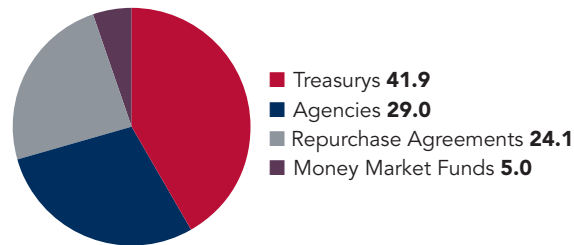
Portfolio by Maturity (%)

As of March 31, 2024



Portfolio by Type of Investment (%)

As of March 31, 2024



Portfolio Asset Summary as of March 31, 2024

	Book Value	Market Value
Uninvested Balance	\$759.05	\$759.05
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	117,653,864.03	117,653,864.03
Interest and Management Fees Payable	-163,887,636.98	-163,887,636.98
Payable for Investments Purchased	-1,726,794,444.40	-1,726,794,444.40
Accrued Expenses & Taxes	-159,876.52	-159,876.52
Repurchase Agreements	8,982,230,000.00	8,982,230,000.00
Mutual Fund Investments	1,867,085,200.00	1,867,085,200.00
Government Securities	10,788,739,539.36	10,786,419,728.55
US Treasury Bills	13,850,670,316.55	13,850,508,421.97
US Treasury Notes	1,744,701,140.02	1,745,527,854.35
Total	\$35,460,238,861.11	\$35,458,583,870.05

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	626	\$11,871,918,560.19
Higher Education	60	\$1,534,379,020.59
County	198	\$4,312,264,285.29
Healthcare	94	\$1,983,906,935.89
Utility District	929	\$5,448,660,699.78
City	505	\$8,347,076,692.81
Emergency Districts	107	\$469,755,341.90
Economic Development Districts	90	\$196,727,443.06
Other	239	\$1,294,015,932.53

**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

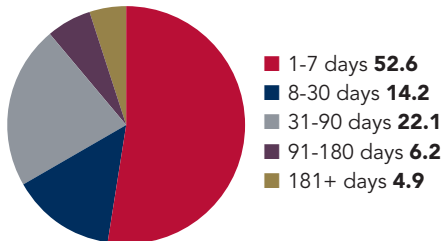
Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Invested Balance	NAV	WAM Days	WAL Days
3/1	5.3051%	0.000145345	\$36,851,558,303.95	0.99999	37	88
3/2	5.3051%	0.000145345	\$36,851,558,303.95	0.99999	37	88
3/3	5.3051%	0.000145345	\$36,851,558,303.95	0.99999	37	88
3/4	5.3014%	0.000145244	\$36,793,623,821.69	0.99997	34	85
3/5	5.3074%	0.000145408	\$36,761,412,937.69	1.00000	36	89
3/6	5.3082%	0.000145429	\$36,642,671,586.07	1.00000	36	89
3/7	5.3075%	0.000145412	\$36,606,748,474.58	1.00000	37	87
3/8	5.3157%	0.000145636	\$36,747,847,972.35	1.00002	37	86
3/9	5.3157%	0.000145636	\$36,747,847,972.35	1.00002	37	86
3/10	5.3157%	0.000145636	\$36,747,847,972.35	1.00002	37	86
3/11	5.3093%	0.000145460	\$36,712,035,049.82	1.00004	34	83
3/12	5.3118%	0.000145530	\$36,501,689,753.90	0.99999	36	87
3/13	5.3125%	0.000145547	\$36,464,238,498.45	0.99998	39	88
3/14	5.3159%	0.000145640	\$36,460,629,936.86	0.99994	39	88
3/15	5.3134%	0.000145573	\$36,479,920,551.21	0.99992	39	87
3/16	5.3134%	0.000145573	\$36,479,920,551.21	0.99992	39	87
3/17	5.3134%	0.000145573	\$36,479,920,551.21	0.99992	39	87
3/18	5.3136%	0.000145578	\$36,555,228,418.60	0.99992	37	84
3/19	5.3138%	0.000145584	\$36,404,881,765.26	0.99992	40	89
3/20	5.3143%	0.000145596	\$36,267,480,089.98	0.99996	39	89
3/21	5.3169%	0.000145668	\$36,075,667,858.19	0.99995	39	89
3/22	5.3179%	0.000145695	\$35,914,064,400.61	0.99996	39	90
3/23	5.3179%	0.000145695	\$35,914,064,400.61	0.99996	39	90
3/24	5.3179%	0.000145695	\$35,914,064,400.61	0.99996	39	90
3/25	5.3167%	0.000145662	\$35,973,513,736.07	0.99997	37	87
3/26	5.3177%	0.000145691	\$35,838,457,432.00	0.99997	37	88
3/27	5.3344%	0.000146148	\$35,634,340,759.36	0.99999	37	90
3/28	5.3350%	0.000146164	\$35,460,238,861.11	0.99995	38	90
3/29	5.3350%	0.000146164	\$35,460,238,861.11	0.99995	38	90
3/30	5.3350%	0.000146164	\$35,460,238,861.11	0.99995	38	90
3/31	5.3350%	0.000146164	\$35,460,238,861.11	0.99995	38	90
Average:	5.3161%	0.000145645	\$36,306,895,137.01	0.99997	38	88



TEXPOOL Prime

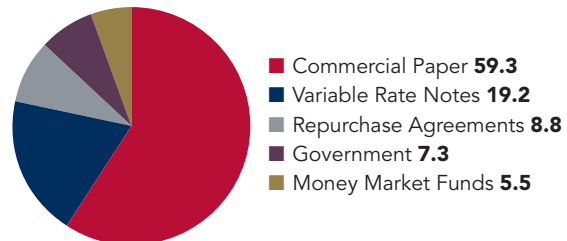
Portfolio by Maturity (%)

As of March 31, 2024



Portfolio by Type of Investment (%)

As of March 31, 2024



Portfolio Asset Summary as of March 31, 2024

	Book Value	Market Value
Uninvested Balance	\$1,449.03	\$1,449.03
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	18,075,252.50	18,075,252.50
Interest and Management Fees Payable	-71,231,092.69	-71,231,092.69
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	-81,590.24	-81,590.24
Repurchase Agreements	1,317,822,000.00	1,317,822,000.00
Commercial Paper	10,167,892,388.26	10,163,762,566.98
Mutual Fund Investments	830,153,483.22	830,026,049.36
Government Securities	1,097,170,666.67	1,097,177,031.50
Variable Rate Notes	1,644,740,416.67	1,645,402,254.70
Total	\$15,004,542,973.42	\$15,000,953,921.14

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	158	\$5,076,843,429.22
Higher Education	19	\$931,418,821.98
County	51	\$1,286,831,571.29
Healthcare	23	\$604,029,950.51
Utility District	71	\$508,986,647.56
City	112	\$2,874,235,704.14
Emergency Districts	28	\$104,780,997.70
Economic Development Districts	20	\$56,736,653.70
Other	86	\$3,560,658,413.83



TexPool Prime

Daily Summary

Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Prime Invested Balance	NAV	WAM Days	WAL Days
3/1	5.4826%	0.000150207	\$15,428,617,582.94	0.99993	43	69
3/2	5.4826%	0.000150207	\$15,428,617,582.94	0.99993	43	69
3/3	5.4826%	0.000150207	\$15,428,617,582.94	0.99993	43	69
3/4	5.4747%	0.000149993	\$15,426,980,798.27	1.00011	41	67
3/5	5.4824%	0.000150203	\$15,373,188,579.46	1.00010	41	66
3/6	5.4814%	0.000150176	\$15,420,460,919.07	1.00011	41	66
3/7	5.4827%	0.000150212	\$15,363,464,277.23	1.00010	40	65
3/8	5.4919%	0.000150463	\$15,412,589,515.25	0.99994	40	65
3/9	5.4919%	0.000150463	\$15,412,589,515.25	0.99994	40	65
3/10	5.4919%	0.000150463	\$15,412,589,515.25	0.99994	40	65
3/11	5.4839%	0.000150245	\$15,381,761,011.84	1.00010	38	62
3/12	5.4855%	0.000150287	\$15,364,442,315.71	1.00009	39	63
3/13	5.4862%	0.000150307	\$15,360,956,183.63	1.00007	39	63
3/14	5.4865%	0.000150315	\$15,384,338,260.60	1.00006	40	63
3/15	5.4860%	0.000150302	\$15,386,256,286.01	0.99987	40	63
3/16	5.4860%	0.000150302	\$15,386,256,286.01	0.99987	40	63
3/17	5.4860%	0.000150302	\$15,386,256,286.01	0.99987	40	63
3/18	5.4869%	0.000150325	\$15,358,937,827.23	1.00004	38	60
3/19	5.4897%	0.000150404	\$15,334,689,983.01	1.00003	38	60
3/20	5.4905%	0.000150425	\$15,318,434,080.64	1.00004	38	60
3/21	5.4918%	0.000150461	\$15,310,292,696.83	1.00007	38	60
3/22	5.4938%	0.000150516	\$15,211,400,175.17	0.99987	39	61
3/23	5.4938%	0.000150516	\$15,211,400,175.17	0.99987	39	61
3/24	5.4938%	0.000150516	\$15,211,400,175.17	0.99987	39	61
3/25	5.4934%	0.000150504	\$15,270,661,172.53	1.00005	36	59
3/26	5.4954%	0.000150558	\$15,242,019,693.29	1.00004	36	59
3/27	5.4956%	0.000150565	\$15,159,417,469.89	1.00004	37	59
3/28	5.4984%	0.000150640	\$15,004,542,973.42	0.99976	38	60
3/29	5.4984%	0.000150640	\$15,004,542,973.42	0.99976	38	60
3/30	5.4984%	0.000150640	\$15,004,542,973.42	0.99976	38	60
3/31	5.4984%	0.000150640	\$15,004,542,973.42	0.99976	38	60
Average:	5.4891%	0.000150387	\$15,303,380,898.10	0.99997	39	63



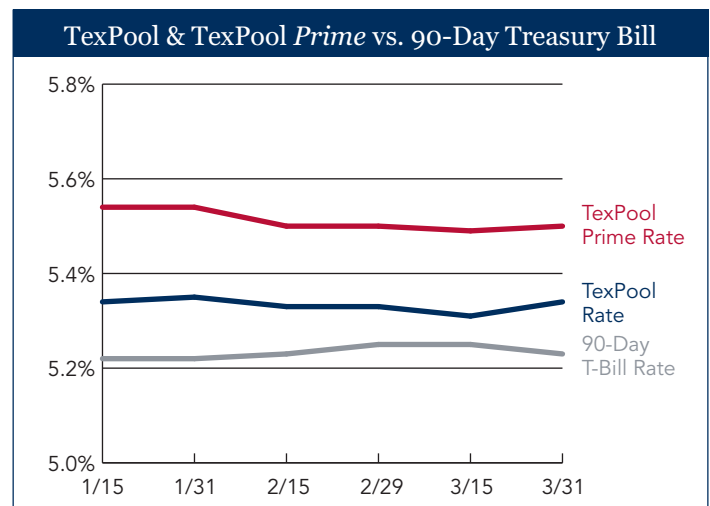
Participant Services
1001 Texas Ave. Suite 1150
Houston, TX 77002

upticks to growth and inflation projections. But they still are consistent with a picture of inflation eventually moving back to 2% amid solid 2% economic growth, the “soft landing” holy grail. So, having reeled in market expectations for aggressive easing, the Fed might need to hold the line taut to keep them hooked even though it has penciled in 75 basis points of cuts.

As promised, quantitative tightening was a major topic of discussion during the FOMC meeting. In his press conference following the release of the statement and SEP, Fed Chair Jerome Powell said policymakers discussed tapering the pace of the balance sheet runoff. He said that might begin “fairly soon,” which in Fed speak translates to as early as the May FOMC meeting. Unprompted, he made the point slowing the pace might allow the Fed to get to a lower balance sheet. He also commented that the Fed would be watching money market conditions as one means of judging if bank reserves are declining too much as the balance sheet continues to shrink.

The situation means this remarkable period in cash management history could stretch for many more months, keeping yields attractive and assets growing. Supply of Treasuries might be a little tighter in the second quarter as the U.S. Treasury receives tax payments, but that should not have a material impact.

At the end of the month, yields on 1-, 3-, 6- and 12-month U.S. Treasuries were 5.40%, 5.40%, 5.33% and 5.00%, respectively.



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.

TEXPOOL REPORT

MONTH OF OCTOBER 31, 2023
5.3589%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted Oct)	ENDING BALANCE	PURPOSE OF FUND
GENERAL FUND - UNRESTRICTED	6,056,988.99	61,521.84	35,503.71	6,154,014.54	Working capital
GENERAL FUND - RESTRICTED	1,600,000.00	0.00	incl in above	1,600,000.00	
SEIZURE	50,887.29	0.00	231.61	51,118.90	Solely to purchase equipment for Law Enforcement
CHILD SAFETY PROGRAMS	2,045.51	0.00	9.32	2,054.83	Reserved for Child Safety/School Zones
DEBT SERVICE FUND	2,118,625.37	0.00	9,642.61	2,128,267.98	Restricted for General fund reserves & yearly debt service
FEDERAL SEIZURE	6,217.76	0.00	28.30	6,246.06	Criminal Investigation - Federal Funds
STEP FUND	47,172.91	0.00	214.70	47,387.61	
PUBLIC SAFETY	238,110.86	(15,000.00)	1,083.73	224,194.59	Public Safety Needs
HOTEL/MOTEL FUND	1,379,858.55	(13,443.50)	6,224.20	1,372,639.25	Restricted for promotion of tourism
CAPITAL IMPACT FEES	4,439,404.16	0.00	20,205.30	4,459,609.46	Water & sewer lines extensions & expansions
ENTERPRISE FUND - UNRESTRICT	1,645,423.22	79,609.01	8,049.54	1,733,081.77	Working capital
ENTERPRISE FUND - RESTRICTED	300,000.00	0.00	incl in above	300,000.00	Customer liability
GENERAL CAPITAL PROJECTS	5,832,304.88	(200,000.00)	26,515.43	5,658,820.31	General Fund CIP
CAPITAL PROJECT BONDS	2,772,668.07	0.00	12,619.39	2,785,287.46	2016A CO WW Plant, Clarifier & Todville 2016 Sewer
WTR/SWR BONDS	317,292.48	0.00	1,444.11	318,736.59	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 Wokrks Facility
PD & GF BONDS (GEN FUND Reserve)	(0.00)	0.00	0.00	(0.00)	Public Wokrks Facility funds provided by GF Reserve
FIRE BONDS	0.00	0.00	0.00	0.00	Fire Engine
DRAINAGE BONDS	1,010,581.10	0.00	4,599.51	1,015,180.61	Drainage CO Funds 50/50 Split County Projects
CAROTHERS	242,731.98	0.00	1,104.76	243,836.74	Carother Facility & Park
PARK FEES	7,904.39	0.00	35.98	7,940.37	Reserved for acquisition & development of park land
ANIMAL	7,946.13	0.00	36.17	7,982.30	Animal Shelter Needs - Donation
CRIME DISTRICT	1,192,327.68	(22,695.37)	5,323.41	1,174,955.72	Funds transferred from Bond Mkt Acct to allow liquidity
SEDC II - UNRESTRICTED	3,563,181.66	66,060.18	17,176.01	3,646,417.85	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	19,054.66	0.00	86.72	19,141.38	Funds from fines to be used for security
COURT - TIME PAYMENT FEES	19,999.54	0.00	91.02	20,090.56	Funds from fines to be used to improve court
MUNI COURT - TECHNOLOGY FUND	1,056.02	0.00	4.81	1,060.83	Fund court on technology
PUBLIC SAFETY VERF	833,702.28	22,695.37	3,897.77	860,295.42	Public Safety Vehicle Equipment Replacement
PEG Fund	155,153.38	0.00	706.16	155,859.54	Public Education and Government Access
GE VERF	1,059,603.94	21,252.47	4,919.36	1,085,775.77	
STABILIZATION FUND	895,365.18	0.00	4,075.12	899,440.30	Highway 146 Project
WATER RATE STABILIZATION	0.00	0.00	0.00	0.00	
TOTAL TEXPOOL FUND	35,995,607.99	(0.00)	163,828.75	\$36,159,436.74	

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

Kathryn Shannahan



Monthly Newsletter: November 2023

ANNOUNCEMENTS

We welcome the following entities who joined TexPool in October 2023:

TexPool

Kaufman County MUD 10
East Montgomery County MUD 7
Harris County MUD 565
Washington County
City of Pattison
Shell Road MUD
Jasper County Appraisal District
Williamson County ESD 6
City of El Cenizo
McMullen GCD

TexPool Prime

Kaufman County MUD 10
East Montgomery County MUD 7
Harris County MUD 565
City of Haltom City
Washington County
City of Pattison
Shell Road MUD
Jasper County Appraisal District
Williamson County ESD 6
City of El Cenizo
McMullen GCD

Upcoming Events

There are currently no events.

TexPool Advisory Board Members

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

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: Wait and see

November 1, 2023

Patience may be a virtue, but investors have little choice following the Nov. 1 Federal Reserve policy-setting meeting. It again left rates unchanged in the 5.25-5.0% range, pushing the fate of its inflation-fighting campaign to at least December. "Given how far we have come along with the uncertainty and risks we face, the committee is proceeding carefully," said Chair Jerome Powell. The beleaguered central bank seems finally to have caught a break, with two factors aiding its cause and buying it time.

First, the bond market is doing the Fed a favor with its ferocious backup in yields from the belly of the yield curve outward. In theory, this acts like policy tightening as it discourages borrowing, business planning and a host of reactions that could dampen activity. However, Powell said policymakers want to see if the tighter financial conditions continue and don't think the rise in long-term yields is due to near-term shifts in policy expectations.

Then there's the economy itself, a case study in mixed signals. As stunning as the September jobs report was with an addition of 336,000 jobs—the largest monthly gain since January—temporary help fell, household employment barely rose and two other labor-market reports (ADP and Challenger) were weak.

Likewise, a consumer-fueled jump in third-quarter gross domestic product growth of 4.9%—the biggest gain since the fourth quarter of 2021—has been tempered by mediocre

(continued page 6)

Performance as of October 31, 2023

	TexPool	TexPool Prime
Current Invested Balance	\$29,544,897,823	\$12,278,015,001
Weighted Average Maturity**	31 Days	42 Days
Weighted Average Life**	90 Days	78 Days
Net Asset Value	0.99989	1.00002
Total Number of Participants	2,814	529
Management Fee on Invested Balance	0.0450%	0.0550%
Interest Distributed	\$131,904,347.68	\$58,536,479.88
Management Fee Collected	\$892,582.10	\$501,730.47
Standard & Poor's Current Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$28,999,182,843	\$12,355,956,264
Average Monthly Rate*	5.36%	5.59%
Average Weighted Average Maturity**	28	43
Average Weighted Average Life**	90	77

**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.*

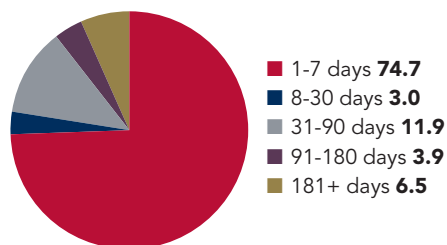
***See page 2 for definitions.*

Past performance is no guarantee of future results.



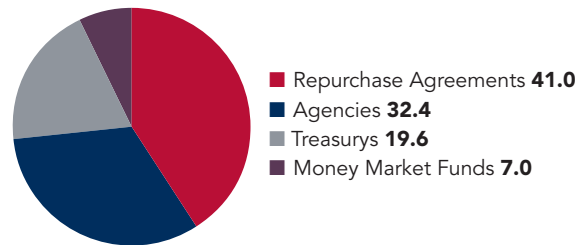
Portfolio by Maturity (%)

As of October 31, 2023



Portfolio by Type of Investment (%)

October 31, 2023



Portfolio Asset Summary as of October 31, 2023

	Book Value	Market Value
Uninvested Balance	\$801.03	\$801.03
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	108,226,127.80	108,226,127.80
Interest and Management Fees Payable	-131,905,499.27	-131,905,499.27
Payable for Investments Purchased	-676,593,288.21	-676,593,288.21
Accrued Expenses & Taxes	-32,248.97	-32,248.97
Repurchase Agreements	12,389,309,000.00	12,389,309,000.00
Mutual Fund Investments	2,112,085,200.00	2,112,085,200.00
Government Securities	9,799,888,096.69	9,795,432,933.98
US Treasury Bills	4,359,112,053.66	4,359,204,515.51
US Treasury Notes	1,584,807,580.51	1,586,127,053.30
Total	\$29,544,897,823.24	\$29,541,854,595.17

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	618	\$9,073,910,213.55
Higher Education	60	\$1,510,154,722.20
County	198	\$3,257,257,415.56
Healthcare	92	\$1,848,190,922.82
Utility District	922	\$4,492,564,802.11
City	498	\$7,631,719,846.34
Emergency Districts	105	\$366,794,195.52
Economic Development Districts	89	\$193,750,206.70
Other	232	\$1,170,558,730.18

**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

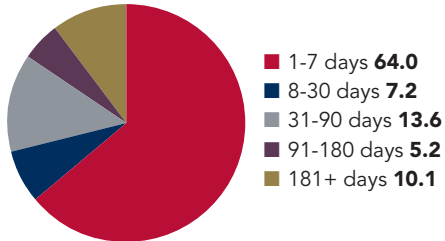
Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Invested Balance	NAV	WAM Days	WAL Days
10/1	5.3547%	0.000146704	\$28,702,334,857.22	0.99987	28	93
10/2	5.3085%	0.000145438	\$29,098,117,297.52	0.99984	26	90
10/3	5.3562%	0.000146744	\$29,020,350,009.97	0.99984	27	90
10/4	5.3527%	0.000146650	\$29,051,880,231.00	0.99985	27	90
10/5	5.3451%	0.000146442	\$28,948,717,990.70	0.99986	27	91
10/6	5.3466%	0.000146483	\$28,777,064,248.73	0.99985	28	93
10/7	5.3466%	0.000146483	\$28,777,064,248.73	0.99985	28	93
10/8	5.3466%	0.000146483	\$28,777,064,248.73	0.99985	28	93
10/9	5.3466%	0.000146483	\$28,777,064,248.73	0.99985	28	93
10/10	5.3433%	0.000146393	\$28,873,326,690.37	0.99986	26	90
10/11	5.3589%	0.000146819	\$28,852,024,328.79	0.99986	26	90
10/12	5.3596%	0.000146838	\$28,674,865,511.03	0.99985	27	89
10/13	5.3642%	0.000146964	\$28,749,229,915.69	0.99986	28	89
10/14	5.3642%	0.000146964	\$28,749,229,915.69	0.99986	28	89
10/15	5.3642%	0.000146964	\$28,749,229,915.69	0.99986	28	89
10/16	5.3645%	0.000146972	\$28,942,754,703.55	0.99987	26	86
10/17	5.3681%	0.000147070	\$28,935,242,069.42	0.99988	27	89
10/18	5.3677%	0.000147059	\$28,955,558,345.07	0.99987	29	90
10/19	5.3668%	0.000147035	\$28,904,868,873.15	0.99989	29	90
10/20	5.3685%	0.000147081	\$28,837,996,403.00	0.99990	30	91
10/21	5.3685%	0.000147081	\$28,837,996,403.00	0.99990	30	91
10/22	5.3685%	0.000147081	\$28,837,996,403.00	0.99990	30	91
10/23	5.3698%	0.000147117	\$28,827,574,916.30	0.99989	29	90
10/24	5.3692%	0.000147102	\$28,818,292,613.86	0.99989	30	90
10/25	5.3599%	0.000146847	\$29,512,784,871.57	0.99990	30	88
10/26	5.3613%	0.000146886	\$29,494,061,894.73	0.99990	30	88
10/27	5.3644%	0.000146970	\$29,479,321,935.27	0.99992	30	90
10/28	5.3644%	0.000146970	\$29,479,321,935.27	0.99992	30	90
10/29	5.3644%	0.000146970	\$29,479,321,935.27	0.99992	30	90
10/30	5.3664%	0.000147024	\$29,509,113,357.45	0.99992	29	88
10/31	5.3742%	0.000147237	\$29,544,897,823.24	0.99989	31	90
Average:	5.3589%	0.000146818	\$28,999,182,843.28	0.99988	28	90



TEXPOOL Prime

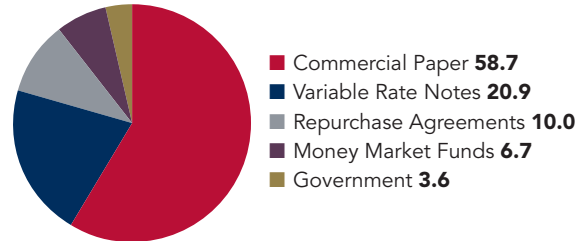
Portfolio by Maturity (%)

As of October 31, 2023



Portfolio by Type of Investment (%)

As of October 31, 2023



Portfolio Asset Summary as of October 31, 2023

	Book Value	Market Value
Uninvested Balance	\$1,339.69	\$1,339.69
Receivable for Investments Sold	198,922,000.00	198,922,000.00
Accrual of Interest Income	24,996,559.37	24,996,559.37
Interest and Management Fees Payable	-58,536,468.95	-58,536,468.95
Payable for Investments Purchased	-196,698,333.32	-196,698,333.32
Accrued Expenses & Taxes	-16,222.06	-16,222.06
Repurchase Agreements	1,233,597,000.00	1,233,597,000.00
Commercial Paper	7,221,765,823.18	7,221,361,244.91
Mutual Fund Investments	830,153,483.22	829,943,055.05
Government Securities	446,829,819.57	446,850,481.50
Variable Rate Notes	2,577,000,000.00	2,577,922,980.85
Total	\$12,278,015,000.70	\$12,278,343,637.04

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	147	\$3,844,904,322.85
Higher Education	19	\$792,398,569.65
County	51	\$929,617,512.13
Healthcare	20	\$498,721,943.76
Utility District	64	\$443,023,808.79
City	104	\$2,662,704,193.73
Emergency Districts	26	\$60,640,004.87
Economic Development Districts	19	\$32,537,408.33
Other	79	\$3,013,415,946.09



TEXPOOL Prime

Daily Summary

Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Prime Invested Balance	NAV	WAM Days	WAL Days
10/1	5.5872%	0.000153075	\$12,442,523,147.40	0.99992	46	79
10/2	5.5804%	0.000152888	\$12,464,756,958.34	0.99998	43	76
10/3	5.5667%	0.000152511	\$12,528,828,384.25	0.99997	43	75
10/4	5.5703%	0.000152612	\$12,473,804,753.29	0.99998	43	75
10/5	5.5722%	0.000152663	\$12,435,884,207.43	1.00000	43	75
10/6	5.5679%	0.000152544	\$12,262,454,713.70	0.99978	44	76
10/7	5.5679%	0.000152544	\$12,262,454,713.70	0.99978	44	76
10/8	5.5679%	0.000152544	\$12,262,454,713.70	0.99978	44	76
10/9	5.5679%	0.000152544	\$12,262,454,713.70	0.99978	44	76
10/10	5.5692%	0.000152582	\$12,305,736,363.60	1.00002	41	73
10/11	5.5742%	0.000152719	\$12,347,516,836.35	1.00002	41	73
10/12	5.5836%	0.000152976	\$12,313,634,458.00	1.00001	42	76
10/13	5.5826%	0.000152948	\$12,256,929,405.22	0.99985	43	76
10/14	5.5826%	0.000152948	\$12,256,929,405.22	0.99985	43	76
10/15	5.5826%	0.000152948	\$12,256,929,405.22	0.99985	43	76
10/16	5.5814%	0.000152915	\$12,389,704,210.09	1.00000	40	73
10/17	5.5844%	0.000152997	\$12,438,836,348.78	0.99999	43	75
10/18	5.5918%	0.000153201	\$12,460,406,743.08	0.99998	43	78
10/19	5.5905%	0.000153164	\$12,398,278,751.54	0.99997	43	77
10/20	5.5925%	0.000153220	\$12,277,112,963.93	0.99985	44	78
10/21	5.5925%	0.000153220	\$12,277,112,963.93	0.99985	44	78
10/22	5.5925%	0.000153220	\$12,277,112,963.93	0.99985	44	78
10/23	5.5949%	0.000153286	\$12,262,732,835.63	1.00001	42	79
10/24	5.5958%	0.000153309	\$12,363,625,495.21	1.00001	42	80
10/25	5.5950%	0.000153287	\$12,546,311,716.76	1.00000	43	79
10/26	5.6010%	0.000153451	\$12,512,007,794.63	1.00001	43	79
10/27	5.6065%	0.000153604	\$12,385,245,522.38	0.99988	44	80
10/28	5.6065%	0.000153604	\$12,385,245,522.38	0.99988	44	80
10/29	5.6065%	0.000153604	\$12,385,245,522.38	0.99988	44	80
10/30	5.6109%	0.000153722	\$12,264,357,658.76	1.00003	42	78
10/31	5.6115%	0.000153741	\$12,278,015,000.70	1.00002	42	78
Average:	5.5864%	0.000153051	\$12,355,956,264.30	0.99993	43	77



Participant Services
1001 Texas Ave. Suite 1150
Houston, TX 77002

manufacturing reports, poor affordability for homebuyers and vanishing corporate spending.

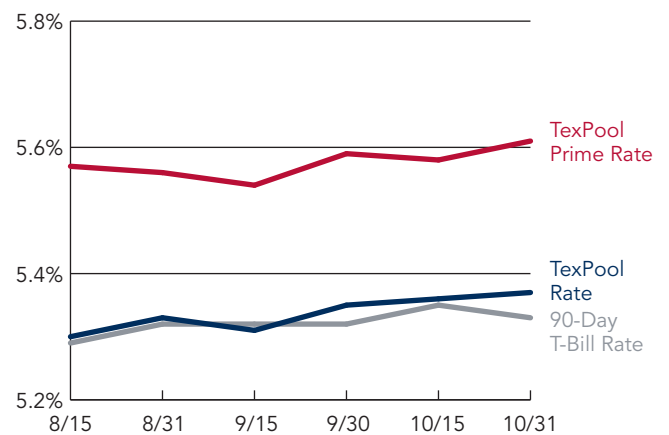
Most important, of course, is inflation, which continues to repel the Fed's aggressiveness. The two main measures remain well above the 2% target: the core Personal Consumption Expenditures and core Consumer Price Index had annualized rates of 3.7% and 4.1%, respectively, in September. All told, we think the December Federal Open Market Committee meeting is an active one, meaning a quarter-point hike is possible. More data releases and a new Summary of Economic Projections should provide clarity. If the Fed forgoes action, we can't rule out a hike in 2024.

Capital news

With the GOP finally electing its speaker in the House of Representatives, we can turn our focus to...more turmoil. Specifically, the potential for a federal government shutdown on Nov. 17, the date the short-term extension from October ends. While new Speaker Mike Johnson has made avoiding one a priority, it certainly could happen. As a reminder, a government shutdown has little impact on the markets because the issuance and repayment of U.S. debt obligations are considered essential, so they continue as usual. Also, these affairs typically end quickly.

The Treasury Department released its quarterly refunding plans Nov. 1. Increases to auction sizes for coupon securities out the yield curve were a little smaller than anticipated. All told the Treasury intends to auction \$112 billion in coupon securities next week to meet financing needs. The supply of Treasury bills is expected to remain robust, although the Dept. may modestly reduce auction sizes in December.

TexPool & TexPool Prime vs. 90-Day Treasury Bill



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.

At the end of the month, yields on 1-, 3-, 6- and 12-month U.S. Treasuries were 5.39%, 5.47%, 5.57% and 5.42%, respectively; the 1-, 3-, 6- and 12-month Bloomberg Short-Term Bank Yield Index rates (BSBY) were 5.39%, 5.63%, 5.79% and 5.89%, respectively.

TEXPOOL REPORT

MONTH OF NOVEMBER 30, 2023
5.3724%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted Nov)	ENDING BALANCE	PURPOSE OF FUND
GENERAL FUND - UNRESTRICTED	6,154,014.54	(711,318.06)	34,881.22	5,477,577.70	Working capital
GENERAL FUND - RESTRICTED	1,600,000.00	0.00	incl in above	1,600,000.00	
SEIZURE	51,118.90	0.00	225.72	51,344.62	Solely to purchase equipment for Law Enforcement
CHILD SAFETY PROGRAMS	2,054.83	0.00	9.08	2,063.91	Reserved for Child Safety/School Zones
DEBT SERVICE FUND	2,128,267.98	0.00	9,397.73	2,137,665.71	Restricted for General fund reserves & yearly debt service
FEDERAL SEIZURE	6,246.06	0.00	27.58	6,273.64	Criminal Investigation - Federal Funds
STEP FUND	47,387.61	0.00	209.25	47,596.86	
PUBLIC SAFETY	224,194.59	0.00	989.97	225,184.56	Public Safety Needs
HOTEL/MOTEL FUND	1,372,639.25	185,000.00	6,088.40	1,563,727.65	Restricted for promotion of tourism
CAPITAL IMPACT FEES	4,459,609.46	100,000.00	19,706.91	4,579,316.37	Water & sewer lines extensions & expansions
ENTERPRISE FUND - UNRESTRICT	1,733,081.77	514,609.09	8,262.00	2,255,952.86	Working capital
ENTERPRISE FUND - RESTRICTED	300,000.00	0.00	incl in above	300,000.00	Customer liability
GENERAL CAPITAL PROJECTS	5,658,820.31	0.00	24,987.48	5,683,807.79	General Fund CIP
CAPITAL PROJECT BONDS	2,785,287.46	(90,000.00)	12,285.64	2,707,573.10	2016A CO WW Plant, Clarifier & Todville 2016 Sewer
WTR/SWR BONDS	318,736.59	0.00	1,407.44	320,144.03	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 Wokrks Facility
PD & GF BONDS (GEN FUND Reserve)	(0.00)	0.00	0.00	(0.00)	Public Wokrks Facility funds provided by GF Reserve
FIRE BONDS	0.00	0.00	0.00	0.00	Fire Engine
DRAINAGE BONDS	1,015,180.61	0.00	4,482.70	1,019,663.31	Drainage CO Funds 50/50 Split County Projects
CAROTHERS	243,836.74	0.00	1,076.70	244,913.44	Carother Facility & Park
PARK FEES	7,940.37	0.00	35.06	7,975.43	Reserved for acquisition & development of park land
ANIMAL	7,982.30	0.00	35.25	8,017.55	Animal Shelter Needs - Donation
CRIME DISTRICT	1,174,955.72	117,304.67	5,108.64	1,297,369.03	Funds transferred from Bond Mkt Acct to allow liquidity
SEDC II - UNRESTRICTED	3,646,417.85	(4,543.28)	16,849.17	3,658,723.74	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	19,141.38	0.00	84.52	19,225.90	Funds from fines to be used for security
COURT - TIME PAYMENT FEES	20,090.56	0.00	88.71	20,179.27	Funds from fines to be used to improve court
MUNI COURT - TECHNOLOGY FUND	1,060.83	0.00	4.68	1,065.51	Fund court on technology
PUBLIC SAFETY VERF	860,295.42	22,695.33	3,899.00	886,889.75	Public Safety Vehicle Equipment Replacement
PEG Fund	155,859.54	(60,000.00)	679.38	96,538.92	Public Education and Government Access
GE VERF	1,085,775.77	(38,747.75)	4,879.42	1,051,907.44	
STABILIZATION FUND	899,440.30	(35,000.00)	3,966.47	868,406.77	Highway 146 Project
WATER RATE STABILIZATION	0.00	0.00	0.00	0.00	
TOTAL TEXPOOL FUND	36,159,436.74	(0.00)	159,668.12	\$36,319,104.86	

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

Kathryn Shannahan



Monthly Newsletter: December 2023

ANNOUNCEMENTS

TexPool Direct Check Purchase Acceptance

Based on participant feedback, effective December 1, 2023, TexPool now offers direct check purchases into TexPool and TexPool Prime. Please send checks to one of the addresses below or contact TexPool Participant Services to learn more.

Regular Mail:

TexPool Participant Services
PO Box 219198
Kansas City, MO 64121-9198

Overnight Delivery:

TexPool Participant Services
430 W 7th Street Suite 219198
Kansas City, MO 64105-1407

We welcome the following entities who joined TexPool in November 2023:

TexPool

Bexar County ESD 5	Conservation District
Hale Center ISD	
Carthage ISD	City of Little River - Academy
Kemah Volunteer Fire Department	Nasa Area Management District
Bee Groundwater	

TexPool Prime

Bexar County ESD 5	Quinlan ISD
Hale Center ISD	Winters ISD
Carthage ISD	City of Little River - Academy
Kemah Volunteer Fire Department	Nasa Area Management District
Bee Groundwater Conservation District	

TexPool Advisory Board Members

Patrick Krishock	David Landeros
Belinda Weaver	Sharon Matthews
Deborah Laudermilk	David Garcia
Valarie Van Vlack	Dina Edgar

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: Cutting through the noise

December 1, 2023

Perhaps Bloomberg should create a Fickle Index. Or an Overreaction Indicator. The Volatility Index (VIX) and the Merrill Lynch Option Volatility Estimate (MOVE) capture market turbulence, but November brought yet another case of the capriciousness of the financial markets during this Federal Reserve tightening cycle.

It seemed sanguine investors had finally capitulated in early fall after the Fed's September Summary of Economic Projections (SEP) showed an additional quarter-point hike by year-end and raised the median rate for 2024 (5.1%) and 2025 (3.9%). In October, gloom pervaded. A surge in long-term Treasury yields indicated markets felt that the Fed's push to vanquish inflation would send the U.S. economy into recession.

Then came the November Federal Open Market Committee (FOMC) meeting, in which the policymakers again held the target range at 5.25-50%. Investors viewed this as dovish, even though Chair Jerome Powell stated they would not consider the rise in long-term yields a substitute for policy action. After further declines of the major measures of inflation, softening tone of some Fed speakers and deteriorating employment data, investors completed their sharp shift. Fed funds futures went from anticipating modest easing in 2024 to predicting four quarter-point cuts. Stocks and bonds rallied. Perhaps a Whiplash Index is also in order.

(continued page 6)

Performance as of November 30, 2023

	TexPool	TexPool Prime
Current Invested Balance	\$28,564,822,439	\$12,289,888,272
Weighted Average Maturity**	40 Days	48 Days
Weighted Average Life**	104 Days	79 Days
Net Asset Value	1.00003	1.00024
Total Number of Participants	2,821	538
Management Fee on Invested Balance	0.0450%	0.0550%
Interest Distributed	\$128,194,286.20	\$56,062,844.71
Management Fee Collected	\$954,926.77	\$485,010.02
Standard & Poor's Current Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$29,046,035,270	\$12,159,314,463
Average Monthly Rate*	5.37%	5.61%
Average Weighted Average Maturity**	37	46
Average Weighted Average Life**	98	81

*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.

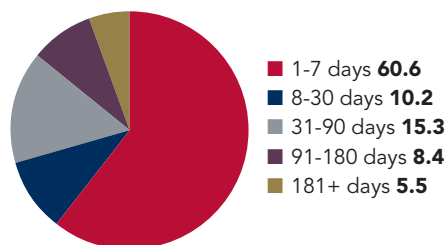
**See page 2 for definitions.

Past performance is no guarantee of future results.



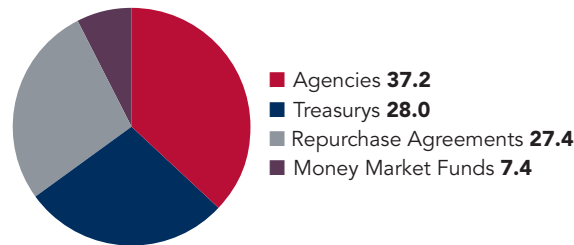
Portfolio by Maturity (%)

As of November 30, 2023



Portfolio by Type of Investment (%)

As of November 30, 2023



Portfolio Asset Summary as of November 30, 2023

	Book Value	Market Value
Uninvested Balance	-\$181.11	-\$181.11
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	99,606,461.76	99,606,461.76
Interest and Management Fees Payable	-128,194,440.27	-128,194,440.27
Payable for Investments Purchased	-45,000,000.00	-45,000,000.00
Accrued Expenses & Taxes	-36,209.83	-36,209.83
Repurchase Agreements	7,851,886,000.00	7,851,886,000.00
Mutual Fund Investments	2,112,085,200.00	2,112,085,200.00
Government Securities	10,647,036,993.16	10,646,311,014.88
US Treasury Bills	6,342,671,890.58	6,343,482,534.33
US Treasury Notes	1,684,761,589.56	1,685,467,410.35
Total	\$28,564,817,303.85	\$28,565,607,790.11

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	620	\$8,744,178,377.10
Higher Education	60	\$1,388,936,839.10
County	198	\$3,228,521,232.61
Healthcare	92	\$1,460,549,019.21
Utility District	922	\$4,525,668,493.00
City	499	\$7,535,340,295.02
Emergency Districts	106	\$335,360,402.47
Economic Development Districts	89	\$193,944,978.32
Other	235	\$1,152,242,209.33

**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

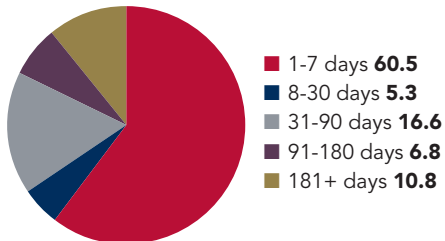
Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Invested Balance	NAV	WAM Days	WAL Days
11/1	5.3633%	0.000146941	\$29,726,433,690.91	0.99993	30	89
11/2	5.3634%	0.000146943	\$29,717,028,865.25	0.99994	32	91
11/3	5.3667%	0.000147033	\$29,723,165,109.81	0.99997	33	92
11/4	5.3667%	0.000147033	\$29,723,165,109.81	0.99997	33	92
11/5	5.3667%	0.000147033	\$29,723,165,109.81	0.99997	33	92
11/6	5.3647%	0.000146978	\$29,667,920,756.47	0.99997	31	92
11/7	5.3630%	0.000146932	\$29,669,105,470.06	0.99997	33	93
11/8	5.3641%	0.000146963	\$29,560,845,504.18	0.99997	33	94
11/9	5.3644%	0.000146971	\$29,488,524,407.64	0.99994	33	94
11/10	5.3662%	0.000147018	\$29,574,824,238.54	0.99997	36	95
11/11	5.3662%	0.000147018	\$29,574,824,238.54	0.99997	36	95
11/12	5.3662%	0.000147018	\$29,574,824,238.54	0.99997	36	95
11/13	5.3681%	0.000147072	\$29,594,474,452.83	0.99996	34	93
11/14	5.3699%	0.000147120	\$29,512,187,714.47	1.00000	37	94
11/15	5.3718%	0.000147173	\$29,151,657,177.72	1.00000	40	99
11/16	5.3727%	0.000147197	\$29,063,218,832.33	0.99999	39	98
11/17	5.3758%	0.000147282	\$28,466,956,255.54	1.00001	40	100
11/18	5.3758%	0.000147282	\$28,466,956,255.54	1.00001	40	100
11/19	5.3758%	0.000147282	\$28,466,956,255.54	1.00001	40	100
11/20	5.3773%	0.000147322	\$28,350,234,146.34	1.00001	40	101
11/21	5.3758%	0.000147281	\$28,265,328,683.01	1.00002	41	106
11/22	5.3769%	0.000147313	\$28,177,273,448.94	1.00001	41	106
11/23	5.3769%	0.000147313	\$28,177,273,448.94	1.00001	41	106
11/24	5.3776%	0.000147331	\$28,579,656,891.49	1.00001	41	105
11/25	5.3776%	0.000147331	\$28,579,656,891.49	1.00001	41	105
11/26	5.3776%	0.000147331	\$28,579,656,891.49	1.00001	41	105
11/27	5.3813%	0.000147432	\$28,594,234,961.21	1.00001	40	103
11/28	5.3836%	0.000147495	\$28,534,420,026.58	1.00003	41	104
11/29	5.3940%	0.000147782	\$28,532,266,598.20	1.00002	41	104
11/30	5.3819%	0.000147449	\$28,564,822,439.07	1.00003	40	104
Average:	5.3724%	0.000147189	\$29,046,035,270.34	0.99999	37	98



TEXPOOL Prime

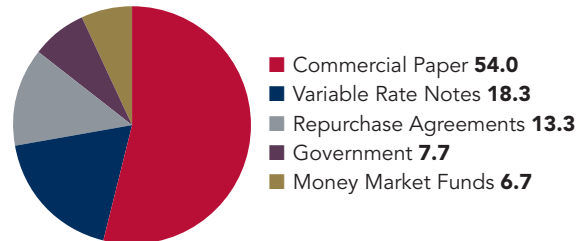
Portfolio by Maturity (%)

As of November 30, 2023



Portfolio by Type of Investment (%)

As of November 30, 2023



Portfolio Asset Summary as of November 30, 2023

	Book Value	Market Value
Uninvested Balance	\$762.23	\$762.23
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	20,047,967.83	20,047,967.83
Interest and Management Fees Payable	-56,062,844.54	-56,062,844.54
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	-20,783.16	-20,783.16
Repurchase Agreements	1,640,755,000.00	1,640,755,000.00
Commercial Paper	6,660,435,264.56	6,662,451,512.50
Mutual Fund Investments	830,153,483.22	830,192,037.96
Government Securities	942,574,847.85	942,617,307.00
Variable Rate Notes	2,252,000,000.00	2,252,893,417.10
Total	\$12,289,883,697.99	\$12,292,874,376.92

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	151	\$3,574,131,270.50
Higher Education	19	\$848,886,172.85
County	51	\$925,790,460.37
Healthcare	20	\$488,079,133.47
Utility District	64	\$482,379,213.36
City	105	\$2,734,150,291.60
Emergency Districts	27	\$89,667,293.46
Economic Development Districts	19	\$32,256,139.11
Other	82	\$3,114,535,916.55



TEXPOOL Prime

Daily Summary

Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Prime Invested Balance	NAV	WAM Days	WAL Days
11/1	5.5976%	0.000153360	\$12,360,779,932.93	1.00002	41	77
11/2	5.6039%	0.000153531	\$12,361,450,540.66	1.00005	44	79
11/3	5.6059%	0.000153585	\$12,392,492,010.28	0.99992	45	81
11/4	5.6059%	0.000153585	\$12,392,492,010.28	0.99992	45	81
11/5	5.6059%	0.000153585	\$12,392,492,010.28	0.99992	45	81
11/6	5.6096%	0.000153687	\$12,316,202,778.53	1.00009	43	80
11/7	5.6085%	0.000153657	\$12,335,084,072.77	1.00008	42	78
11/8	5.6108%	0.000153721	\$12,310,333,742.22	1.00008	42	78
11/9	5.6131%	0.000153784	\$12,147,598,837.52	1.00009	45	81
11/10	5.6149%	0.000153834	\$12,159,777,200.67	0.99993	45	82
11/11	5.6149%	0.000153834	\$12,159,777,200.67	0.99993	45	82
11/12	5.6149%	0.000153834	\$12,159,777,200.67	0.99993	45	82
11/13	5.6135%	0.000153795	\$12,195,565,123.56	1.00007	43	79
11/14	5.6149%	0.000153833	\$12,125,350,737.67	1.00013	43	79
11/15	5.6138%	0.000153804	\$12,075,428,406.78	1.00015	43	79
11/16	5.6060%	0.000153589	\$12,086,019,658.19	1.00014	43	78
11/17	5.6180%	0.000153918	\$12,007,544,464.13	0.99999	49	83
11/18	5.6180%	0.000153918	\$12,007,544,464.13	0.99999	49	83
11/19	5.6180%	0.000153918	\$12,007,544,464.13	0.99999	49	83
11/20	5.6194%	0.000153956	\$12,007,378,780.43	1.00016	48	81
11/21	5.6190%	0.000153944	\$12,007,826,847.55	1.00016	49	82
11/22	5.6200%	0.000153972	\$11,931,695,303.12	1.00010	49	82
11/23	5.6200%	0.000153972	\$11,931,695,303.12	1.00010	49	82
11/24	5.6204%	0.000153984	\$11,989,473,600.20	1.00003	51	84
11/25	5.6204%	0.000153984	\$11,989,473,600.20	1.00003	51	84
11/26	5.6204%	0.000153984	\$11,989,473,600.20	1.00003	51	84
11/27	5.6191%	0.000153948	\$12,073,180,556.87	1.00016	48	81
11/28	5.6156%	0.000153852	\$12,230,467,273.63	1.00016	48	80
11/29	5.6164%	0.000153873	\$12,345,625,908.42	1.00023	48	79
11/30	5.6159%	0.000153859	\$12,289,888,272.44	1.00024	48	79
Average:	5.6138%	0.000153803	\$12,159,314,463.41	1.00006	46	81



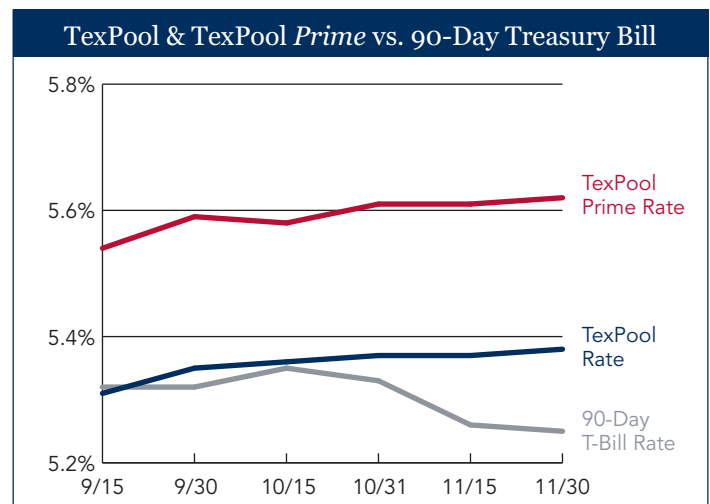
Participant Services
1001 Texas Ave. Suite 1150
Houston, TX 77002

We don't think the about-face is justified. Again and again, policymakers have pushed back on wishful thinking. At the Jackson Hole symposium, Powell even took the time to squash the notion that they secretly adjusted their inflation target from 2% to 3%. The markets are hoping for a Grand Teton-like peak in rates; we think it will resemble Mesa Verde. So, we are positioning our portfolios for a higher-for-longer scenario, expecting a rate cut only in late 2024. The strength of the economy—recently the Commerce Department revised third-quarter gross domestic product (GDP) growth up to a robust 5.2%—supports that stance.

The November jobs report will be crucial. Not so much for the FOMC decision on Dec. 13, which will almost certainly result in no change, but for the updated SEP, which forecasts rates, GDP, labor and inflation. Our positioning will be based on that critical release, regardless of whether or not the markets ignore it.

Let's not forget that the ongoing reduction of the Fed's balance sheet is contractionary. This consistent collateral, combined with the Treasury Department's vast bill issuance of late, is offering cash managers attractive yields.

At the end of the month, yields on 1-, 3-, 6- and 12-month U.S. Treasuries were 5.39%, 5.40%, 5.40% and 5.13%, respectively; the 1-, 3-, 6- and 12-month Bloomberg Short-Term Bank Yield Index rates (BSBY) were 5.37%, 5.57%, 5.65% and 5.70%, respectively.



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.

TEXPOOL REPORT

MONTH OF DECEMBER 31, 2023
5.3694%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted Dec)	ENDING BALANCE	PURPOSE OF FUND
GENERAL FUND - UNRESTRICTED	5,477,577.70	(184,069.89)	32,817.29	5,326,325.10	Working capital
GENERAL FUND - RESTRICTED	1,600,000.00	0.00	incl in above	1,600,000.00	
SEIZURE	51,344.62	0.00	234.15	51,578.77	Solely to purchase equipment for Law Enforcement
CHILD SAFETY PROGRAMS	2,063.91	0.00	9.42	2,073.33	Reserved for Child Safety/School Zones
DEBT SERVICE FUND	2,137,665.71	294,400.25	9,791.93	2,441,857.89	Restricted for General fund reserves & yearly debt service
FEDERAL SEIZURE	6,273.64	0.00	28.61	6,302.25	Criminal Investigation - Federal Funds
STEP FUND	47,596.86	0.00	217.06	47,813.92	
PUBLIC SAFETY	225,184.56	0.00	1,026.92	226,211.48	Public Safety Needs
HOTEL/MOTEL FUND	1,563,727.65	0.00	7,131.15	1,570,858.80	Restricted for promotion of tourism
CAPITAL IMPACT FEES	4,579,316.37	0.00	20,883.30	4,600,199.67	Water & sewer lines extensions & expansions
ENTERPRISE FUND - UNRESTRICT	2,255,952.86	(185,390.91)	10,810.60	2,081,372.55	Working capital
ENTERPRISE FUND - RESTRICTED	300,000.00	0.00	incl in above	300,000.00	Customer liability
GENERAL CAPITAL PROJECTS	5,683,807.79	(465,814.40)	25,795.64	5,243,789.03	General Fund CIP
CAPITAL PROJECT BONDS	2,707,573.10	(350,000.00)	10,295.84	2,367,868.94	2016A CO WW Plant, Clarifier & Todville 2016 Sewer
WTR/SWR BONDS	320,144.03	0.00	1,459.97	321,604.00	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	0.00	0.00	0.00	0.00	Fire Engine
DRAINAGE BONDS	1,019,663.31	15,814.40	4,708.18	1,040,185.89	Drainage CO Funds 50/50 Split County Projects
CAROTHERS	244,913.44	0.00	1,116.89	246,030.33	Carother Facility & Park
PARK FEES	7,975.43	0.00	36.37	8,011.80	Reserved for acquisition & development of park land
ANIMAL	8,017.55	0.00	36.56	8,054.11	Animal Shelter Needs - Donation
CRIME DISTRICT	1,297,369.03	(22,695.33)	5,812.96	1,280,486.66	Funds transferred from Bond Mkt Acct to allow liquidity
SEDC II - UNRESTRICTED	3,658,723.74	53,808.30	17,670.02	3,730,202.06	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	19,225.90	0.00	87.68	19,313.58	Funds from fines to be used for security
COURT - TIME PAYMENT FEES	20,179.27	0.00	92.02	20,271.29	Funds from fines to be used to improve court
MUNI COURT - TECHNOLOGY FUND	1,065.51	0.00	4.86	1,070.37	Fund court on technology
PUBLIC SAFETY VERF	886,889.75	22,695.33	4,148.03	913,733.11	Public Safety Vehicle Equipment Replacement
PEG Fund	96,538.92	0.00	440.25	96,979.17	Public Education and Government Access
GE VERF	1,051,907.44	21,252.25	4,893.99	1,078,053.68	
STABILIZATION FUND	868,406.77	0.00	3,960.24	872,367.01	Highway 146 Project
WATER RATE STABILIZATION	0.00	0.00	0.00	0.00	
TOTAL TEXPOOL FUND	36,319,104.86	(800,000.00)	163,509.93	\$35,682,614.79	

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

Kathryn Shannahan



Monthly Newsletter: January 2024

ANNOUNCEMENTS

TexPool Direct Check Purchase Acceptance

Based on participant feedback, effective December 1, 2023, TexPool now offers direct check purchases into TexPool and TexPool Prime. Please send checks to one of the addresses below or contact TexPool Participant Services to learn more.

Regular Mail:

TexPool Participant Services
PO Box 219198
Kansas City, MO 64121-9198

Overnight Delivery:

TexPool Participant Services
430 W 7th Street Suite 219198
Kansas City, MO 64105-1407

We welcome the following entities who joined TexPool in December 2023:

TexPool

City of Van
Mission Redevelopment Authority
American Can dba Texans Can Academies
University Health System Foundation

TexPool Prime

City of Van
Mission Redevelopment Authority
American Can dba Texans Can Academies
University Health System Foundation

Upcoming Events

February 19, 2024
Texas Association of School Business Officials (TASBO) Annual Conference
San Antonio, TX

TexPool Advisory Board Members

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

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: A year of intrigue

January 1, 2024

So much for trying to control the markets.

Taking the podium after the Federal Open Market Committee (FOMC) meeting in mid December, Federal Reserve Chair Jerome Powell had the chance to push back against investor optimism that policymakers will issue around five quarter-point cuts next year. FOMC voters essentially admitted the tightening cycle is over by holding rates at 5.25-5.5% and penciling in 75 basis points of rate cuts in 2024, per the new dot plot in its Summary of Economic Projects. But a significant gap remained between the Wall Street and Washington. Had Powell used the Q&A with reporters to tell the markets cool their jets, their expectations might have met Fed projections.

Instead, he said monetary policy likely had reached its peak and even acknowledged the FOMC had discussed when it might ease. Because Powell said that participants had the time to take the relatively unchanged Consumer Price Index numbers for November into account, the markets were jubilant. Despite later attempts by other Fed officials—including the influential New York Fed President John Williams—traders reacted even more optimistically by pricing in nearly six quarter-point cuts in 2024, exacerbating the disconnect.

In contrast, we take Chair Powell's word "cautiously" at face value and anticipate only 75 basis points of easing in in 2024. We just don't see inflation declining enough to satisfy

(continued page 6)

Performance as of December 31, 2023

	TexPool	TexPool Prime
Current Invested Balance	\$31,950,119,976	\$12,905,533,293
Weighted Average Maturity**	38 Days	44 Days
Weighted Average Life**	92 Days	68 Days
Net Asset Value	1	1.00030
Total Number of Participants	2,825	542
Management Fee on Invested Balance	0.0450%	0.0550%
Interest Distributed	\$134,749,254.83	\$58,869,087.25
Management Fee Collected	\$995,197.80	\$506,956.75
Standard & Poor's Current Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$29,562,359,862	\$12,388,400,416
Average Monthly Rate*	5.37%	5.60%
Average Weighted Average Maturity**	39	46
Average Weighted Average Life**	98	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.

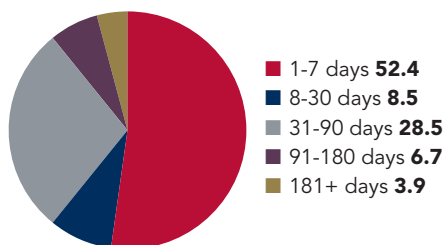
**See page 2 for definitions.

Past performance is no guarantee of future results.



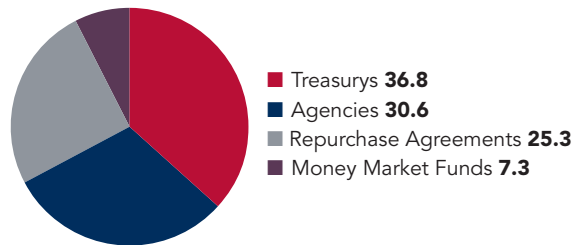
Portfolio by Maturity (%)

As of December 31, 2023



Portfolio by Type of Investment (%)

As of December 31, 2023



Portfolio Asset Summary as of December 31, 2023

	Book Value	Market Value
Uninvested Balance	\$1,284.78	\$1,284.78
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	99,368,657.24	99,368,657.24
Interest and Management Fees Payable	-134,749,268.51	-134,749,268.51
Payable for Investments Purchased	-991,778,890.00	-991,778,890.00
Accrued Expenses & Taxes	-103,811.31	-103,811.31
Repurchase Agreements	8,341,959,000.00	8,341,959,000.00
Mutual Fund Investments	2,402,085,200.00	2,402,085,200.00
Government Securities	10,081,407,563.89	10,079,881,612.70
US Treasury Bills	10,202,815,205.51	10,205,183,035.03
US Treasury Notes	1,949,115,034.13	1,948,379,475.45
Total	\$31,950,119,975.73	\$31,950,226,295.38

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	621	\$10,466,575,237.53
Higher Education	60	\$1,304,723,098.66
County	198	\$3,847,841,846.21
Healthcare	93	\$1,615,820,075.16
Utility District	922	\$4,787,543,956.19
City	500	\$8,150,002,493.97
Emergency Districts	106	\$353,297,890.20
Economic Development Districts	89	\$193,861,281.24
Other	236	\$1,230,428,980.13

**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

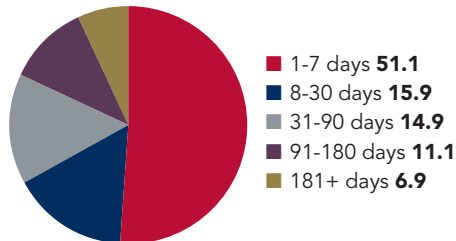
Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Invested Balance	NAV	WAM Days	WAL Days
12/1	5.3634%	0.000146942	\$28,698,602,362.31	1.00006	40	104
12/2	5.3634%	0.000146942	\$28,698,602,362.31	1.00006	40	104
12/3	5.3634%	0.000146942	\$28,698,602,362.31	1.00006	40	104
12/4	5.3797%	0.000147390	\$28,671,058,716.02	1.00000	38	101
12/5	5.3794%	0.000147382	\$28,597,824,154.10	0.99999	38	102
12/6	5.3702%	0.000147129	\$28,661,213,455.23	1.00000	38	101
12/7	5.3741%	0.000147235	\$28,642,544,484.94	1.00000	38	100
12/8	5.3697%	0.000147115	\$28,886,670,769.40	0.99995	39	98
12/9	5.3697%	0.000147115	\$28,886,670,769.40	0.99995	39	98
12/10	5.3697%	0.000147115	\$28,886,670,769.40	0.99995	39	98
12/11	5.3713%	0.000147160	\$28,927,701,035.59	0.99995	37	96
12/12	5.3724%	0.000147190	\$28,940,080,880.23	0.99996	38	99
12/13	5.3717%	0.000147169	\$28,742,320,966.57	1.00000	39	100
12/14	5.3706%	0.000147141	\$28,581,602,940.81	1.00000	40	99
12/15	5.3627%	0.000146922	\$28,479,165,145.75	0.99997	40	100
12/16	5.3627%	0.000146922	\$28,479,165,145.75	0.99997	40	100
12/17	5.3627%	0.000146922	\$28,479,165,145.75	0.99997	40	100
12/18	5.3600%	0.000146849	\$29,545,386,988.33	1.00000	37	93
12/19	5.3660%	0.000147014	\$29,591,710,857.56	1.00000	41	98
12/20	5.3635%	0.000146945	\$29,621,174,693.46	1.00001	40	97
12/21	5.3643%	0.000146967	\$29,362,002,501.70	1.00000	41	99
12/22	5.3637%	0.000146952	\$30,316,523,811.33	0.99997	41	96
12/23	5.3637%	0.000146952	\$30,316,523,811.33	0.99997	41	96
12/24	5.3637%	0.000146952	\$30,316,523,811.33	0.99997	41	96
12/25	5.3637%	0.000146952	\$30,316,523,811.33	0.99997	41	96
12/26	5.3628%	0.000146927	\$30,779,608,142.15	1.00001	38	93
12/27	5.3720%	0.000147179	\$30,981,302,042.31	0.99998	37	94
12/28	5.3818%	0.000147446	\$31,477,853,844.32	0.99996	37	90
12/29	5.3836%	0.000147495	\$31,950,119,975.73	1.00000	38	92
12/30	5.3836%	0.000147495	\$31,950,119,975.73	1.00000	38	92
12/31	5.3836%	0.000147495	\$31,950,119,975.73	1.00000	38	92
Average:	5.3694%	0.000147108	\$29,562,359,861.56	0.99999	39	98



TEXPOOL Prime

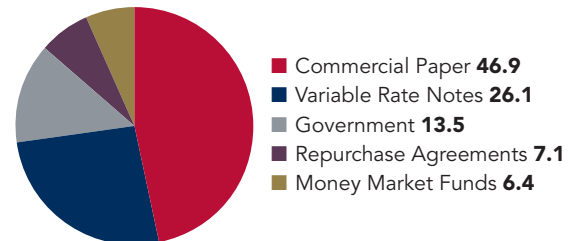
Portfolio by Maturity (%)

As of December 31, 2023



Portfolio by Type of Investment (%)

As of December 31, 2023



Portfolio Asset Summary as of December 31, 2023

	Book Value	Market Value
Uninvested Balance	\$169.55	\$169.55
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	21,348,142.17	21,348,142.17
Interest and Management Fees Payable	-58,869,110.00	-58,869,110.00
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	-51,386.25	-51,386.25
Repurchase Agreements	917,161,000.00	917,161,000.00
Commercial Paper	7,385,403,341.17	7,387,822,262.60
Mutual Fund Investments	830,153,483.22	830,358,026.57
Government Securities	1,743,387,652.75	1,743,664,335.00
Variable Rate Notes	2,067,000,000.00	2,068,021,249.95
Total	\$12,905,533,292.61	\$12,909,454,689.59

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	152	\$3,935,135,941.61
Higher Education	19	\$683,956,406.66
County	51	\$1,044,114,052.22
Healthcare	21	\$571,454,704.88
Utility District	64	\$433,548,836.51
City	106	\$2,747,791,005.91
Emergency Districts	27	\$86,854,785.92
Economic Development Districts	19	\$53,891,457.77
Other	83	\$3,348,784,079.29



TEXPOOL Prime

Daily Summary

Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Prime Invested Balance	NAV	WAM Days	WAL Days
12/1	5.6018%	0.000153475	\$12,189,525,275.33	1.00009	49	80
12/2	5.6018%	0.000153475	\$12,189,525,275.33	1.00009	49	80
12/3	5.6018%	0.000153475	\$12,189,525,275.33	1.00009	49	80
12/4	5.6087%	0.000153664	\$12,258,335,740.23	1.00026	46	77
12/5	5.6078%	0.000153638	\$12,305,264,205.48	1.00027	46	76
12/6	5.5965%	0.000153328	\$12,306,118,279.47	1.00029	46	76
12/7	5.5930%	0.000153232	\$12,246,135,010.48	1.00029	46	74
12/8	5.5907%	0.000153169	\$12,317,413,429.27	1.00013	47	75
12/9	5.5907%	0.000153169	\$12,317,413,429.27	1.00013	47	75
12/10	5.5907%	0.000153169	\$12,317,413,429.27	1.00013	47	75
12/11	5.5945%	0.000153273	\$12,230,614,780.77	1.00027	47	75
12/12	5.5947%	0.000153280	\$12,280,591,896.04	1.00028	47	75
12/13	5.5945%	0.000153275	\$12,208,827,981.15	1.00027	47	76
12/14	5.5912%	0.000153184	\$11,895,965,305.53	1.00044	49	78
12/15	5.5976%	0.000153360	\$11,777,599,241.91	1.00028	51	79
12/16	5.5976%	0.000153360	\$11,777,599,241.91	1.00028	51	79
12/17	5.5976%	0.000153360	\$11,777,599,241.91	1.00028	51	79
12/18	5.5989%	0.000153395	\$11,857,057,359.86	1.00043	48	76
12/19	5.5993%	0.000153405	\$11,872,299,668.13	1.00043	48	75
12/20	5.5969%	0.000153339	\$11,875,061,162.93	1.00044	47	75
12/21	5.5816%	0.000152921	\$12,598,205,071.21	1.00041	44	71
12/22	5.5800%	0.000152876	\$12,740,356,614.17	1.00017	45	71
12/23	5.5800%	0.000152876	\$12,740,356,614.17	1.00017	45	71
12/24	5.5800%	0.000152876	\$12,740,356,614.17	1.00017	45	71
12/25	5.5800%	0.000152876	\$12,740,356,614.17	1.00017	45	71
12/26	5.5815%	0.000152917	\$13,029,265,567.91	1.00037	42	67
12/27	5.5903%	0.000153158	\$13,155,167,884.45	1.00037	41	65
12/28	5.5968%	0.000153338	\$13,389,862,800.44	1.00041	42	65
12/29	5.6106%	0.000153715	\$12,905,533,292.61	1.00030	44	68
12/30	5.6106%	0.000153715	\$12,905,533,292.61	1.00030	44	68
12/31	5.6106%	0.000153715	\$12,905,533,292.61	1.00030	44	68
Average:	5.5951%	0.000153291	\$12,388,400,415.75	1.00027	46	74



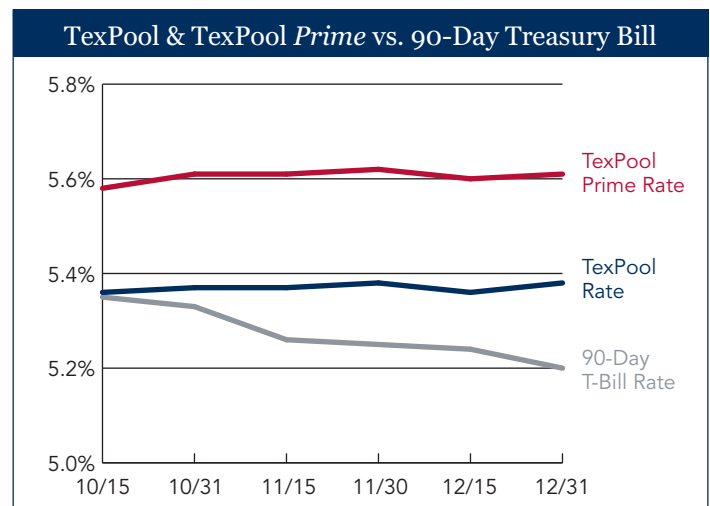
Participant Services
1001 Texas Ave. Suite 1150
Houston, TX 77002

policymakers, especially as energy prices have accounted for much of the decrease. Officials have not put the cautionary tale of the 1970s back on the shelf. If PCE/CPI are stubborn or surprise to the upside, the Fed likely will dig in. The stakes are high as the Fed tries to avoid pushing the economy into a recession if it holds rates too high for too long.

Who—the Fed or the markets—is correct about the path of policy in 2024 will not be known until the first cut actually comes. It is possible that the two sides could align, especially if Powell and other Fed officials ratchet up their rhetoric to challenge the investor narrative. That could come in the late January FOMC meeting. It won't have an updated SEP, but will have more inflation data and the usual press conference.

This scenario would keep cash attractive, even as some investors extend duration to other asset classes. Most liquidity products should continue to mirror the target range whether it stays put or declines. You might think clients would exit the broad sector as yields fall. But past instances of policy easing actually have led to asset inflows as yields declined slower than other cash options and direct securities. There's not assured, of course, but we can guarantee 2024 will have an abundance of intrigue.

At the end of the month, yields on 1-, 3-, 6- and 12-month U.S. Treasuries were 5.40%, 5.35%, 5.27% and 4.78%, respectively; the 1-, 3-, 6- and 12-month Bloomberg Short-Term Bank Yield Index rates (BSBY) were 5.47%, 5.45%, 5.36% and 5.17%, respectively.



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.

TEXPOOL REPORT

MONTH OF JULY 31, 2024
5.3173%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted JulY)	ENDING BALANCE	PURPOSE OF FUND
GENERAL FUND - UNRESTRICTED	8,208,604.85	(2,300,301.38)	44,190.12	5,952,493.59	Working capital
GENERAL FUND - RESTRICTED	1,600,000.00	0.00	incl in above	1,600,000.00	
SEIZURE	52,962.62	0.00	239.18	53,201.80	Solely to purchase equipment for Law Enforcement
CHILD SAFETY PROGRAMS	2,128.97	(6,000.00)	8.74	(3,862.29)	Reserved for Child Safety/School Zones
DEBT SERVICE FUND	3,973,896.12	17,113.27	17,948.83	4,008,958.22	Restricted for General fund reserves & yearly debt service
FEDERAL SEIZURE	6,471.33	0.00	29.22	6,500.55	Criminal Investigation - Federal Funds
STEP FUND	49,096.76	0.00	221.72	49,318.48	
PUBLIC SAFETY	159,211.24	0.00	719.01	159,930.25	Public Safety Needs
HOTEL/MOTEL FUND	1,628,595.03	0.00	7,354.82	1,635,949.85	Restricted for promotion of tourism
CAPITAL IMPACT FEES	4,740,144.41	(105,000.00)	21,391.42	4,656,535.83	Water & sewer lines extensions & expansions
ENTERPRISE FUND - UNRESTRICT	2,364,927.35	(185,390.91)	11,197.72	2,190,734.16	Working capital
ENTERPRISE FUND - RESTRICTED	300,000.00	0.00	incl in above	300,000.00	Customer liability
GENERAL CAPITAL PROJECTS	3,468,839.74	0.00	15,665.47	3,484,505.21	General Fund CIP
CAPITAL PROJECT BONDS	3,331,765.15	0.00	15,046.43	3,346,811.58	2016A CO WW Plant, Clarifier & Todville 2016 Sewer
WTR/SWR BONDS	330,232.58	0.00	1,491.35	331,723.93	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	4,355,965.63	0.00	19,671.78	4,375,637.41	GO Series 2024
STREET BONDS	10,118,387.06	0.00	45,695.18	10,164,082.24	CO Series 2024
DRAINAGE BONDS	969,733.94	0.00	4,379.37	974,113.31	Drainage CO Funds 50/50 Split County Projects
CAROTHERS	250,622.25	0.00	1,131.82	251,754.07	Carother Facility & Park
PARK FEES	8,226.75	0.00	37.15	8,263.90	Reserved for acquisition & development of park land
ANIMAL	8,270.20	0.00	37.35	8,307.55	Animal Shelter Needs - Donation
CRIME DISTRICT	1,384,739.60	(22,695.33)	6,151.07	1,368,195.34	Funds transferred from Bond Mkt Acct to allow liquidity
SEDC II - UNRESTRICTED	4,100,470.48	58,326.79	19,462.25	4,178,259.52	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	19,831.75	0.00	89.56	19,921.31	Funds from fines to be used for security
COURT - TIME PAYMENT FEES	15,787.84	0.00	71.30	15,859.14	Funds from fines to be used to improve court
MUNI COURT - TECHNOLOGY FUND	1,099.10	0.00	4.96	1,104.06	Fund court on technology
PUBLIC SAFETY VERF	796,774.58	22,695.33	3,700.77	823,170.68	Public Safety Vehicle Equipment Replacement
PEG Fund	58,020.55	0.00	262.02	58,282.57	Public Education and Government Access
GE VERF	1,307,247.04	21,252.23	5,999.57	1,334,498.84	
STABILIZATION FUND	895,772.47	0.00	4,045.36	899,817.83	Highway 146 Project
WATER RATE STABILIZATION	0.00	0.00	0.00	0.00	
TOTAL TEXPOOL FUND	54,687,825.39	(2,500,000.00)	246,243.54	\$52,434,068.93	

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

Kathryn Shannahan



Monthly Newsletter: August 2024

ANNOUNCEMENTS

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

TexPool

Comal County ESD 1
Union Hill ISD
Housing Authority of the City of Odessa
Refugio Groundwater Conservation District
Permian Basin Underground Water Conservation District
La Salle MUD 1
Village of Bonney
West Travis County Public Utility Agency

TexPool Prime

Comal County ESD 1
Union Hill ISD
Housing Authority of the City of Odessa
Refugio Groundwater Conservation District
Permian Basin Underground Water Conservation District
La Salle MUD 1
City of Alvarado
Denton ISD Food Service
Village of Bonney
West Travis County Public Utility Agency

Upcoming Events

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

TexPool Advisory Board Members

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

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: The Fed's balancing act

August 1, 2024

One way Federal Reserve leaders stay on message is to repeat words. Chair Jerome Powell certainly does, though sometimes the soundbites come back to haunt him—remember “transitory”? In the last few Federal Open Market Committee meetings, he struck a cadence with “confidence”; at the late July post-meeting press conference, it was “balance.”

The reference was twofold, and amounted to the main news because the Fed, as expected, did not cut rates. The first, related to the Fed’s dual mandate, came in his opening remarks: “As the labor market has cooled and inflation has declined, the risks to achieving our employment and inflation goals continue to move into better balance.” In other words, further weakening in U.S. employment is now as important to policy decisions as inflation, which has long been the reason for the tightening cycle.

But Powell also invoked the concept of balance to explain the importance of timing, saying the risks of easing too soon or too late are now essentially symmetrical. Either misstep could damage the economy, respectively sending it into a recession or into a trap in which inflation reaccelerates.

The stakes are high, enough so that it appears the Fed isn’t going to conform to the conventional wisdom that it doesn’t make major policy decisions close to a presidential election to avoid the appearance of political motivation. Powell basically said that if economic reports call for a

(continued page 6)

Performance as of July 31, 2024

	TexPool	TexPool Prime
Current Invested Balance	\$32,328,036,121	\$15,310,379,260
Weighted Average Maturity**	35 Days	35 Days
Weighted Average Life**	98 Days	71 Days
Net Asset Value	1.00001	1.00009
Total Number of Participants	2,879	605
Management Fee on Invested Balance	0.0450%	0.0550%
Interest Distributed	\$148,512,414.46	\$70,543,939.89
Management Fee Collected	\$1,141,749.80	\$708,740.39
Current S&P Global Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$32,898,541,318	\$15,214,016,457
Average Monthly Rate*	5.32%	5.46%
Average Weighted Average Maturity**	34	39
Average Weighted Average Life**	98	78

**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.*

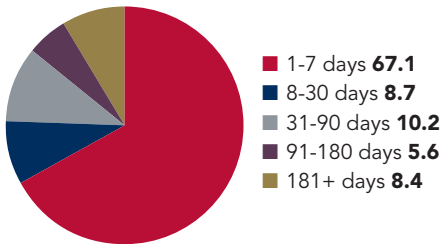
***See page 2 for definitions.*

Past performance is no guarantee of future results.



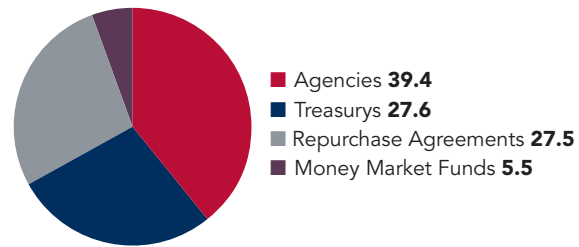
Portfolio by Maturity (%)

As of July 31, 2024



Portfolio by Type of Investment (%)

As of July 31, 2024



Portfolio Asset Summary as of July 31, 2024

	Book Value	Market Value
Uninvested Balance	\$1,176.45	\$1,176.45
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	122,169,680.21	122,169,680.21
Interest and Management Fees Payable	-148,516,409.87	-148,516,409.87
Payable for Investments Purchased	-1,545,966,720.74	-1,545,966,720.74
Accrued Expenses & Taxes	-36,130.22	-36,130.22
Repurchase Agreements	9,335,743,000.00	9,335,743,000.00
Mutual Fund Investments	1,867,085,200.00	1,867,085,200.00
Government Securities	13,339,346,708.80	13,338,061,153.32
US Treasury Bills	7,683,438,401.15	7,684,686,238.98
US Treasury Notes	1,674,771,215.04	1,675,212,387.45
Total	\$32,328,036,120.82	\$32,328,439,575.58

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	632	\$9,675,434,756.21
Higher Education	60	\$1,516,812,755.98
County	201	\$3,654,878,939.81
Healthcare	94	\$1,630,024,369.48
Utility District	935	\$5,407,753,378.53
City	509	\$8,308,374,745.29
Emergency Districts	111	\$459,455,711.32
Economic Development Districts	91	\$209,158,357.15
Other	246	\$1,466,095,517.70

**Definition of Weighted Average Maturity and Weighted Average Life

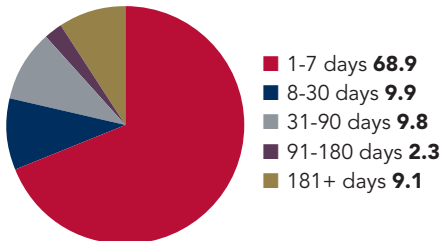
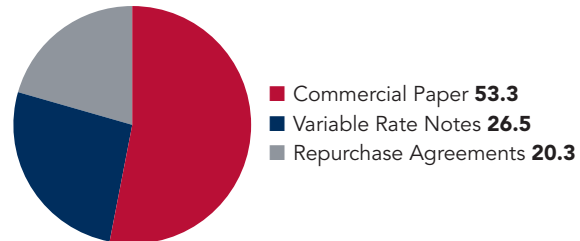
WAM is the mean average of the periods of time remaining until the securities held in TexPool (a) are scheduled to be repaid, (b) would be repaid upon a demand by TexPool, or (c) are scheduled to have their interest rate readjusted to reflect current market rates. Securities with adjustable rates payable 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
7/1	5.3001%	0.000145209	\$33,308,246,764.14	0.99996	34	97
7/2	5.3229%	0.000145834	\$33,294,851,853.76	0.99996	35	98
7/3	5.3212%	0.000145786	\$33,105,634,327.99	0.99993	35	98
7/4	5.3212%	0.000145786	\$33,105,634,327.99	0.99993	35	98
7/5	5.3024%	0.000145272	\$33,014,311,135.74	0.99996	35	97
7/6	5.3024%	0.000145272	\$33,014,311,135.74	0.99996	35	97
7/7	5.3024%	0.000145272	\$33,014,311,135.74	0.99996	35	97
7/8	5.3000%	0.000145206	\$32,975,837,658.13	0.99998	33	95
7/9	5.3055%	0.000145355	\$32,958,647,188.29	0.99997	34	101
7/10	5.3117%	0.000145526	\$32,862,653,511.61	0.99998	34	100
7/11	5.3122%	0.000145540	\$32,849,454,917.22	1.00002	34	99
7/12	5.3130%	0.000145562	\$32,922,535,837.88	1.00002	35	100
7/13	5.3130%	0.000145562	\$32,922,535,837.88	1.00002	35	100
7/14	5.3130%	0.000145562	\$32,922,535,837.88	1.00002	35	100
7/15	5.3153%	0.000145626	\$32,873,391,383.65	1.00003	33	97
7/16	5.3176%	0.000145688	\$32,920,748,128.16	1.00001	33	99
7/17	5.3207%	0.000145773	\$32,861,037,210.09	1.00001	33	99
7/18	5.3218%	0.000145804	\$32,895,577,145.54	1.00000	33	97
7/19	5.3186%	0.000145716	\$32,809,215,120.97	0.99996	34	97
7/20	5.3186%	0.000145716	\$32,809,215,120.97	0.99996	34	97
7/21	5.3186%	0.000145716	\$32,809,215,120.97	0.99996	34	97
7/22	5.3192%	0.000145731	\$32,746,871,765.66	0.99998	33	95
7/23	5.3196%	0.000145742	\$32,737,347,675.53	0.99998	34	98
7/24	5.3240%	0.000145864	\$32,503,281,712.73	0.99999	34	98
7/25	5.3275%	0.000145959	\$33,003,874,071.59	0.99998	33	98
7/26	5.3305%	0.000146040	\$32,904,007,290.84	0.99999	34	98
7/27	5.3305%	0.000146040	\$32,904,007,290.84	0.99999	34	98
7/28	5.3305%	0.000146040	\$32,904,007,290.84	0.99999	34	98
7/29	5.3294%	0.000146010	\$32,876,873,390.72	1.00000	33	96
7/30	5.3227%	0.000145827	\$32,696,573,543.67	1.00001	34	97
7/31	5.3297%	0.000146018	\$32,328,036,120.82	1.00001	35	98
Average:	5.3173%	0.000145679	\$32,898,541,317.86	0.99998	34	98

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

	Book Value	Market Value
Uninvested Balance	\$1,127.90	\$1,127.90
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	21,709,526.24	21,709,526.24
Interest and Management Fees Payable	-70,544,015.36	-70,544,015.36
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	-23,007.40	-23,007.40
Repurchase Agreements	3,117,251,000.00	3,117,251,000.00
Commercial Paper	10,821,984,628.30	10,822,952,748.96
Mutual Fund Investments	0.00	0.00
Government Securities	0.00	0.00
Variable Rate Notes	1,420,000,000.00	1,420,492,868.30
Total	\$15,310,379,259.68	\$15,311,840,248.64

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	166	\$5,373,740,991.38
Higher Education	19	\$1,083,605,366.60
County	54	\$1,197,229,046.45
Healthcare	23	\$524,259,789.04
Utility District	76	\$562,600,988.75
City	119	\$2,750,186,605.20
Emergency Districts	34	\$110,807,554.97
Economic Development Districts	21	\$52,626,127.60
Other	92	\$3,654,765,486.02



TEXPOOL Prime

Daily Summary

Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Prime Invested Balance	NAV	WAM Days	WAL Days
7/1	5.4470%	0.000149232	\$15,185,900,313.20	0.99992	41	76
7/2	5.4562%	0.000149484	\$15,232,661,719.19	0.99992	41	76
7/3	5.4569%	0.000149503	\$15,226,463,914.94	0.99984	43	79
7/4	5.4569%	0.000149503	\$15,226,463,914.94	0.99984	43	79
7/5	5.4501%	0.000149319	\$15,115,970,275.83	0.99978	43	80
7/6	5.4501%	0.000149319	\$15,115,970,275.83	0.99978	43	80
7/7	5.4501%	0.000149319	\$15,115,970,275.83	0.99978	43	80
7/8	5.4498%	0.000149309	\$15,096,628,542.29	0.99997	42	80
7/9	5.4511%	0.000149346	\$15,060,039,602.20	0.99998	41	82
7/10	5.4576%	0.000149522	\$15,003,583,966.05	0.99998	41	84
7/11	5.4598%	0.000149584	\$14,992,915,782.56	1.00004	41	83
7/12	5.4589%	0.000149559	\$15,000,571,303.96	0.99987	41	83
7/13	5.4589%	0.000149559	\$15,000,571,303.96	0.99987	41	83
7/14	5.4589%	0.000149559	\$15,000,571,303.96	0.99987	41	83
7/15	5.4570%	0.000149507	\$15,350,293,796.54	1.00006	39	79
7/16	5.4612%	0.000149621	\$15,353,711,726.59	1.00006	38	76
7/17	5.4616%	0.000149634	\$15,526,476,705.73	1.00004	38	77
7/18	5.4637%	0.000149690	\$15,453,812,228.94	1.00004	38	77
7/19	5.4637%	0.000149691	\$15,295,814,300.39	0.99986	39	77
7/20	5.4637%	0.000149691	\$15,295,814,300.39	0.99986	39	77
7/21	5.4637%	0.000149691	\$15,295,814,300.39	0.99986	39	77
7/22	5.4637%	0.000149691	\$15,283,716,638.02	1.00003	37	76
7/23	5.4617%	0.000149636	\$15,307,017,883.52	1.00002	37	75
7/24	5.4618%	0.000149637	\$15,364,325,704.78	1.00005	37	75
7/25	5.4646%	0.000149716	\$15,310,712,093.80	1.00009	37	74
7/26	5.4669%	0.000149777	\$15,243,626,253.90	0.99992	37	74
7/27	5.4669%	0.000149777	\$15,243,626,253.90	0.99992	37	74
7/28	5.4669%	0.000149777	\$15,243,626,253.90	0.99992	37	74
7/29	5.4674%	0.000149793	\$15,245,262,255.74	1.00009	35	72
7/30	5.4633%	0.000149680	\$15,136,197,726.14	1.00009	36	72
7/31	5.4621%	0.000149647	\$15,310,379,259.68	1.00009	35	71
Average:	5.4594%	0.000149573	\$15,214,016,457.33	0.99995	39	78



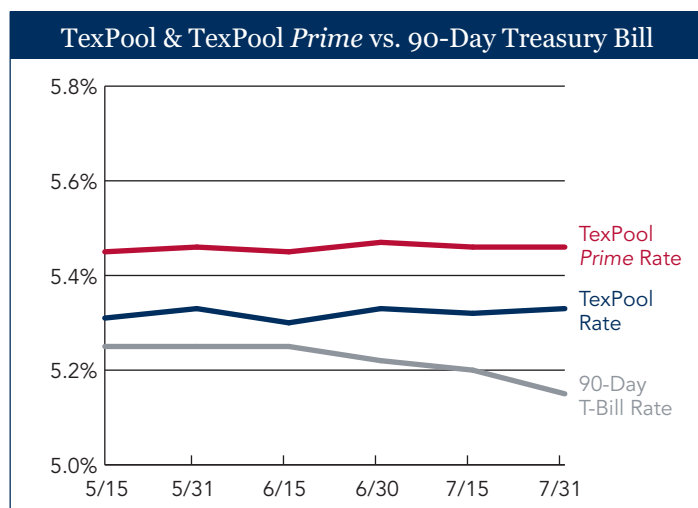
Participant Services
1001 Texas Ave. Suite 1150
Houston, TX 77002

rate cut in September, they will enact one. In fact, not moving might seem politically motivated. This puts a great deal of weight on his keynote address at the Fed's annual monetary policy symposium in Jackson Hole, Wyo., later this month.

Not that the fed funds futures market will care. After more-or-less aligning themselves with the Fed's rate projections over the last several months, traders are now expecting cuts in each of the three remaining meetings this year. They have again become so dovish we should call them by the bird's scientific name, Columbidae Streptopelia risoria. In contrast, we are sticking to our call of only two quarter-point eases this year, with the first likely to come in September.

While monetary policy invites debate and bets, U.S. Treasury Department market action usually doesn't—it comes down to issuance. Its quarterly refunding announcement in May included an estimate of third-quarter borrowing needs. But in late July, it revised that number down by more than \$100 billion, reflecting the slower pace of Treasuries rolling off the Fed's balance sheet. In other news, the Department's recently initiated "buyback" program seems to be going well. The announced plans to engage in "cash-management" buybacks are in addition to the liquidity support ones already underway. These cash-management buybacks may help to smooth Treasury bill issuance over the September corporate tax date.

At the end of the month, yields on 1-, 3-, 6- and 12-month U.S. Treasuries were 5.37%, 5.27%, 5.09% and 4.75%, respectively.



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 to learn more.

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

TEXPOOL REPORT

MONTH OF AUGUST 31, 2024
5.2977%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted Aug)	ENDING BALANCE	PURPOSE OF FUND
GENERAL FUND - UNRESTRICTED	5,952,493.59	731,300.36	38,524.86	6,722,318.81	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	(3,862.29)	0.00	(17.38)	(3,879.67)	Reserved for Child Safety/School Zones
DEBT SERVICE FUND	4,008,958.22	(1,031,938.40)	14,001.82	2,991,021.64	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	1,635,949.85	0.00	7,360.82	1,643,310.67	Restricted for promotion of tourism
CAPITAL IMPACT FEES	4,656,535.83	(6,000.00)	20,950.82	4,671,486.65	Water & sewer lines extensions & expansions
ENTERPRISE FUND - UNRESTRICT	2,190,734.16	(595,434.76)	10,268.20	1,605,567.60	Working capital
ENTERPRISE FUND - RESTRICTED	300,000.00	0.00	incl in above	300,000.00	Customer liability
GENERAL CAPITAL PROJECTS	3,484,505.21	0.00	15,678.24	3,500,183.45	General Fund CIP
CAPITAL PROJECT BONDS	3,346,811.58	1,473,000.00	15,272.46	4,835,084.04	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	4,375,637.41	(31,000.00)	19,687.81	4,364,325.22	GO Series 2024
STREET BONDS	10,164,082.24	0.00	45,732.44	10,209,814.68	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	1,368,195.34	(90,695.33)	6,044.10	1,283,544.11	Funds transferred from Bond Mkt Acct to allow liquidity
SEDC II - UNRESTRICTED	4,178,259.52	74,820.57	19,829.67	4,272,909.76	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	15,859.14	0.00	71.36	15,930.50	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	58,282.57	0.00	262.24	58,544.81	Public Education and Government Access
GE VERF	1,334,498.84	(265,747.77)	6,058.44	1,074,809.51	
STABILIZATION FUND	899,817.83	0.00	4,048.66	903,866.49	Highway 146 Project
WATER RATE STABILIZATION	0.00	0.00	0.00	0.00	
TOTAL TEXPOOL FUND	52,434,068.93	(0.00)	235,922.73	\$52,669,991.66	

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

Kathryn Shannahan



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.*

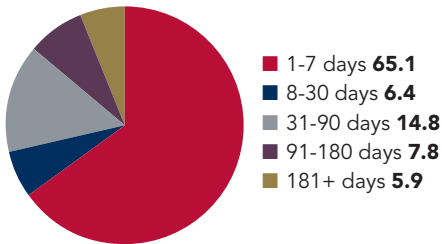
***See page 2 for definitions.*

Past performance is no guarantee of future results.



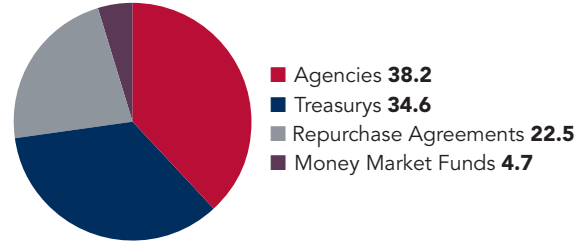
Portfolio by Maturity (%)

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

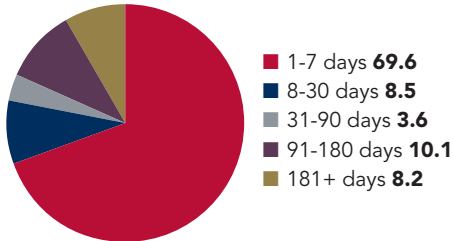
Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Invested Balance	NAV	WAM Days	WAL Days
8/1	5.3201%	0.000145756	\$32,490,928,594.11	1.00006	35	101
8/2	5.3093%	0.000145459	\$32,415,089,501.20	1.00017	36	101
8/3	5.3093%	0.000145459	\$32,415,089,501.20	1.00017	36	101
8/4	5.3093%	0.000145459	\$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

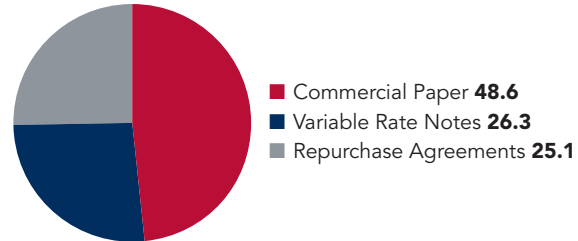
Portfolio by Maturity (%)

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



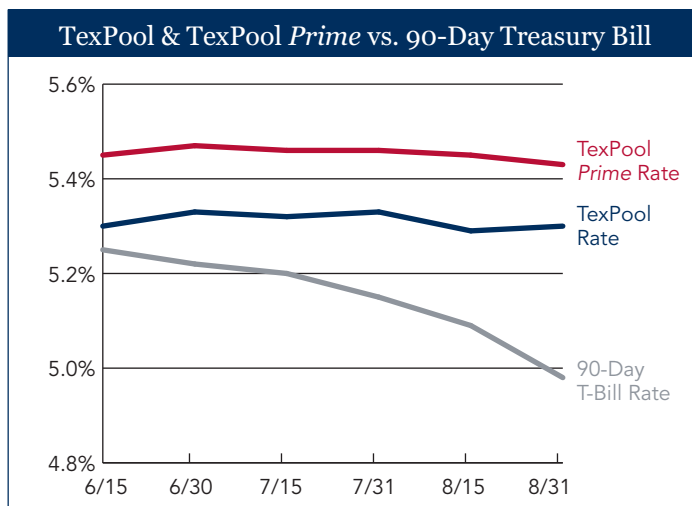
Participant Services
1001 Texas Ave. Suite 1150
Houston, TX 77002

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.

TEXPOOL REPORT

MONTH OF SEPTEMBER 30, 2024
5.1637%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted Sept)	ENDING BALANCE	PURPOSE OF FUND
GENERAL FUND - UNRESTRICTED	6,722,318.81	(719,153.81)	37,362.56	6,040,527.56	Working capital
GENERAL FUND - RESTRICTED	1,600,000.00	0.00	incl in above	1,600,000.00	
SEIZURE	53,441.18	0.00	226.81	53,667.99	Solely to purchase equipment for Law Enforcement
CHILD SAFETY PROGRAMS	(3,879.67)	3,843.56	(15.94)	(52.05)	Reserved for Child Safety/School Zones
DEBT SERVICE FUND	2,991,021.64	(776,319.35)	9,629.86	2,224,332.15	Restricted for General fund reserves & yearly debt service
FEDERAL SEIZURE	6,529.80	0.00	27.71	6,557.51	Criminal Investigation - Federal Funds
STEP FUND	49,540.38	0.00	210.26	49,750.64	
PUBLIC SAFETY	160,649.84	0.00	681.82	161,331.66	Public Safety Needs
HOTEL/MOTEL FUND	1,643,310.67	0.00	6,974.44	1,650,285.11	Restricted for promotion of tourism
CAPITAL IMPACT FEES	4,671,486.65	(312,000.00)	19,783.84	4,379,270.49	Water & sewer lines extensions & expansions
ENTERPRISE FUND - UNRESTRICT	1,605,567.60	(235,067.91)	7,293.88	1,377,793.57	Working capital
ENTERPRISE FUND - RESTRICTED	300,000.00	0.00	incl in above	300,000.00	Customer liability
GENERAL CAPITAL PROJECTS	3,500,183.45	(79,000.00)	14,844.48	3,436,027.93	General Fund CIP
CAPITAL PROJECT BONDS	4,835,084.04	(715,000.00)	18,785.85	4,138,869.89	2016A CO WW Plant, Clarifier & Todville 2016 Sewer
WTR/SWR BONDS	333,216.50	0.00	1,414.21	334,630.71	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	4,364,325.22	(94,000.00)	18,641.54	4,288,966.76	GO Series 2024
STREET BONDS	10,209,814.68	0.00	43,331.89	10,253,146.57	CO Series 2024
DRAINAGE BONDS	978,491.75	0.00	4,021.29	982,513.04	Drainage CO Funds 50/50 Split County Projects
CAROTHERS	252,886.82	0.00	1,073.29	253,960.11	Carother Facility & Park
PARK FEES	8,301.08	0.00	35.23	8,336.31	Reserved for acquisition & development of park land
ANIMAL	8,344.93	0.00	35.42	8,380.35	Animal Shelter Needs - Donation
CRIME DISTRICT	1,283,544.11	(10,276.08)	5,352.92	1,278,620.95	Funds transferred from Bond Mkt Acct to allow liquidity
SEDC II - UNRESTRICTED	4,272,909.76	93,026.03	18,981.15	4,384,916.94	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	20,010.94	0.00	84.93	20,095.87	Funds from fines to be used for security
COURT - TIME PAYMENT FEES	15,930.50	0.00	67.61	15,998.11	Funds from fines to be used to improve court
MUNI COURT - TECHNOLOGY FUND	1,109.03	0.00	4.71	1,113.74	Fund court on technology
PUBLIC SAFETY VERF	568,631.14	22,695.33	2,509.67	593,836.14	Public Safety Vehicle Equipment Replacement
PEG Fund	58,544.81	0.00	248.47	58,793.28	Public Education and Government Access
GE VERF	1,074,809.51	21,252.23	4,651.84	1,100,713.58	
STABILIZATION FUND	903,866.49	0.00	3,836.14	907,702.63	Highway 146 Project
WATER RATE STABILIZATION	0.00	0.00	0.00	0.00	
TOTAL TEXPOOL FUND	52,669,991.66	(2,800,000.00)	220,095.88	\$50,090,087.54	

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

Kathryn Shannahan



Monthly Newsletter: October 2024

ANNOUNCEMENTS

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

TexPool

Clovercreek MUD
McDade ISD
Hempstead EDC Type A
Frio County ESD 1
Caldwell County MUD 7
Pittsburg ISD
Lake Pointe MUD

TexPool Prime

Clovercreek MUD
McDade ISD
Hempstead EDC Type A
Frio County ESD 1
Caldwell County MUD 7
Pittsburg ISD
Lake Pointe MUD

Upcoming Events

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: Sky High

October 1, 2024

The Chicken Little predictions that the Federal Reserve easing cycle would lead to an exodus of assets from liquidity products have been proven wrong. In fact, some liquidity products appear to be gaining assets since the Fed cut rates by 50 basis points in mid-September to a range of 4.75-5%.

It's another case of the disconnect between some media pundits and investors. The former want their opinions heard, and bad news gets more attention. The latter simply want the highest possible return across their portfolio, whether they invest in liquidity products to offset riskier holdings or for future deployment to other investment opportunities.

Historically, in a falling-rate environment, yields of cash management products lag the direct security market. Why? Because some of their holdings have locked in higher rates, and most of those won't mature until later, at some point in the next 12 months—referred to as a laddered strategy. In contrast, some securities in the direct market—especially overnight securities and those with floating rates—trace Fed moves immediately. History is only a guide, of course, but we think this will be the case as the easing continues.

Some cynics channeling Henny Penny—the original name of that apocalyptic-minded chicken in the European folk tale—characterize the magnitude of the half-point reduction as a mortal blow. We think that actually helps cash-like vehicles because the decline in their

(continued page 6)

Performance as of September 30, 2024

	TexPool	TexPool Prime
Current Invested Balance	\$30,875,405,325	\$13,844,868,615
Weighted Average Maturity**	26 Days	39 Days
Weighted Average Life**	88 Days	75 Days
Net Asset Value	1.00029	1.00060
Total Number of Participants	2,893	620
Management Fee on Invested Balance	0.0450%	0.0550%
Interest Distributed	\$128,557,330.74	\$60,574,168.48
Management Fee Collected	\$1,025,582.71	\$630,820.30
Current S&P Global Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$30,302,150,543	\$13,955,489,859
Average Monthly Rate*	5.16%	5.28%
Average Weighted Average Maturity**	31	38
Average Weighted Average Life**	96	75

**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.*

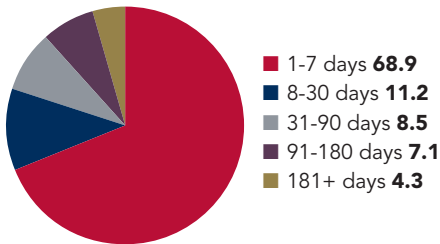
***See page 2 for definitions.*

Past performance is no guarantee of future results.



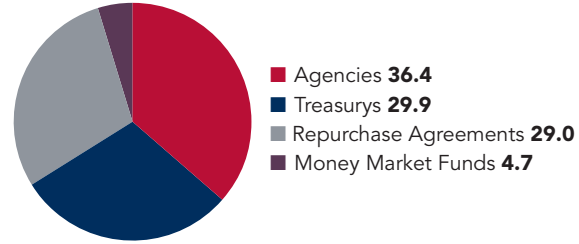
Portfolio by Maturity (%)

As of September 30, 2024



Portfolio by Type of Investment (%)

As of September 30, 2024



Portfolio Asset Summary as of September 30, 2024

	Book Value	Market Value
Uninvested Balance	\$367.09	\$367.09
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	112,828,581.37	112,828,581.37
Interest and Management Fees Payable	-128,585,557.60	-128,585,557.60
Payable for Investments Purchased	-75,000,000.00	-75,000,000.00
Accrued Expenses & Taxes	-35,183.61	-35,183.61
Repurchase Agreements	8,982,767,000.00	8,982,767,000.00
Mutual Fund Investments	1,467,085,200.00	1,467,085,200.00
Government Securities	11,275,953,500.62	11,278,347,731.17
US Treasury Bills	7,565,593,486.77	7,572,994,548.50
US Treasury Notes	1,674,797,930.61	1,673,969,716.95
Total	\$30,875,405,325.25	\$30,884,372,403.87

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	635	\$8,848,134,265.94
Higher Education	60	\$1,639,462,019.26
County	201	\$3,116,622,969.77
Healthcare	94	\$1,631,871,741.83
Utility District	939	\$4,847,932,182.16
City	509	\$8,299,690,650.29
Emergency Districts	113	\$436,819,726.44
Economic Development Districts	94	\$206,871,856.56
Other	248	\$1,767,976,407.34

**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

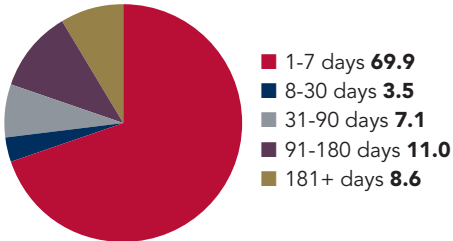
Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Invested Balance	NAV	WAM Days	WAL Days
9/1	5.2968%	0.000145117	\$30,295,015,407.15	1.00019	36	100
9/2	5.2968%	0.000145117	\$30,295,015,407.15	1.00019	36	100
9/3	5.2838%	0.000144762	\$30,304,288,267.16	1.00012	34	101
9/4	5.2659%	0.000144272	\$30,319,867,909.61	1.00016	34	100
9/5	5.2763%	0.000144556	\$30,274,151,656.87	1.00016	34	100
9/6	5.2824%	0.000144724	\$30,193,587,770.12	1.00016	34	100
9/7	5.2824%	0.000144724	\$30,193,587,770.12	1.00016	34	100
9/8	5.2824%	0.000144724	\$30,193,587,770.12	1.00016	34	100
9/9	5.2727%	0.000144458	\$30,107,714,988.62	1.00018	32	99
9/10	5.2705%	0.000144398	\$30,270,278,391.18	1.00020	32	98
9/11	5.2668%	0.000144295	\$30,141,865,651.78	1.00017	31	97
9/12	5.2645%	0.000144232	\$29,991,606,575.95	1.00016	32	96
9/13	5.2691%	0.000144360	\$30,135,270,531.07	1.00022	33	95
9/14	5.2691%	0.000144360	\$30,135,270,531.07	1.00022	33	95
9/15	5.2691%	0.000144360	\$30,135,270,531.07	1.00022	33	95
9/16	5.2719%	0.000144436	\$30,244,096,716.23	1.00025	30	93
9/17	5.2719%	0.000144435	\$30,274,045,062.30	1.00024	31	95
9/18	5.2700%	0.000144383	\$30,301,287,825.99	1.00029	30	94
9/19	5.1637%	0.000141471	\$30,199,868,157.25	1.00033	30	94
9/20	4.9868%	0.000136624	\$30,124,713,688.61	1.00029	31	95
9/21	4.9868%	0.000136624	\$30,124,713,688.61	1.00029	31	95
9/22	4.9868%	0.000136624	\$30,124,713,688.61	1.00029	31	95
9/23	4.9828%	0.000136515	\$30,042,126,097.69	1.00032	29	93
9/24	4.9764%	0.000136339	\$30,074,544,614.78	1.00033	29	94
9/25	4.9757%	0.000136321	\$31,003,010,865.93	1.00031	28	91
9/26	4.9793%	0.000136419	\$30,895,122,840.47	1.00030	27	91
9/27	4.9754%	0.000136312	\$30,598,162,848.62	1.00030	28	91
9/28	4.9754%	0.000136312	\$30,598,162,848.62	1.00030	28	91
9/29	4.9754%	0.000136312	\$30,598,162,848.62	1.00030	28	91
9/30	4.9843%	0.000136555	\$30,875,405,325.25	1.00029	26	88
Average:	5.1637%	0.000141471	\$30,302,150,542.55	1.00024	31	96



TEXPOOL Prime

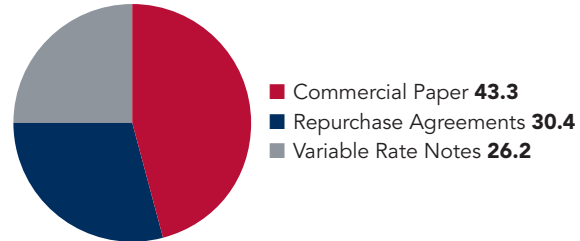
Portfolio by Maturity (%)

As of September 30, 2024



Portfolio by Type of Investment (%)

As of September 30, 2024



Portfolio Asset Summary as of September 30, 2024

	Book Value	Market Value
Uninvested Balance	-\$289.02	-\$289.02
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	16,415,755.21	16,415,755.21
Interest and Management Fees Payable	-60,574,177.91	-60,574,177.91
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	-20,862.13	-20,862.13
Repurchase Agreements	4,223,319,000.00	4,223,319,000.00
Commercial Paper	8,028,729,189.03	8,036,367,533.99
Mutual Fund Investments	0.00	0.00
Government Securities	0.00	0.00
Variable Rate Notes	1,637,000,000.00	1,637,633,035.75
Total	\$13,844,868,615.18	\$13,853,139,995.89

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	169	\$4,429,438,505.63
Higher Education	19	\$1,002,888,851.41
County	54	\$980,678,808.01
Healthcare	23	\$564,379,138.52
Utility District	80	\$530,610,527.86
City	120	\$2,968,374,402.87
Emergency Districts	36	\$111,191,351.42
Economic Development Districts	24	\$58,561,633.49
Other	95	\$3,198,705,936.04



TEXPOOL Prime

Daily Summary

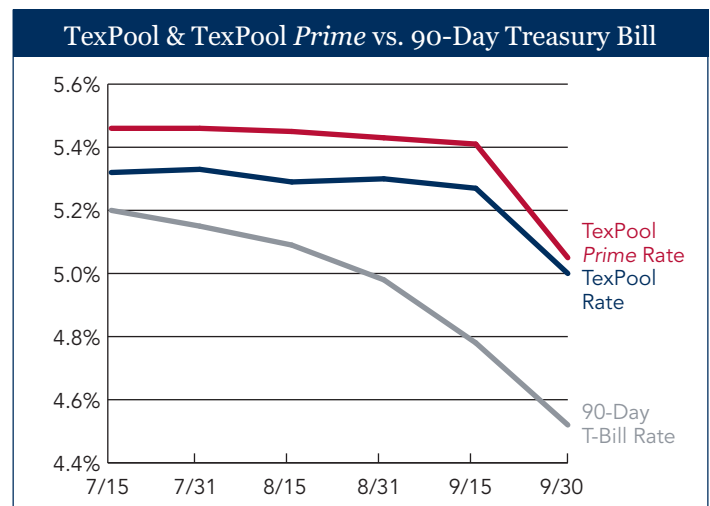
Date	Money Mkt. Fund Equiv. (SEC Std.)	Dividend Factor	TexPool Prime Invested Balance	NAV	WAM Days	WAL Days
9/1	5.4315%	0.000148809	\$14,278,172,890.64	1.00027	40	76
9/2	5.4315%	0.000148809	\$14,278,172,890.64	1.00027	40	76
9/3	5.4265%	0.000148671	\$14,263,804,569.69	1.00036	37	72
9/4	5.4075%	0.000148152	\$14,248,256,924.37	1.00038	39	76
9/5	5.4085%	0.000148178	\$14,277,664,134.75	1.00043	38	75
9/6	5.4105%	0.000148234	\$14,198,496,431.42	1.00034	39	75
9/7	5.4105%	0.000148234	\$14,198,496,431.42	1.00034	39	75
9/8	5.4105%	0.000148234	\$14,198,496,431.42	1.00034	39	75
9/9	5.4123%	0.000148281	\$13,943,012,161.65	1.00044	38	76
9/10	5.4101%	0.000148222	\$13,877,056,974.07	1.00042	37	76
9/11	5.4095%	0.000148205	\$13,786,540,810.84	1.00041	37	75
9/12	5.4077%	0.000148155	\$13,713,115,052.11	1.00041	37	75
9/13	5.4066%	0.000148127	\$13,730,979,177.92	1.00036	38	75
9/14	5.4066%	0.000148127	\$13,730,979,177.92	1.00036	38	75
9/15	5.4066%	0.000148127	\$13,730,979,177.92	1.00036	38	75
9/16	5.4111%	0.000148249	\$13,814,448,287.00	1.00052	35	72
9/17	5.4178%	0.000148434	\$13,768,750,173.68	1.00053	35	72
9/18	5.4176%	0.000148428	\$14,184,992,799.04	1.00049	34	69
9/19	5.2244%	0.000143134	\$14,072,627,603.10	1.00059	35	70
9/20	5.1264%	0.000140450	\$13,866,201,561.38	1.00048	40	76
9/21	5.1264%	0.000140450	\$13,866,201,561.38	1.00048	40	76
9/22	5.1264%	0.000140450	\$13,866,201,561.38	1.00048	40	76
9/23	5.0467%	0.000138266	\$13,811,241,318.82	1.00062	38	76
9/24	5.0530%	0.000138437	\$13,862,394,598.30	1.00061	39	76
9/25	5.0509%	0.000138381	\$13,932,479,015.00	1.00064	38	75
9/26	5.0354%	0.000137957	\$14,045,961,304.78	1.00064	38	74
9/27	5.0366%	0.000137990	\$13,758,034,715.36	1.00051	40	76
9/28	5.0366%	0.000137990	\$13,758,034,715.36	1.00051	40	76
9/29	5.0366%	0.000137990	\$13,758,034,715.36	1.00051	40	76
9/30	5.0496%	0.000138346	\$13,844,868,615.18	1.00060	39	75
Average:	5.2797%	0.000144651	\$13,955,489,859.40	1.00046	38	75



Participant Services
1001 Texas Ave. Suite 1150
Houston, TX 77002

yields traditionally has been proportional to the cut. Had the Fed trimmed the target range by a quarter-point, liquidity yields likely would have a spread of around 12 basis points initially. As it stands, that difference is closer to 25 basis points due to the oversized cut and gets more attractive out the inverted yield curve. No wonder the inflows. And no, the sky is not falling.

The Fed has tacitly declared victory over inflation, and the August Personal Consumption Expenditures (PCE) report supports that. Core PCE, which strips out volatile elements such as energy and food prices, rose only 0.1% from July against expectations for a 0.2% gain. But inflation might reverse course if the port workers across the Eastern seaboard go on strike. The Fed typically ignores exogenous events as being too temporary to warrant a monetary policy response. But the disruption to supply chains is not easily predictable. While it likely won't be as disruptive as the pandemic, it probably would be worse than the interference caused by the cargo ship stuck in the Suez Canal, terrorist attacks in the Red Sea and the tragedy in Baltimore combined. If a strike by longshoremen is prolonged, inflation could rise to the point that the Fed could hold rates at one of the year's last meetings.



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.



Agenda Briefing

Date of Meeting: April 1, 2025

Responsible Department: City Secretary's Office

Presenter: Joe Machol, At-Large Position 6

Briefing Prepared By:

Strategic Focus Area:

General Information:

Consider and take all appropriate action on approval of a forensic audit to be conducted for all City of Seabrook finances.

Executive Summary / Background:

Funding / Fiscal Information:

Supporting Materials Attached: None

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:



Agenda Briefing

Date of Meeting: April 1, 2025

Responsible Department: City Secretary's Office

Presenter: Joe Machol, At-Large Position 6

Briefing Prepared By:

Strategic Focus Area:

General Information:

Consider and take all appropriate action on approval of a forensic audit to be completed for all Seabrook Economic Development Corporation finances.

Executive Summary / Background:

Funding / Fiscal Information:

Supporting Materials Attached: None

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:



Agenda Briefing

Date of Meeting: April 1, 2025

Responsible Department: City Manager's Office

Presenter: Gayle Cook, City Manager

Briefing Prepared By: Gayle Cook

Strategic Focus Area:

General Information:

Consider and take all appropriate action on the first reading of Ordinance 2025-06, Disannexation of additional property of Port of Houston Authority (PHA) pursuant to Amendment No. 3 of the Memorandum of Settlement Agreement.

Executive Summary / Background:

The purpose of this agenda item is to present the first reading of an ordinance to disannex a specified properties from the municipal boundaries, as outlined in the attached Memorandum of Settlement Amendment No. 3. In accordance with the settlement terms, Seabrook had by agreement agreed to place on the Council agenda for consideration and action: (i) a proposed ordinance for disannexation of the Additional Bayport Properties, (ii) an amendment to the Industrial District Ordinance enlarging the previously established Industrial District to include the Additional Bayport Properties, and (iii) an amendment and restatement of the Industrial District Agreement with PHA, as set forth in Exhibit I, which shall incorporate the Additional Bayport Properties.

Additionally, in consideration of the agreement to amend the Industrial District Property, the Port Authority shall pay Seabrook \$700,000 no later than sixty (60) days after the Effective Date ("Payment Date"), along with the first "Annual Payment" amount, with subsequent Annual Payments to be made on the anniversary of the Payment Date.

The total amount to be paid to Seabrook over fifteen (15) years is \$1,645,000. The disannexation process follows statutory requirements, including public notification, hearings, and ordinance adoption procedures.

Funding / Fiscal Information:

Supporting Materials Attached:

1. Consent Ord 2025-06 for PHA Property FINAL

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

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

**CITY OF SEABROOK
ORDINANCE 2025-06**

DISANNEXATION OF PORT OF HOUSTON AUTHORITY PROPERTY

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS APPROVING DISANNEXATION OF PORT OF HOUSTON AUTHORITY PROPERTY COMPRISING APPROXIMATELY 51.29 ACRES; BEING 34.926 ACRES OUT OF THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 17.298 ACRE TRACT AND ALL OF A 17.296 ACRES TRACT CONVEYED TO OOTZIE OF TEXAS, LLC AS RECORDED UNDER CLERK'S FILE NO. 20070662868 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY (O.P.R.R.P.H.C.); BEING 3.7054 ACRES, SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, BEING OUT OF LOT 1 OF THE EAST END OF LOT 2 OF THE SUBDIVISION OF RITSON MORRIS LEAGUE, A SUBDIVISION RECORDED IN VOLUME 470, PAGE 496 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND CONVEYED TO DAVID A. DEANE BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. X778689 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 3.7054 ACRE TRACT, BEING THE SAME TRACT AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2016-185573 OF THE OFFICAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS; BEING 3.7818 ACRES SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, HARRIS COUNTY, TEXAS, AND BEING OUT OF AN PART OF A CERTAIN 8 ACRE TRACT AS DESCRIBED IN A DEED FROM MRS. VIRGINIA B. LARRABEE, A WIDOW, TO OLIVER P.C CHRISTY, JR., AND WIFE, IRMA LARRABEE CHRISTY, DATED MAY 2, 1946, RECORDED IN VOLUME 1457, PAGE 95, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, TO WHICH DEED REFERENCE IS HERE MADE FOR PURPOSES OF DESCRIPTION, SAID 3.7818 ACRE TRACT BEING THE SAME TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20130646764; AND BEING 8.88 ACRES, MORE OR LESS, OUT OF THE RITSON MORRIS SURVEY ABSTRACT 52, HARRIS COUNTY, TEXAS, AND BEING THAT SAME LAND DESCRIBED IN DEED DATED APRIL 10, 1937, FORM OSCIE J. MENARD, ET AL, TO VIRGINIA LARRABEE, RECORDED IN VOLUME 1209, PAGE 715 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; ALL SUCH PROPERTY BEING MORE SPECIFICALLY DESCRIBED IN EXHIBITS "A-1" AND "A-2", ATTACHED HERETO.

WHEREAS, under the provisions of Chapter 43.142, Texas Local Government Code, as amended, and pursuant to the provisions of Section 1.09 of the City Charter of Seabrook, a request has been received by the City Council of the City of Seabrook, Texas (the "City") for its consent to disannexation in accordance with that certain Memorandum of Settlement approved by the parties hereto on November 5, 2007, amended on October 5, 2015, May 10, 2018, and as amended further from time to time, attached as Exhibit "2" and for creation of an Industrial District Agreement by and between the **City of Seabrook, Texas**, a home rule municipality ("Seabrook" or "City"), and the **Port of Houston Authority** of Harris County, Texas, a governmental subdivision of the State of Texas

("PHA"); and

WHEREAS, attached to this Ordinance as Exhibit "1" and made a part hereof is a petition from PHA requesting the City's consent to the disannexation of the certain territories it owns, described therein as Exhibits "A-1" and "A-2", which is the same property as defined and described in the subject Industrial District Agreement as part of the Memorandum of Settlement encompassing the land identified therein and referenced as the Industrial District Property; and

WHEREAS, the City Council desires to consent to the requested disannexation of the property to be added to the **Seabrook Industrial District 1** and specifically subject to the terms and conditions contained in the subject Industrial District Agreement;

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

SECTION 1. All the matters and facts set out in the preamble hereof are true and correct.

SECTION 2. The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Texas Government Code, Chapter 551 and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

SECTION 3. The City Council of the City hereby specifically gives its written consent, as provide by Chapter 43, Texas Local Government Code, and Section 1.09 of the City Charter, to the disannexation of the property owned by the Port of Houston Authority encompassing the land described in Exhibits "A-1" and "A-2" to the petition attached hereto as Exhibit "1", to be added to the **Seabrook Industrial District 1**, expressly subject to the terms and conditions set forth in the petition, those set out in the Memorandum of Settlement Agreement with approved amendments and the Industrial District Agreement contained therein, attached and incorporated as Exhibit "2" with respect to the land within the District approved by the City on this date.

PASSED, APPROVED, AND ADOPTED on first reading with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this ___th day of _____, 2025

PASSED, APPROVED, AND ADOPTED, on second and final reading with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10 on this ____th day of ____, 2025

By:

Thomas G. Kolupski, Mayor

ATTEST:

By:

Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

By:

David W. Olson, City Attorney

EXHIBIT "1"
TO ORDINANCE 2025-06

PETITION REQUESTING DISANNEXATION BY AREA LANDOWNER

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SEABROOK, TEXAS:

The undersigned owner of the hereinafter described tracts of land, which are not subject to residential use and on which no qualified voters reside, hereby petition your Honorable Body to reduce the present city limits of the City of Seabrook, Texas by consensual disannexation, for inclusion in the Seabrook Industrial District pursuant to the terms and conditions of that certain Memorandum of Settlement Agreement as previously entered into and subsequently amended by and between the Port of Houston Authority of Harris County, Texas and the City of Seabrook, a home rule municipality, pertaining to the following described territories, to wit:

34.926 acre tract out of the Ritson Morris Survey, A-52, Harris County, Texas;

3.7054 acre tract out of the Ritson Morris Survey, A-52, Harris County, Texas;

3.7818 acre tract out of the Ritson Morris Survey, A-52, Harris County, Texas;

8.88 acre tract out of the Ritson Morris Survey, A-52, Harris County, Texas;

2.50 acre tract out of the Ritson Morris Survey, A-52, Harris County, Texas;

18.317 acre tract out of the Ritson Morris Survey, A-52, Harris County, Texas;

Being more specifically described by metes and bounds of such territories and plats designating such territories, in the attached Exhibits A-1, A-2, A-3, and which are incorporated herein by reference for all purposes.

PETITION REQUESTING DISANNEXATION BY AREA LANDOWNER

The undersigned certifies that: each of the above described tracts of land is contiguous and adjacent to the City of Seabrook, Texas or the Seabrook Industrial District previously established; that this petition is being filed pursuant to the terms and conditions of that certain Memorandum of Settlement and Industrial District Agreement between the City of Seabrook and the Port of Houston Authority; that this petition is not for failure to provide services by the City; and that this petition is signed and duly acknowledged by each and every party having an interest in said land.

PORT OF HOUSTON AUTHORITY

By: 
Charlie Jenkins
Chief Executive Officer

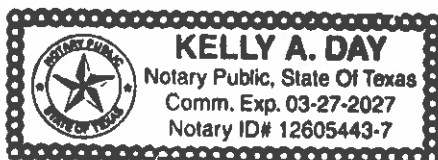
Dated as of March 27, 2025

APPROVED AS TO FORM:


Erik A. Eriksson
General Counsel

The State of Texas
County of Harris

Before me, Kelly A. Day (insert the name and character of the officer), on this day personally appeared CHARLIE JENKINS, CEO, known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.
(Seal)



Given under my hand and seal of office this 27 day of MARCH, 2025.
 (Notary's Signature) Notary Public, State of Texas

EXHIBIT A-1

METES AND BOUNDS DESCRIPTION
34.926 ACRES OUT OF
THE RITSON MORRIS SURVEY, A-52
HARRIS COUNTY, TEXAS

A tract of land containing 34.926 acres (1,521,367 square feet) out of the Ritson Morris Survey, Abstract No. 52, Harris County, Texas, being all of a called 17.298 acre tract and all of a 17.296 acre tract conveyed to Ootzie of Texas, LLC as recorded under Clerk's File No. 20070662868 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.), all bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 ADJUSTMENT), said 34.926 acres being more particularly described by metes and bounds as follows:

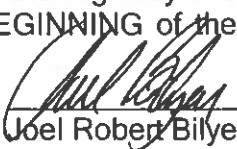
BEGINNING at a 3" pinch top pipe found at the northwest corner of the called 17.296 acre tract and the southwest corner of a called 34.62856 acre tract as recorded under Clerk's File No. S958786 of the O.P.R.R.P.H.C., lying in the eastern right of way of Old Highway 146 (right of way varies), being the POINT OF BEGINNING and northwest corner of the herein described tract, having a coordinate value of X=3,231,264.58 (E), Y=13,784,268.74 (N);

THENCE NORTH 88 degrees 13 minutes 28 seconds EAST, 2,122.55 feet along the south line of said 34.62856 acres, and along the north line of said 17.296 acres to a 2" iron pipe found in the west line of a called Remainder of 203.1442 acre tract as recorded under Clerk's File No. S889109 of the O.P.R.R.P.H.C., being the southeast corner of said 34.62856 acre tract and the northeast corner of the herein described tract;

THENCE SOUTH 02 degrees 40 minutes 44 seconds EAST, 651.14 feet along the west line of said Remainder of 203.1442 acres to a 5/8" iron rod found at the northeast corner of a called 8.88 acre tract as recorded under Clerk's File No. RP-2018-377110 of the O.P.R.R.P.H.C., being the southeast corner of said 17.298 acres, and the southeast corner of the herein described tract;

THENCE SOUTH 86 degrees 54 minutes 22 seconds WEST, 2,372.74 feet along the southern line of said 17.298 acres and the north line of said 8.88 acres and the north line of a called 3.7818 acre tract as recorded under Clerk's File No. 20130646764 of the O.P.R.R.P.H.C. to a concrete monument found in the eastern right of way of Old Highway 146 for the northwest corner of said 3.7818 acre tract, being the southeast corner of said 17.298 acres, and being the southwest corner of the herein described tract;

THENCE NORTH 16 degrees 57 minutes 23 seconds EAST, 745.12 feet along the east right of way line of Old Highway 146, along the west line of said 17.298 acres and said 17.296 acres to the POINT OF BEGINNING of the herein described tract, containing 34.926 acres (1,521,367 square feet) of land.


Joel Robert Bilyeu
Registered Professional Land Surveyor
Texas Registration No. 6106
February 26, 2021
S&V Surveying, Inc.
T.B.P.E.L.S. Registration No. 120247-00
20111 Krahn
Spring, Texas 77388
Ph: 281.353.2570

LEGAL DESCRIPTION**3.7054 ACRE TRACT**

BEING A TRACT OF LAND CONTAINING 3.7054 ACRES (161,406 SQUARE FEET), SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, BEING OUT OF LOT 1 OF THE EAST END OF LOT 2 OF THE SUBDIVISION OF RITSON MORRIS LEAGUE, A SUBDIVISION RECORDED IN VOLUME 470, PAGE 496 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND CONVEYED TO DAVID A. DEANE BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. X778689 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 3.7054 ACRE TRACT, BEING THE SAME TRACT AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2016-183573 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set 1/2 inch rod with cap marked "Survey 1", from which a found 1/2 inch iron rod bears south 24 degrees 32 minutes west at a distance of 1.9 feet for the northeast corner of a called 15.936 acre tract of land conveyed to the Port of Houston Authority by deed recorded under County Clerk's File No. V897016 of the Official Public Records of Harris County, Texas and for the southeast corner of Lot 1 and said tract herein described,

THENCE South 87 degrees 14 minutes 16 seconds West, a distance of 1,111.42 feet to a point in the east right-of-way line of Old Highway 146 (width varies), being the northwest corner of said called 15.936 acre tract and for the southwest corner of said tract herein described, from which a found 1/2 inch iron rod bears south 08 degrees 35 minutes east at a distance of 0.6 feet;

THENCE North 00 degrees 25 minutes 08 seconds East, along the east right-of-way line of said Old Highway 146, a distance of 145.97 feet to a set 1/2 inch rod with cap marked "Survey 1" in the east right-of-way line of said Old Highway 146, for the southwest corner of a tract of land conveyed to Ootzie Properties Hou LLC by deed recorded under County Clerk's File No. 20130646764 of the Official Public Records of Harris County, Texas and for the northwest corner of said tract herein described;

THENCE North 87 degrees 14 minutes 16 seconds East, a distance of 1,103.49 feet to a set 1/2 inch rod with cap marked "Survey 1" for the southeast corner said Ootzie Properties Hou LLC and for the northeast corner of said tract herein described;

THENCE South 02 degrees 41 minutes 46 seconds East, a distance of 145.75 feet to the POINT OF BEGINNING and containing 3.7054 acres (161,406 square feet), more or less.

RECORDER'S MEMORANDUM:
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Confidential information may have been redacted from the document in compliance with the Public Information Act.

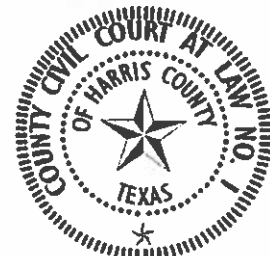
A Certified Copy
Attest: 7/16/2020
Chris Hollins, County Clerk
Harris County, Texas

Eloise G. Campos
Eloise G. Campos

Deputy



CON 552959|16724674



3.7818 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.7818 ACRES SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT No. 52, HARRIS COUNTY, TEXAS, AND BEING OUT OF AND PART OF A CERTAIN 8 ACRE TRACT AS DESCRIBED IN A DEED FROM MRS. VIRGINIA B. LARRABEE, A WIDOW, TO OLIVER P. CHRISTY, JR. AND WIFE, IRMA LARRABEE CHRISTY, DATED MAY 2, 1946, RECORDED IN VOLUME 1457, PAGE 93, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, TO WHICH DEED REFERENCE IS HERE MADE FOR PURPOSE OF DESCRIPTION; SAID 3.7818 ACRE TRACT BEING THE SAME TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE No. 20130646764 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at an iron rod marking the Northeast corner of said 8 acre tract, also being the Northeast corner of the tract herein described;

THENCE South 87° 10' 31" West, along and with the North line of said 8 acre tract, a distance of 1095.15 feet to a concrete right-of-way marker on the East right-of-way line of State Highway No. 146;

THENCE South 00° 32' 30" West, along and with said right-of-way line, a distance of 148.32 feet to an iron rod marking the Southwest corner of the tract herein described;

THENCE North 87° 21' 57" East, a distance of 1102.75 feet to an iron pipe for corner on the East line of said 8 acre tract;

THENCE North 02° 24' 12" West, along and with said East line of the 8 acre tract, a distance of 151.73 feet to the PLACE OF BEGINNING and containing 3.7818 acres of land, more or less.

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy
Attest: 7/16/2020
Chris Hollins, County Clerk
Harris County, Texas

Eloise G. Campos
Eloise G. Campos

Deputy



CON:552959|16755024



EXHIBIT A-2

LEGAL DESCRIPTION

8.88 ACRE TRACT

A tract or parcel of land being 8.88 acres, more or less, out of the Ritson Morris Survey Abstract 52, Harris County, Texas, and being that same land described in deed dated April 10, 1937, from Oscie J. Menard, et al, to Virginia Larrabee, recorded in Volume 1209, Page 715 of the Deed Records of Harris County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of Tract No. 1 of the subdivision of 70.84 acres of land, as shown by the map or plat thereof, prepared by T. J. Mahaffey, Surveyor, recorded in Volume 470, Page 495 of the Deed Records of Harris County, Texas, said 70.84 acre tract being in Lot No. Two (2) in the Northern part of the Ritson Morris Survey, as shown by the map or plat of the subdivision of said Ritson Morris League, recorded in Volume 49, Page 308 of the Deed Records of Harris County, Texas, and also shown by map or plat of said Lots No. One (1) and Two (2) of said subdivision of said Ritson Morris League, prepared by the Stimson Engineering Company, recorded in Volume 725, Pages 170 and 171 of the Deed Records of Harris County, Texas;

THENCE in an Easterly direction along the North line of said Lot No. Two (2), a distance of 1274.00 feet, more or less, to the East line of said Lot No. Two (2) and the West line of the Dobie Tract, as shown by the map or plat recorded in Volume 49, Page 308 of the Deed Records of Harris County, Texas;

THENCE in a Southerly direction along the East line of the said Lot No. Two (2), and the West line of said Dobie Tract, a distance of 304.40 feet, more or less, for corner;

THENCE in a Westerly direction 1274.00 feet, more or less, to the Southeast corner of Tract No. One (1) of said subdivision of said 70.84 acre tract above mentioned;

THENCE in a Northerly direction along the East line of said Tract No. One (1) a distance of 300.00 feet, more or less, to the North line of said Lot No. Two (2) and the PLACE OF BEGINNING.

EXHIBIT A-3

PROPERTY DESCRIPTION

Being a tract of land containing 2.500 acres (108,905 square feet) of land, more or less, situated in the Ritson Morris League, A-52, Harris, County, Texas, being a partial remainder of a called 338.8966 acre tract described in deed from Humble Oil & Refining Company to Friendswood Development Company, dated September 22, 1967, recorded under Clerk's File Number C-581822 {Film Code Number 081-36-1268) of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); said 2.500 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at Copperweld Rod No. 2905, found for corner in the easterly line of a called 561.779 acre tract described as Tract "I" in deed to Hudson Oil Company, recorded under Clerk's File Number E-398850 (Film Code Number 118-11-0376) of the H.C.O.P.R.R.P. being in the northwesterly right-of-way line of Todville Road (60-foot R.O.W.);

THENCE, South 86° 57' 42" West, departing said northwesterly right-of-way line and along said easterly line, a distance of 360.10 feet to Copperweld Rod No. 2906 found for corner;

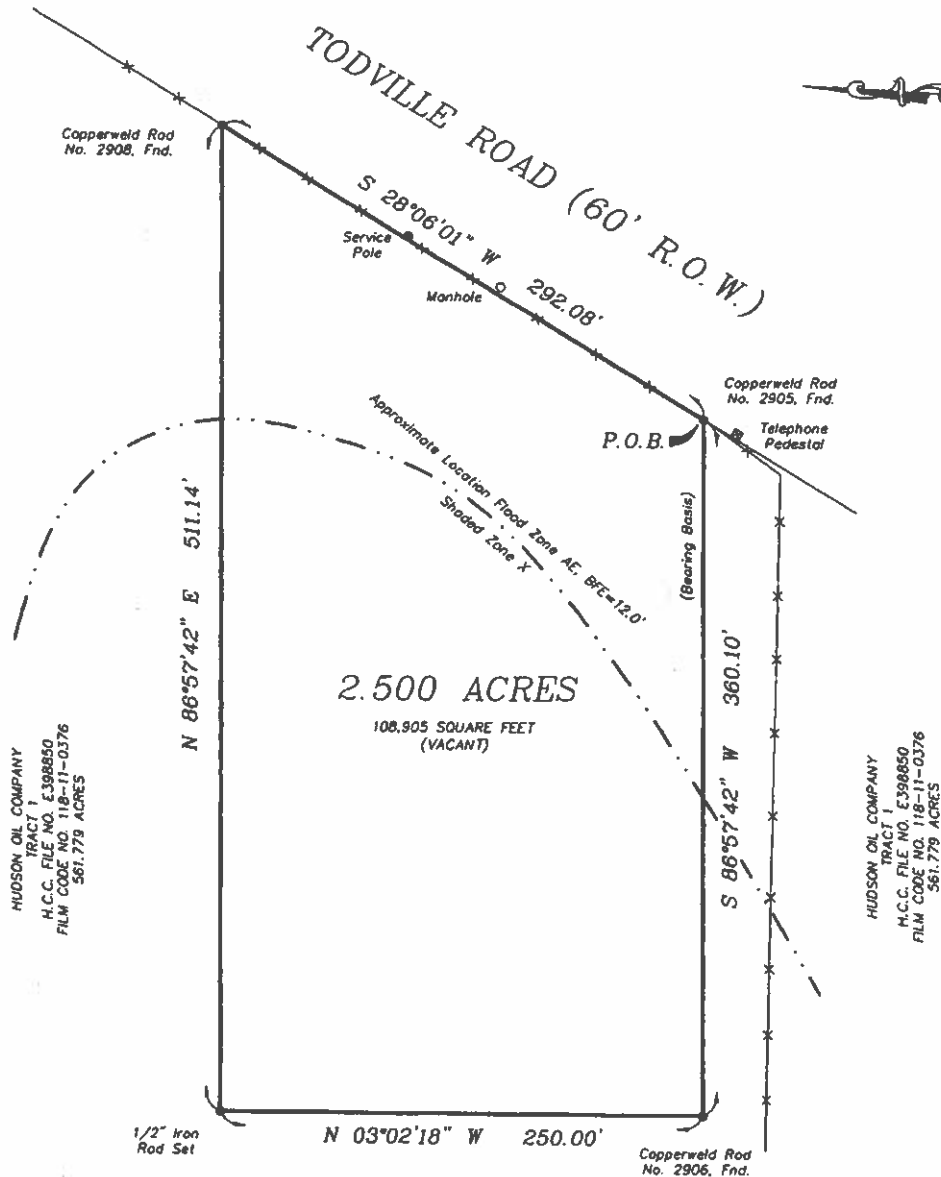
THENCE, North 03° 02' 18" West, continuing along said easterly line, a distance of 250.00 feet to 1/2-inch iron rod set for corner;

THENCE, North 86° 57' 42" East, continuing along said easterly line, a distance of 511.14 feet to Copperweld Rod No. 2908 found for corner in the northwesterly right-of-way line of said Todville Road;

THENCE, South 28° 06' 01" West, departing said easterly line and along the northwesterly right-of-way line of Todville Road, a distance of 292.08 feet to the POINT OF BEGINNING, and containing 2.500 acres (108,905 square feet) of land, more or less.

SURVEY OF

THE PROPERTY LOCATED TODVILLE ROAD, BEING A TRACT OF LAND CONTAINING 2.500 ACRES (108,905 SQUARE FEET) OF LAND SITUATED IN THE RITSON MORRIS LEAGUE, A-52, HARRIS COUNTY, TEXAS AND BEING A PARTIAL REMAINDER OF A CALLED 338.8968 ACRE TRACT DESCRIBED IN DEED FROM HUMBLE OIL & REFINING COMPANY TO FRIENDSWOOD DEVELOPMENT COMPANY, DATED SEPTEMBER 22, 1967 AND RECORDED UNDER FILE NUMBER C581822, FILM CODE NUMBER 081-36-1268 OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (H.C.O.P.R.P.); SAID 2.500 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS ATTACHED.



GENERAL NOTES:

1. Subject to terms, conditions and provisions of City of Houston Ordinance No. 85-1878 and recorded under Harris County Clerk's No. N253886.

TO: CROSBY STATE BANK AND AMERICAN TITLE CO., EXCLUSIVELY.

I, Todd J. Slaton, Registered Professional Land Surveyor No. 5082, do hereby certify that the plot shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1992; the size, location and types of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use. Certification shown below is revoked and this survey is null and void if this document is altered in any manner, or does not bear an original seal and signature of Todd J. Slaton in blue ink.

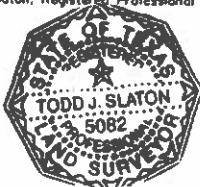
FLOOD STAMP

IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 485507 1105 L, EFFECTIVE DATE JUNE 18, 2007, THE EASTERLY PORTION OF THIS PROPERTY DOES LIE IN FLOOD ZONE AE, BFE=12.

NOT FOR CONSTRUCTION
SCALE: 1" = 60'
DATE SURVEYED: SEPT. 9, 2008
JOB NO. 08-1550

By: *Todd J. Slaton*
Todd J. Slaton, Registered Professional Land Surveyor No. 5082

Date: *9/2/08*



PURCHASER: Tom L. Gdwin
AMERICAN TITLE COMPANY
G.F. NO.: 1229-08-1168



TRUE MERIDIAN



P.O. Box 566 • Pearland, Texas 77588-0566 • Office: (281) 412-0149 • Fax: (281) 412-5390

FIELD NOTE DESCRIPTION BEING A TRACT OF LAND CONTAINING 2.500 ACRES (108,905 SQUARE FEET) OF LAND SITUATED IN THE RITSON MORRIS LEAGUE, A-52, HARRIS COUNTY, TEXAS AND BEING A PARTIAL REMAINDER OF A CALLED 338.8966 ACRE TRACT DESCRIBED IN DEED FROM HUMBLE OIL & REFINING COMPANY TO FRIENDSWOOD DEVELOPMENT COMPANY, DATED SEPTEMBER 22, 1967 AND RECORDED UNDER FILE NUMBER C581822, (FILM CODE NUMBER 081-36-1268) OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (H.C.O.P.R.R.P.); SAID 2.500 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a Copperweld Rod No. 2905 found for corner in the Easterly line of a called 561.779 acre tract described as Tract 1 in deed to Hudson Oil Company recorded under File Number E398850, Film Code Number 118-11-0376 of the H.C.O.P.R.R.P. being in the Northwestern right-of-way line of Todville Road (60' R.O.W.);

THENCE S 86°57'42" W, departing said Northwestern right-of-way line and along said Easterly line, a distance of 360.10 feet to a Copperweld Rod No. 2906 found for corner;

THENCE N 03°02'18" W, continuing along said Easterly line, a distance of 250.00 feet to 1/2 inch iron rod set for corner;

THENCE N 86°57'42" E, continuing along said Easterly line, a distance of 511.14 feet to a Copperweld Rod No. 2908 found for corner in the Northwestern right-of-way line of Todville Road;

THENCE S 28°06'01" W, departing said Easterly line and along the Northwestern right-of-way line of Todville Road, a distance of 292.08 feet to the PLACE OF BEGINNING and containing 2.500 acres (108,905 square feet) of land, more or less.

Todd J. Slaton

Todd J. Slaton, R.P.L.S. No. 5082
September 12, 2008



Exhibit B

18.317 ACRE TRACT
TRACT B
OUT OF THE RITSON MORRIS LEAGUE A-52
SEABROOK, HARRIS COUNTY, TEXAS

Being 18.317 acres out of the following; a called 15.936 acre tract as recorded as described in an instrument recorded at Harris County Clerks File Number (HCCFN) V897016, a called 8.838 acre tract as described in an instrument recorded at HCCFN V894192 and a called 8.85 acre tract as described in an instrument recorded at HCCFN U845272, located in the Ritson Morris League, Abstract 52, Harris County, Texas and being more particularly described as follows:

COMMENCING at the northwest corner of said called 15.936 acre tract and the southwest corner of a 3.700 acre tract as described in an instrument recorded at HCCFN P772471 also being in the easterly line of State Highway 146 (variable width).

THENCE, South 00 degrees 28 minutes 43 seconds West along the said easterly line of State Highway 146, a distance of 152.69 feet to the beginning of a non-tangent curve to the left;

THENCE, southerly 126.72 feet along the arc of said non-tangent curve to the right, said curve having a radius of 1,102.14 feet and a chord of South 03 degrees 46 minutes 21 seconds West a distance of 126.65 feet to the **PLACE OF BEGINNING**.

1. **THENCE**, North 87 degrees 17 minutes 51 seconds East, a distance of 2,407.80 feet to the northeast corner of the herein described tract in the west line of a called 203.1442 acre tract as described in an instrument recorded at HCCFN S889109;
2. **THENCE**, South 02 degrees 38 minutes 11 seconds East along the said west line of called 203.1442 acre tract, a distance of 330.50 feet to the southeast corner of the herein described tract same being the southwest corner of said called 8.85 acre tract and the northeast corner of a called 1 acre tract as described in an instrument recorded at HCCFN E678129;
3. **THENCE**, South 87 degrees 41 minutes 34 seconds West, along the north line of the following tracts said called 1 acre tract, a called 2.66 acre tract as described in an instrument recorded at volume 1167, page 96 Harris County Deed Records(HCDR), and a called 2.74 acre tract as described in an instrument recorded at HCCFN S071828, a distance 1,273.97 feet to a point for a corner;

18.317 ACRE TRACT

4. **THENCE**, South 87 degrees 03 minutes 18 seconds West, along the north line of the following tracts said called 2.74 acre tract and a called 4 acre tract described in an instrument recorded at volume 2182, page 557 a distance 1,244.70 feet to the southwest corner of the herein described tract in the said easterly line of State Highway 146, being in a non-tangent curve to the left;
5. **THENCE**, northerly 346.80 feet along the arc of said non-tangent curve to the left with the said easterly line of State Highway 146, said curve having a radius of 1,102.14 feet and a chord of North 16 degrees 04 minutes 51 seconds East a distance of 345.37 feet to the **PLACE OF BEGINNING**.

EXHIBIT "2"
TO ORDINANCE 2025-06

AMENDMENT NO. 3
TO
MEMORANDUM OF SETTLEMENT AGREEMENT
CITY OF SEABROOK AND PORT OF HOUSTON AUTHORITY

The Amendment No. 3 to Memorandum of Settlement Agreement (the “Amendment”) effective as of the last date set forth below, amends that certain Memorandum of Settlement (the “Agreement”) dated November 5, 2007, by and between the City of Seabrook, Texas, a home rule municipality (“Seabrook”) and the Port of Houston Authority of Harris County, Texas, a governmental subdivision of the State of Texas (“PHA”), with reference to the following recitals of fact. Except as defined herein, capitalized terms used below shall have the meanings set forth in the Agreement.

RECITALS

A. On or about October 5, 2015, the parties amended the Agreement (“Amendment 1”), in part, to provide for rail quiet zones in lieu of a Sound Barrier, to address the future need for ponds within the Pond Areas, to update the Bayport Land Use Map, to change the routing of the Exterior Rail Line, to revise specifications for the Berm, and to modify the specifications of the Commercial Road.

B. On or about May 10, 2018, the parties amended the Agreement (“Amendment 2”), in part, to modify the configuration of the Commercial Road and the terms of its dedication and to provide for development of an osprey perch and access for the site.

C. After the Agreement became effective, PHA acquired ownership of additional tracts of land commonly known as the Ootzie Tract, Old 146 Tracts, the Toddville Notch, and changed development plans on the PHA Commercial Property (collectively, the “Additional Bayport Properties,”) which are further depicted in **Exhibit A**, and whose legal descriptions are included in **Exhibits A-1 through A-4**, respectively, attached hereto. In addition, the Industrial District Agreement has expired.

D. The parties recognize that the obligations set forth in Sections 2 Pine Gully, 3 Park Property, 4.a Non-Terminal Improvements, 4.d Ponds, 6 Disannexation and Industrial District Agreement, and 8 Conditions to Effectiveness of Agreement have been fulfilled. Seabrook asserts that PHA’s construction of the Terminals has caused or is related to sedimentation of Pine Gully, despite the fulfillment of the obligations set forth in Section 2. PHA disputes these assertions. The parties’ disagreement with respect to such matters is also part of the “Pine Gully Dispute” and is referred to in this Amendment as the “Ongoing Pine Gully Dispute.”

E. The parties intend to modify the Agreement, as amended by Amendments 1 and 2, as a result of the expiration of the Industrial District Agreement, PHA’s changes in property ownership and development plans since the Agreement’s effective date, and the Ongoing Pine Gully Dispute.

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Section 2 Pine Gully of the Agreement is amended by adding subsection f as follows:

- f. In the interest of resolving the Pine Gully Dispute, the parties agree as follows:

- i. PHA acknowledges that Cobb Fendley conducted a study and restudy, most recently dated June 26, 2023 (“Study”), to determine how much development can occur within the watershed draining to Pine Gully before the Todville Road bridge needs to be replaced to ensure there are no adverse impacts. The Study concluded, in part, that 46% of the remaining undeveloped portion of the Pine Gully watershed can be developed without such adverse impacts.

- ii. If PHA removes any pond as described in this Amendment or develops a portion of the Bayport Property that drains to Pine Gully, PHA agrees to undertake such activities in a manner that does not interfere with Seabrook’s ability to develop or allow development of 46% of remaining undeveloped property within the Pine Gully watershed inside the city of Seabrook and not included in the Industrial District Agreement.

- iii. PHA agrees to monitor or to cause tenants or consultants to monitor all outfalls from the Bayport Property that drain to Pine Gully in accordance with all requirements of the applicable Texas Pollutant Discharge Elimination System permits and to make monitoring reports publicly available.

- iv. PHA agrees to convey to Seabrook, within 60 days after the Effective Date, a 40’ x 40’ pad and a 10’ pipeline easement or similar agreement in line with PHA real estate policies to Seabrook for the relocation of a sewer lift station as is generally described and depicted in **Exhibit K**. The parties agree that the value of the pad and easement or similar agreement is \$46,900/acre for a total of \$7,561, and such amount shall be deducted from amounts PHA owes Seabrook under this Agreement.

2. Section 3 Park Property is hereby amended by deleting and restating subsection d and adding subsection e as follows:

3. Park Property.

- d. Within 60 days after the Effective Date, PHA agrees to pay Seabrook \$1,500,000 for, and Seabrook agrees to dedicate such payment to, the Bayside Park Extension project and other projects in the Seabrook Park System.

e. The parties acknowledge that transfer of the Park Property, payment of the amount set forth above, and preservation and use as provided herein, substantially assist in mitigation of the effects of operation of the Terminal, and settlement of the parties' disputes.

3. Section 4.a Berm and Trail System is hereby amended and restated to read in its entirety as follows:

4. Non-Terminal Improvements.

a. Berm and Trail System.

i. Berm Routing and Development.

The Parties recognize that PHA constructed a noncontinuous berm on the south border of the Terminals, as depicted on **Exhibit A** (the "Berm").

ii. Berm Specifications, Removal, and Replacement.

1. Berm Specifications. Except as otherwise provided herein, PHA agrees to maintain the height, width, and landscaping of the Berm in accordance with the specifications provided for in the Permit, as such Permit may be amended from time-to-time, or as the parties otherwise agree.

2. Berm Removal and Screening. Notwithstanding Section 4.a.ii.1, PHA may remove the portion of the Berm along Todville Road as generally depicted in **Exhibit D** ("Todville Berm"). If PHA removes the Todville Berm, PHA also agrees to construct a wall parallel with Todville Road, north of Pine Gully ("Screening Wall") as depicted in **Exhibit D**. PHA agrees to establish two minimum 50-foot corridors (collectively, "Screening Corridors") as follows: (I) if the Todville Berm is removed, between the Screening Wall and Todville Road ("Todville Screening Corridor"), and (II) along the Old Highway 146 frontage on the Ootzie Tract and Old 146 Tracts ("Old Highway 146 Screening Corridor"). PHA also agrees to install landscaping in the Screening Corridors following the standards set forth in **Exhibit H-4**. At the point where the Berm ends and the Screening Wall begins, PHA agrees to install screening in the form of either a wall or landscaping following the standards set forth in **Exhibit H-4**.

iii. Trail System.

1. The parties acknowledge that they cooperated to plan and install a trail system that is generally 10-feet wide decomposed granite or pavement on and south of the Berm as generally depicted in **Exhibit A**

(the “Trail System”) and that PHA dedicated easements for the applicable portions of the Trail System.

2. In addition to any other provisions herein, if PHA removes the Todville Berm, PHA agrees to extend the Trail System into the Todville Screening Corridor as generally depicted in **Exhibit D** and to dedicate easements for such portions of the Trail System. The instrument(s) dedicating the Trail System shall provide that Seabrook improve or cause third parties to improve and maintain and bear responsibility for use of the Trail System and shall otherwise be in form and substance reasonably acceptable to the parties and their respective counsel.

3. If PHA constructs the Commercial Road and, in doing so, disturbs any portion of the Trail System, PHA agrees to reconstruct the disturbed portion, as generally depicted in **Exhibit D**, to construct a small parking lot in a location to be determined by the parties, and to dedicate easements for such portions of the Trail System. The instrument(s) dedicating the Trail System shall provide that Seabrook (or another third party) shall improve or cause third parties to improve and maintain and bear responsibility for use of the Trail System and shall otherwise be in form and substance reasonably acceptable to the parties and their respective counsel.

4. The parties acknowledge that dedication of the Trail System and hike and bike trail as provided herein substantially assists in mitigation of the effects of operation of the Terminal and settlement of the parties’ dispute.

4. Section 4.b Commercial Road, subsections (i) Routing, (ii) Dedication, and (iii) Improvement are hereby deleted and restated to read in their entirety as follows:

4. Non-Terminal Improvements.

b. Commercial Road.

i. Routing. The parties agree PHA may, in its sole discretion, construct a new road in the Road Corridor depicted on **Exhibit D** (the “Commercial Road”). The parties acknowledge that, as of the Effective Date, the design of the Commercial Road is conceptual and is likely to be routed in one of the alignments shown in **Exhibits G-1 through G-4**. The parties acknowledge that a portion of the Commercial Road is adjacent to an Office Warehousing Zone within the city limits of Seabrook as depicted on **Exhibits G-1 through G-4**. The parties agree that if PHA constructs the Commercial Road, PHA will also (I) provide a roadway stub out to the future Seabrook Office Warehousing Zone; and (II) remove two 60”

culverts in Pine Gully while maintaining the Trail System connectivity as depicted on **Exhibits G-1 through G-4 and D**.

ii. Dedication. The parties acknowledge that PHA granted to Seabrook a Right of Way Permanent Easement over a portion of the Commercial Road (the “Easement”), which Easement is recorded in the Official Records of the Harris County Clerk at File No. RP-2018-357895, dated August 6, 2018. Within 60 days after the Effective Date, PHA shall pay to Seabrook \$283,656 as consideration for and Seabrook shall convey the Easement to PHA in form and substance attached hereto as **Exhibit J**.

iii. Improvement. The parties acknowledge that at this time no mechanism exists for the maintenance or ownership of the Commercial Road. However, the parties shall reasonably cooperate, at no obligation to incur any expense, to request that a suitable third-party government agency own and maintain the Commercial Road. The parties acknowledge that in the event reasonable changes in the specifications or routing of Commercial Road in an alignment depicted in **Exhibit G-1 through G-4** are required to obtain its improvement, such as geotechnical or environmental conditions, or to obtain the consent of such government agency to own and maintain it, such changes shall be deemed acceptable to each party.

5. Section 4.d Ponds is hereby deleted and restated to read in its entirety as follows:

4. Non-Terminal Improvements.

d. Ponds.

i. The parties acknowledge that PHA constructed detention ponds, retention ponds, and detention / retention ponds on the south border of the Terminals (the “Pond Areas”), as required under the Permits and that the Pond Areas are included in the Bayport Property. The parties also acknowledge that PHA constructed three additional ponds as part of the development of the Bayport Property as depicted in **Exhibit D**.

ii. The parties agree that PHA may, subject to the provisions in this Amendment and subject to approval by any agency with regulatory oversight, remove or otherwise modify any or all ponds on the Bayport Property and make other drainage improvements and modifications to support development of the Bayport Property.

6. Section 6 Disannexation and Industrial District Agreement is hereby amended to add subsections d and e as follows:

6. Disannexation and Industrial District Agreement.

d. No later than thirty (30) days following the Effective Date, Seabrook shall prepare and place on the agenda of the Council, for its consideration and action: (i) a proposed ordinance for disannexation from Seabrook of the Additional Bayport Properties, (ii) an amendment to the Industrial District Ordinance enlarging the previously established Industrial District to cover the Additional Bayport Properties, and (iii) an amendment and restatement of the Industrial District Agreement with PHA in the form set forth in **Exhibit I**, which shall include the Additional Bayport Properties.

e. Fee. In consideration for the parties' agreement to amend the Agreement and to add additional parcels to the Industrial District Property, no later than 60 days after the Effective Date ("Payment Date"), Port Authority shall pay Seabrook \$700,000 and the first "Annual Payment" amount as set forth below. Port Authority shall, thereafter, pay Seabrook the Annual Payment on the anniversary of the Payment Date as set forth below. The total amount to be paid to Seabrook under this Section over fifteen years is \$1,645,000.

ANNUAL PAYMENT

	Year	Annual Payment Amount (\$)	Escalator
1	2025	35,000	n/a
2	2026	38,500	10%
3	2027	42,350	10%
4	2028	46,585	10%
5	2029	51,244	10%
6	2030	54,831	7%
7	2031	58,669	7%
8	2032	62,775	7%
9	2033	67,170	7%
10	2034	71,872	7%
11	2035	75,465	5%
12	2036	79,239	5%
13	2037	83,200	5%
14	2038	87,360	5%
15	2039	91,728	5%

7. Section 9 Mutual Releases is hereby amended to add Subsection c as follows:

c. To the extent permitted by the Constitution and the laws of the State of Texas, the parties agree that the "Released Matters" in Section 9.a.i include the "Ongoing Pine Gully Dispute" as defined in the Recitals of this Amendment. In consideration therefore, PHA agrees to pay Seabrook \$503,125 within 60 days after the Effective Date.

8. Payment Summary. As a summary only, and not as an additional obligation, in accordance with the provisions above, PHA agrees to pay Seabrook the following amounts for a total of \$3,931,781:

- a. Within 60 days after the Effective date, \$1,500,000 for the Bayside Park Extension project and other projects in the Seabrook Park System;
- b. Within 60 days after the Effective date, \$283,656 for the Easement; and
- c. Within 60 days after the Effective date, \$503,125 for inclusion of the Ongoing Pine Gully Dispute in the Released Matters.
- d. Within 60 days after the Effective date, \$700,000 and the first Annual Payment of \$35,000 for the additional parcels in the Industrial District Agreement, and annually thereafter, each Annual Payment for a total over 15 years of \$1,645,000.

9. Conditions to Effectiveness of Amendment. The effectiveness of this Amendment is expressly conditioned upon the approval by the Seabrook City Council of the Industrial District Agreement, in the form set forth in Exhibit I, on or before May 1, 2025, with no conditions or stipulations unacceptable to PHA in its sole discretion.

10. Amendment of Exhibits. Exhibits A, D, G, H3, and I are deleted and restated as attached hereto.

11. Addition of Exhibits. Exhibits A-1, A-2, A-3, A-4, H-4, and J are hereby added to the Agreement as attached hereto.

12. Deletion of Exhibits. Exhibit F, Schedule 1, and Schedule 2 are hereby deleted from the Agreement.

13. Recordation. In the event the Agreement was previously recorded in the Real Property Records of Harris County, Texas, then following the Effective Date, an original counterpart of this Amendment shall be promptly recorded as well by PHA in the Real Property Records of Harris County, Texas.

14. Except as amended by this Amendment, to Agreement, as amended, shall remain in full force and effect.

[Signatures On Following Page(s)]

IN WITNESS WHEREOF, this Amendment No. 3 to Memorandum of Settlement Agreement has been executed by the parties in multiple counterparts on the last date set forth below (the "Effective Date").

CITY OF SEABROOK, TEXAS



Thom Kolupski
Mayor

Dated: 3-6-2025

ATTEST

Rachel Lewis

Rachel Lewis
City Secretary

Digitally signed by Rachel
Lewis
Date: 2025.03.10
08:00:09 -05'00'

APPROVED AS TO FORM

**David W.
Olson**

David Olson
City Attorney

Digitally signed by David
W. Olson
Date: 2025.03.07
09:00:46 -06'00'

**PORT OF HOUSTON AUTHORITY OF
HARRIS COUNTY, TEXAS**

Charlie Jenkins
Chief Executive Officer

Dated: _____

APPROVED AS TO CONTENT

Jordan Frisby
Director Technical & Business Analytics

APPROVED AS TO FORM:

Erik A. Eriksson
Chief Legal Officer

FUNDS ARE AVAILABLE TO MEET
THIS OBLIGATION WHEN DUE:

Financial Services

Table of Exhibits

Exhibit A	Bayport Property Map
Exhibit A-1	Legal Description Ootzie Tract
Exhibit A-2	Legal Description Old 146 Tracts
Exhibit A-3	Legal Description of Todville Notch
Exhibit A-4	Legal Description of PHA Commercial Property
Exhibit D	Bayport Land Use Map
Exhibit G	Commercial Road Alignment Options
Exhibit H-3	Container Storage Specifications
Exhibit H-4	Screening Corridor Standards
Exhibit I	Industrial District Agreement
Exhibit J	Right of Way Easement
Exhibit K	Description for Sewer Lift Station Property and Easement

EXHIBIT A
BAYPORT PROPERTY

Exhibit A - Bayport Property Map

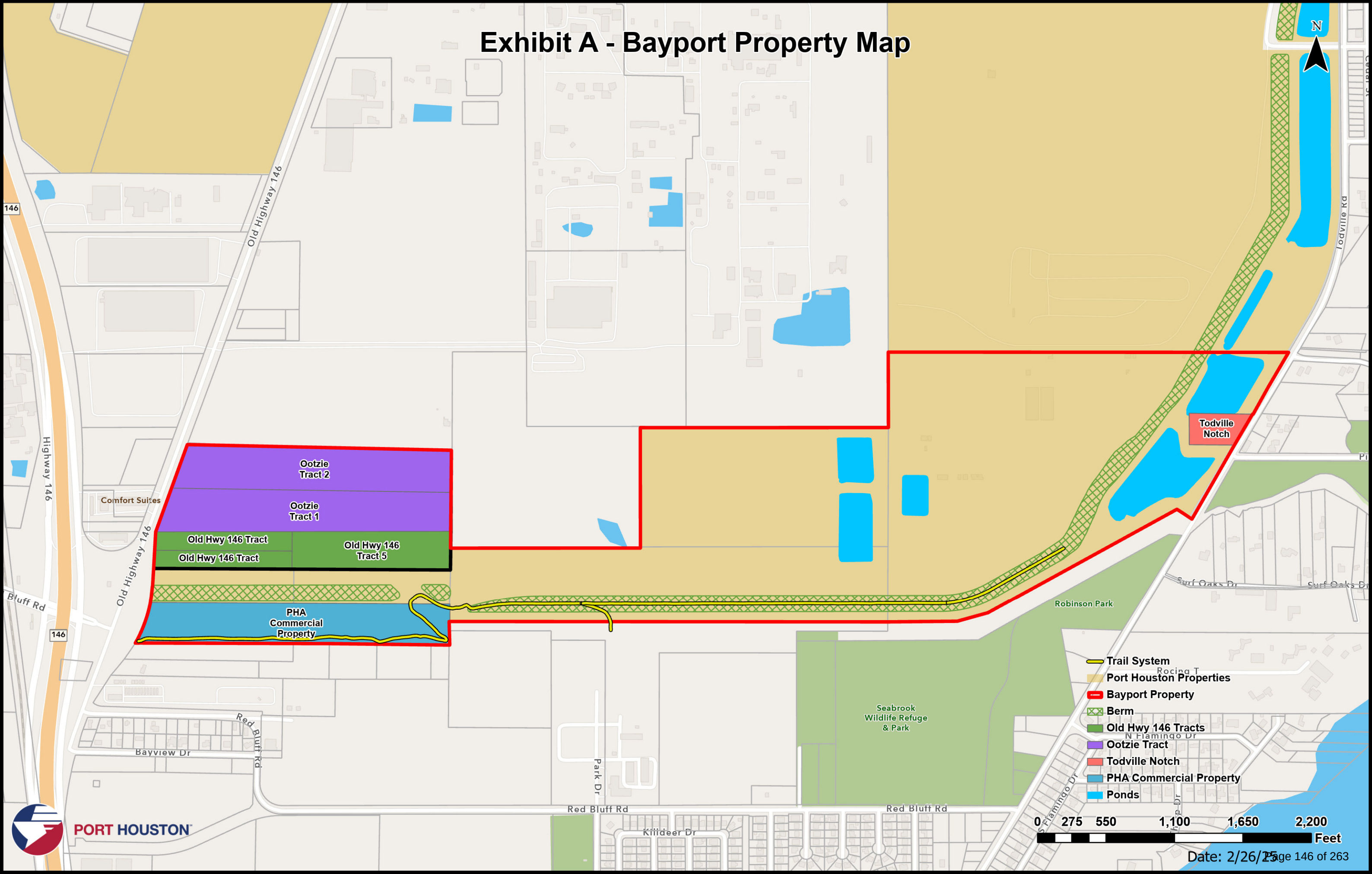


EXHIBIT A-1
LEGAL DESCRIPTION
OOTZIE TRACT

METES AND BOUNDS DESCRIPTION
34.926 ACRES OUT OF
THE RITSON MORRIS SURVEY, A-52
HARRIS COUNTY, TEXAS

A tract of land containing 34.926 acres (1,521,367 square feet) out of the Ritson Morris Survey, Abstract No. 52, Harris County, Texas, being all of a called 17.298 acre tract and all of a 17.296 acre tract conveyed to Ootzie of Texas, LLC as recorded under Clerk's File No. 20070662868 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.), all bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 ADJUSTMENT), said 34.926 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 3" pinch top pipe found at the northwest corner of the called 17.296 acre tract and the southwest corner of a called 34.62856 acre tract as recorded under Clerk's File No. S958786 of the O.P.R.R.P.H.C., lying in the eastern right of way of Old Highway 146 (right of way varies), being the POINT OF BEGINNING and northwest corner of the herein described tract, having a coordinate value of X=3,231,264.58 (E), Y=13,784,268.74 (N);

THENCE NORTH 88 degrees 13 minutes 28 seconds EAST, 2,122.55 feet along the south line of said 34.62856 acres, and along the north line of said 17.296 acres to a 2" iron pipe found in the west line of a called Remainder of 203.1442 acre tract as recorded under Clerk's File No. S889109 of the O.P.R.R.P.H.C., being the southeast corner of said 34.62856 acre tract and the northeast corner of the herein described tract;

THENCE SOUTH 02 degrees 40 minutes 44 seconds EAST, 651.14 feet along the west line of said Remainder of 203.1442 acres to a 5/8" iron rod found at the northeast corner of a called 8.88 acre tract as recorded under Clerk's File No. RP-2018-377110 of the O.P.R.R.P.H.C., being the southeast corner of said 17.298 acres, and the southeast corner of the herein described tract;

THENCE SOUTH 86 degrees 54 minutes 22 seconds WEST, 2,372.74 feet along the southern line of said 17.298 acres and the north line of said 8.88 acres and the north line of a called 3.7818 acre tract as recorded under Clerk's File No. 20130646764 of the O.P.R.R.P.H.C. to a concrete monument found in the eastern right of way of Old Highway 146 for the northwest corner of said 3.7818 acre tract, being the southeast corner of said 17.298 acres, and being the southwest corner of the herein described tract;

THENCE NORTH 16 degrees 57 minutes 23 seconds EAST, 745.12 feet along the east right of way line of Old Highway 146, along the west line of said 17.298 acres and said 17.296 acres to the POINT OF BEGINNING of the herein described tract, containing 34.926 acres (1,521,367 square feet) of land.

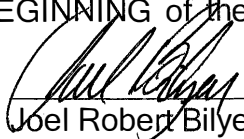

Joel Robert Bilyeu
Registered Professional Land Surveyor
Texas Registration No. 6106
February 26, 2021
S&V Surveying, Inc.
T.B.P.E.L.S. Registration No. 120247-00
20111 Krahn
Spring, Texas 77388
Ph: 281.353.2570

EXHIBIT A-2

LEGAL DESCRIPTION

OLD 146 TRACTS

LEGAL DESCRIPTION**3.7054 ACRE TRACT**

BEING A TRACT OF LAND CONTAINING 3.7054 ACRES (161,406 SQUARE FEET), SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, BEING OUT OF LOT 1 OF THE EAST END OF LOT 2 OF THE SUBDIVISION OF RITSON MORRIS LEAGUE, A SUBDIVISION RECORDED IN VOLUME 470, PAGE 496 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND CONVEYED TO DAVID A. DEANE BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. X778689 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 3.7054 ACRE TRACT, BEING THE SAME TRACT AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2016-185573 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set 1/2 inch rod with cap marked "Survey 1", from which a found 1/2 inch iron rod bears south 24 degrees 32 minutes west at a distance of 1.9 feet for the northeast corner of a called 15.936 acre tract of land conveyed to the Port of Houston Authority by deed recorded under County Clerk's File No. V897016 of the Official Public Records of Harris County, Texas and for the southeast corner of Lot 1 and said tract herein described;

THENCE South 87 degrees 14 minutes 16 seconds West, a distance of 1,111.42 feet to a point in the east right-of-way line of Old Highway 146 (width varies), being the northwest corner of said called 15.936 acre tract and for the southwest corner of said tract herein described, from which a found 1/2 inch iron rod bears south 08 degrees 35 minutes east at a distance of 0.6 feet;

THENCE North 00 degrees 25 minutes 08 seconds East, along the east right-of-way line of said Old Highway 146, a distance of 145.97 feet to a set 1/2 inch rod with cap marked "Survey 1" in the east right-of-way line of said Old Highway 146, for the southwest corner of a tract of land conveyed to Ootzie Properties Hou LLC by deed recorded under County Clerk's File No. 20130646764 of the Official Public Records of Harris County, Texas and for the northwest corner of said tract herein described;

THENCE North 87 degrees 14 minutes 16 seconds East, a distance of 1,103.49 feet to a set 1/2 inch rod with cap marked "Survey 1" for the southeast corner said Ootzie Properties Hou LLC and for the northeast corner of said tract herein described;

THENCE South 02 degrees 41 minutes 46 seconds East, a distance of 145.75 feet to the **POINT OF BEGINNING** and containing 3.7054 acres (161,406 square feet), more or less.

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy

Attest: 7/16/2020

Chris Hollins, County Clerk

Harris County, Texas

Eloise G. Campos
Eloise G. Campos

Deputy



CON:552959|16724674



3.7818 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.7818 ACRES SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT No. 52, HARRIS COUNTY, TEXAS, AND BEING OUT OF AND PART OF A CERTAIN 8 ACRE TRACT AS DESCRIBED IN A DEED FROM MRS. VIRGINIA B. LARRABEE, A WIDOW, TO OLIVER P. CHRISTY, JR. AND WIFE, IRMA LARRABEE CHRISTY, DATED MAY 2, 1946, RECORDED IN VOLUME 1457, PAGE 95, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, TO WHICH DEED REFERENCE IS HERE MADE FOR PURPOSE OF DESCRIPTION; SAID 3.7818 ACRE TRACT BEING THE SAME TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE No. 20130646764 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at an iron rod marking the Northeast corner of said 8 acre tract, also being the Northeast corner of the tract herein described;

THENCE South 87° 10' 31" West, along and with the North line of said 8 acre tract, a distance of 1095.15 feet to a concrete right-of-way marker on the East right-of-way line of State Highway No. 146;

THENCE South 00° 32' 30" West, along and with said right-of-way line, a distance of 148.32 feet to an iron rod marking the Southwest corner of the tract herein described;

THENCE North 87° 21' 57" East, a distance of 1102.75 feet to an iron pipe far corner on the East line of said 8 acre tract;

THENCE North 02° 24' 12" West, along and with said East line of the 8 acre tract, a distance of 151.73 feet to the **PLACE OF BEGINNING** and containing 3.7818 acres of land, more or less.

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy

Attest: 7/16/2020

Chris Hollins, County Clerk
Harris County, Texas

Eloise G. Campos
Eloise G. Campos

Deputy



CON:552959|16755024



EXHIBIT A-2

LEGAL DESCRIPTION

8.88 ACRE TRACT

A tract or parcel of land being 8.88 acres, more or less, out of the Ritson Morris Survey Abstract 52, Harris County, Texas, and being that same land described in deed dated April 10, 1937, from Oscie J. Menard, et al, to Virginia Larrabee, recorded in Volume 1209, Page 715 of the Deed Records of Harris County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of Tract No. 1 of the subdivision of 70.84 acres of land, as shown by the map or plat thereof, prepared by T. J. Mahaffey, Surveyor, recorded in Volume 470, Page 495 of the Deed Records of Harris County, Texas, said 70.84 acre tract being in Lot No. Two (2) in the Northern part of the Ritson Norris Survey, as shown by the map or plat of the subdivision of said Ritson Morris League, recorded in Volume 49, Page 308 of the Deed Records of Harris County, Texas, and also shown by map or plat of said Lots No. One (1) and Two (2) of said subdivision of said Ritson Morris League, prepared by the Stimson Engineering Company, recorded in Volume 725, Pages 170 and 171 of the Deed Records of Harris County, Texas;

THENCE in an Easterly direction along the North line of said Lot No. Two (2), a distance of 1274.00 feet, more or less, to the East line of said Lot No. Two (2) and the West line of the Dobie Tract, as shown by the map or plat recorded in Volume 49, Page 308 of the Deed Records of Harris County, Texas;

THENCE in a Southerly direction along the East line of the said Lot No. Two (2), and the West line of said Dobie Tract, a distance of 304.40 feet, more or less, for corner;

THENCE in a Westerly direction 1274.00 feet, more or less, to the Southeast corner of Tract No. One (1) of said subdivision of said 70.84 acre tract above mentioned;

THENCE in a Northerly direction along the East line of said Tract No. One (1) a distance of 300.00 feet, more or less, to the North line of said Lot No. Two (2) and the PLACE OF BEGINNING.

EXHIBIT A-3

LEGAL DESCRIPTION OF TODVILLE NOTCH

EXHIBIT A-3

PROPERTY DESCRIPTION

Being a tract of land containing 2.500 acres (108,905 square feet) of land, more or less, situated in the Ritson Morris League, A-52, Harris, County, Texas, being a partial remainder of a called 338.8966 acre tract described in deed from Humble Oil & Refining Company to Friendswood Development Company, dated September 22, 1967, recorded under Clerk's File Number C-581822 {Film Code Number 081-36-1268) of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); said 2.500 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at Copperweld Rod No. 2905, found for corner in the easterly line of a called 561.779 acre tract described as Tract "I" in deed to Hudson Oil Company, recorded under Clerk's File Number E-398850 (Film Code Number 118-11-0376) of the H.C.O.P.R.R.P. being in the northwesterly right-of-way line of Todville Road (60-foot R.O.W.);

THENCE, South 86° 57' 42" West, departing said northwesterly right-of-way line and along said easterly line, a distance of 360.10 feet to Copperweld Rod No. 2906 found for corner;

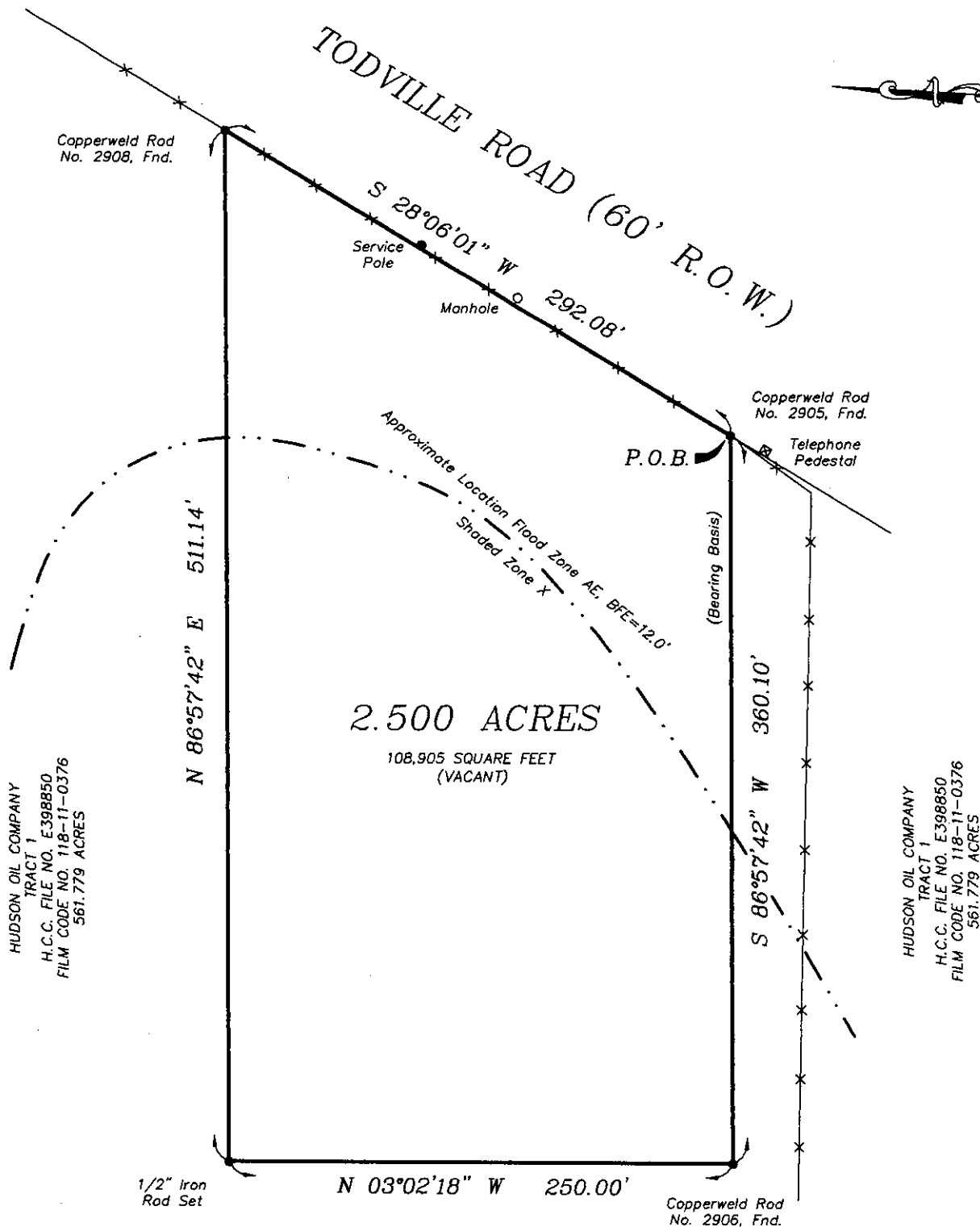
THENCE, North 03° 02' 18" West, continuing along said easterly line, a distance of 250.00 feet to 1/2-inch iron rod set for corner;

THENCE, North 86° 57' 42" East, continuing along said easterly line, a distance of 511.14 feet to Copperweld Rod No. 2908 found for corner in the northwesterly right-of-way line of said Todville Road;

THENCE, South 28° 06' 01" West, departing said easterly line and along the northwesterly right-of-way line of Todville Road, a distance of 292.08 feet to the POINT OF BEGINNING, and containing 2.500 acres (108,905 square feet) of land, more or less.

SURVEY OF

THE PROPERTY LOCATED TODVILLE ROAD, BEING A TRACT OF LAND CONTAINING 2.500 ACRES (108,905 SQUARE FEET) OF LAND SITUATED IN THE RITSON MORRIS LEAGUE, A-52, HARRIS COUNTY, TEXAS AND BEING A PARTIAL REMAINDER OF A CALLED 338.8966 ACRE TRACT DESCRIBED IN DEED FROM HUMBLE OIL & REFINING COMPANY TO FRIENDSWOOD DEVELOPMENT COMPANY, DATED SEPTEMBER 22, 1967 AND RECORDED UNDER FILE NUMBER C581822, FILM CODE NUMBER 081-36-1268 OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (H.C.O.P.R.R.P.); SAID 2.500 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS ATTACHED.



GENERAL NOTES:

1. Subject to terms, conditions and provisions of City of Houston Ordinance No. 85-1878 and recorded under Harris County Clerk's No. N253886.

TO: CROSBY STATE BANK AND AMERICAN TITLE CO., EXCLUSIVELY.

I, Todd J. Slaton, Registered Professional Land Surveyor No. 5082, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1992; the size, location and types of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use. Certification shown below is revoked and this survey is null and void if this document is altered in any manner, or does not bear an original seal and signature of Todd J. Slaton in blue ink.

FLOOD STAMP

IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 485507 1105 L, EFFECTIVE DATE JUNE 18, 2007, THE EASTERLY PORTION OF THIS PROPERTY DOES LINE IN FLOOD ZONE AE, BFE=12.

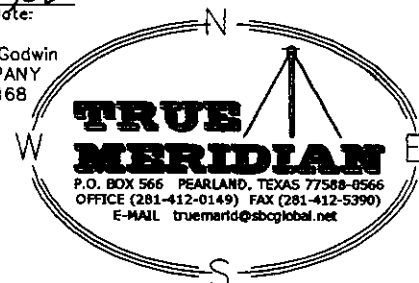
NOT FOR CONSTRUCTION

SCALE: 1" = 60'
DATE SURVEYED: SEPT. 9, 2008
JOB NO. 08-1550

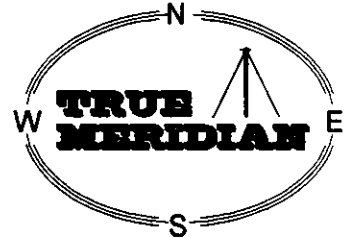
By: Todd J. Slaton
Todd J. Slaton, Registered Professional Land Surveyor No. 5082

9/2/08
Date:

PURCHASER: Tom L. Godwin
AMERICAN TITLE COMPANY
G.F. NO.: 1229-08-1168



TRUE MERIDIAN



P.O. Box 566•Pearland, Texas 77588-0566•Office: (281) 412-0149•Fax: (281) 412-5390

FIELD NOTE DESCRIPTION BEING A TRACT OF LAND CONTAINING 2.500 ACRES (108,905 SQUARE FEET) OF LAND SITUATED IN THE RITSON MORRIS LEAGUE, A-52, HARRIS COUNTY, TEXAS AND BEING A PARTIAL REMAINDER OF A CALLED 338.8966 ACRE TRACT DESCRIBED IN DEED FROM HUMBLE OIL & REFINING COMPANY TO FRIENDSWOOD DEVELOPMENT COMPANY, DATED SEPTEMBER 22, 1967 AND RECORDED UNDER FILE NUMBER C581822, (FILM CODE NUMBER 081-36-1268) OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (H.C.O.P.R.R.P.); SAID 2.500 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a Copperweld Rod No. 2905 found for corner in the Easterly line of a called 561.779 acre tract described as Tract 1 in deed to Hudson Oil Company recorded under File Number E398850, Film Code Number 118-11-0376 of the H.C.O.P.R.R.P. being in the Northwestern right-of-way line of Todville Road (60' R.O.W.);

THENCE S 86°57'42" W, departing said Northwestern right-of-way line and along said Easterly line, a distance of 360.10 feet to a Copperweld Rod No. 2906 found for corner;

THENCE N 03°02'18" W, continuing along said Easterly line, a distance of 250.00 feet to 1/2 inch iron rod set for corner;

THENCE N 86°57'42" E, continuing along said Easterly line, a distance of 511.14 feet to a Copperweld Rod No. 2908 found for corner in the Northwestern right-of-way line of Todville Road;

THENCE S 28°06'01" W, departing said Easterly line and along the Northwestern right-of-way line of Todville Road, a distance of 292.08 feet to the PLACE OF BEGINNING and containing 2.500 acres (108,905 square feet) of land, more or less.

Todd J. Slaton, R.P.L.S. No. 5082
September 12, 2008



EXHIBIT A-4

LEGAL DESCRIPTION OF PHA COMMERCIAL PROPERTY

EXHIBIT A-4

18.317 ACRE TRACT
TRACT B
OUT OF THE RITSON MORRIS LEAGUE A-52
SEABROOK, HARRIS COUNTY, TEXAS

Being 18.317 acres out of the following; a called 15.936 acre tract as recorded as described in an instrument recorded at Harris County Clerks File Number (HCCFN) V897016, a called 8.838 acre tract as described in an instrument recorded at HCCFN V894192 and a called 8.85 acre tract as described in an instrument recorded at HCCFN U845272, located in the Ritson Morris League, Abstract 52, Harris County, Texas and being more particularly described as follows:

COMMENCING at the northwest corner of said called 15.936 acre tract and the southwest corner of a 3.700 acre tract as described in an instrument recorded at HCCFN P772471 also being in the easterly line of State Highway 146 (variable width).

THENCE, South 00 degrees 28 minutes 43 seconds West along the said easterly line of State Highway 146, a distance of 152.69 feet to the beginning of a non-tangent curve to the left;

THENCE, southerly 126.72 feet along the arc of said non-tangent curve to the right, said curve having a radius of 1,102.14 feet and a chord of South 03 degrees 46 minutes 21 seconds West a distance of 126.65 feet to the **PLACE OF BEGINNING**.

1. **THENCE**, North 87 degrees 17 minutes 51 seconds East, a distance of 2,407.80 feet to the northeast corner of the herein described tract in the west line of a called 203.1442 acre tract as described in an instrument recorded at HCCFN S889109;
2. **THENCE**, South 02 degrees 38 minutes 11 seconds East along the said west line of called 203.1442 acre tract, a distance of 330.50 feet to the southeast corner of the herein described tract same being the southwest corner of said called 8.85 acre tract and the northeast corner of a called 1 acre tract as described in an instrument recorded at HCCFN E678129;
3. **THENCE**, South 87 degrees 41 minutes 34 seconds West, along the north line of the following tracts said called 1 acre tract, a called 2.66 acre tract as described in an instrument recorded at volume 1167, page 96 Harris County Deed Records(HCDR), and a called 2.74 acre tract as described in an instrument recorded at HCCFN S071828, a distance 1,273.97 feet to a point for a corner;

18.317 ACRE TRACT

4. **THENCE**, South 87 degrees 03 minutes 18 seconds West, along the north line of the following tracts said called 2.74 acre tract and a called 4 acre tract described in an instrument recorded at volume 2182, page 557 a distance 1,244.70 feet to the southwest corner of the herein described tract in the said easterly line of State Highway 146, being in a non-tangent curve to the left;
5. **THENCE**, northerly 346.80 feet along the arc of said non-tangent curve to the left with the said easterly line of State Highway 146, said curve having a radius of 1,102.14 feet and a chord of North 16 degrees 04 minutes 51 seconds East a distance of 345.37 feet to the **PLACE OF BEGINNING**.

N

OLD HWY 146

N00° 28' 43" E
152.68'

R=1102.14'
L126.72
CB=N03° 46' 21" E
CD=126.65'

R=1102.14'
L=346.80'
CB=N16° 04' 51" E
CD=345.37'

CALLED 3.700 ACRE
H.C.C.F. NO. P772471

N87° 17' 51" E - 2385.37'

CALLED 8.88 ACRE
H.C.C.F. NO. R034696

CALLED 8.838 ACRE
H.C.C.F. NO. V894192

S02° 38' 11" E
278.29'

CALLED 203.1442 ACRE
H.C.C.F. NO. S889109

S02° 38' 11" E
330.50'

CALLLED 15.936 ACRES
H.C.C.F. NO. T178406

N87° 17' 51" E - 2407.80'

TRACT "B"
18.317 ACRES

CALLLED 8.85 ACRE
H.C.C.F. NO. U845272

S87° 03' 18" W - 1244.70'

CALLLED 4 ACRE
VOL. 2182, PG. 557, H.C.D.R.

S87° 41' 34" W - 1273.97'

CALLLED 2.74 ACRE
H.C.C.F. NO. S071828

CALLLED 2 2/3 ACRE
VOL. 1167, PG. 96, H.C.D.R.

CALLLED ONE ACRE
H.C.C.F. NO. E678129

CALLLED ONE ACRE
H.C.C.F. NO. E678129

EXHIBIT B - LAND SWAP

DATE: 12-05-07

SCALE: 1" = 400'

GF.NO: N/A



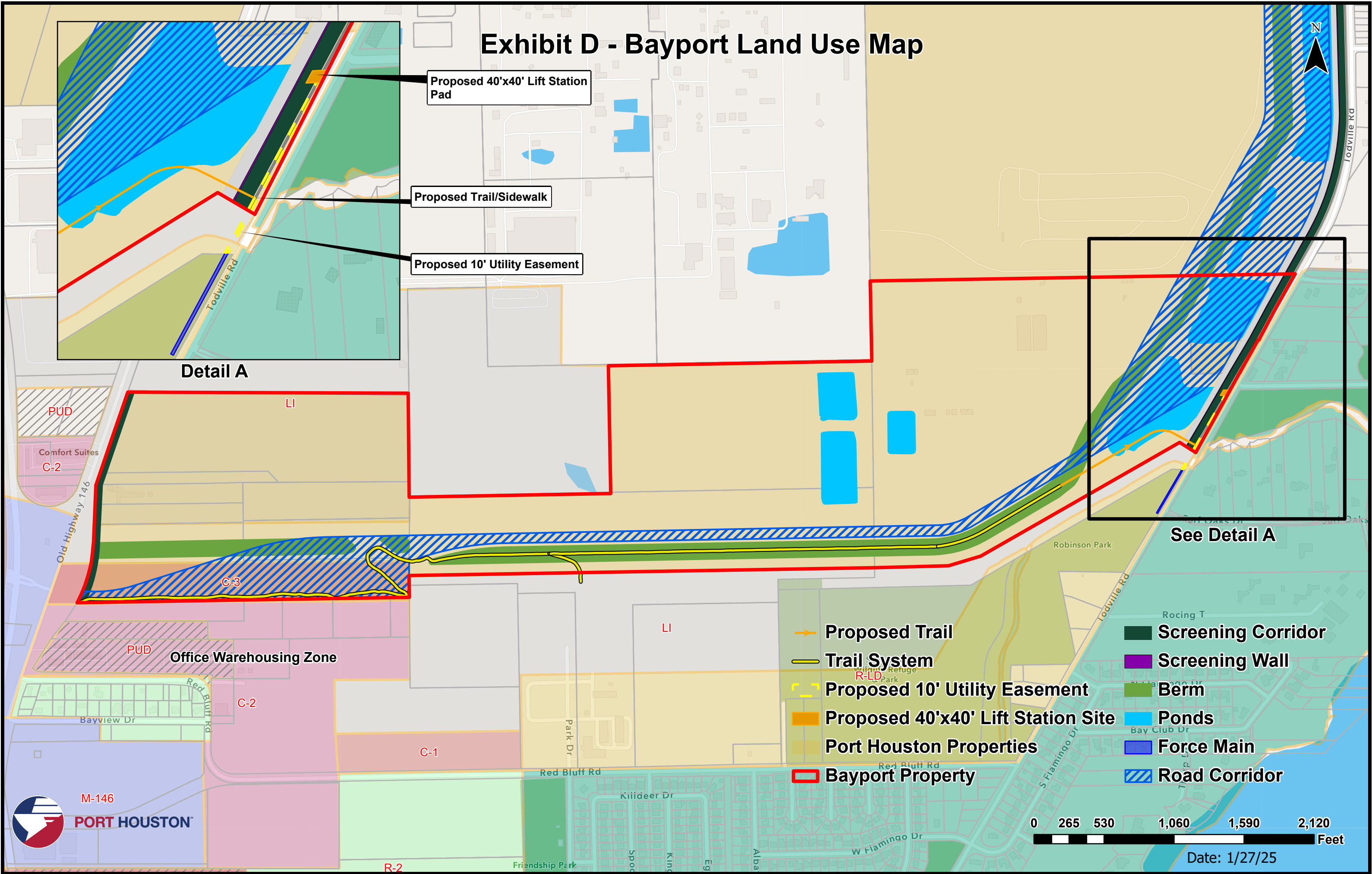
Civil Concepts, Inc.

3425 Federal Street
Pasadena, Texas 77504
Phone: 713.947.6606

SURVEYING & MAPPING
CIVIL ENGINEERING, CONSTRUCTION

EXHIBIT D
BAYPORT LAND USE MAP

Exhibit D - Bayport Land Use Map



EXHIBITS G-1 THROUGH G-4
COMMERCIAL ROAD ALIGNMENT OPTIONS

Exhibit G-1 - Commercial Road Alignments

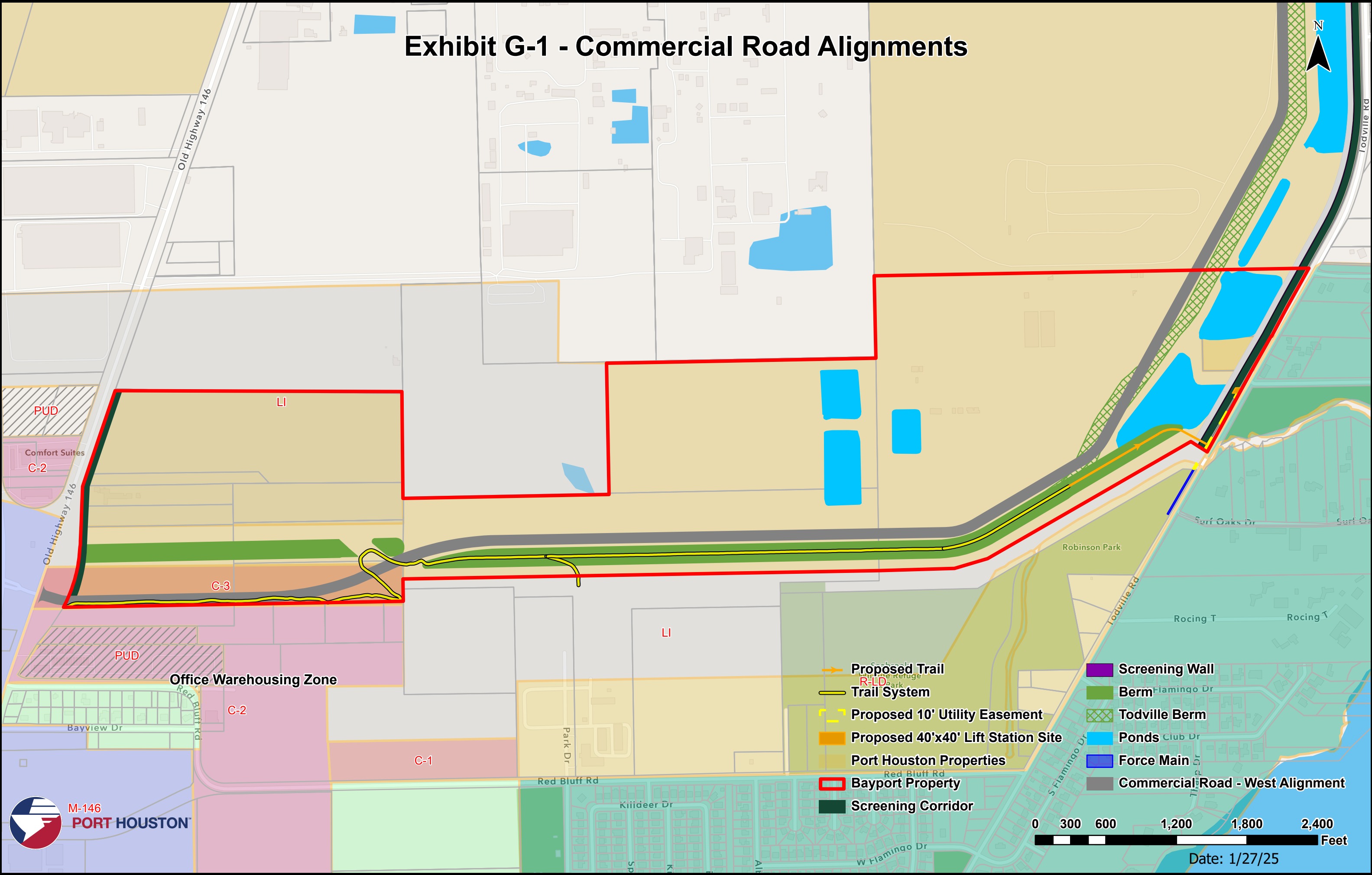


Exhibit G-2 - Commercial Road Alignments

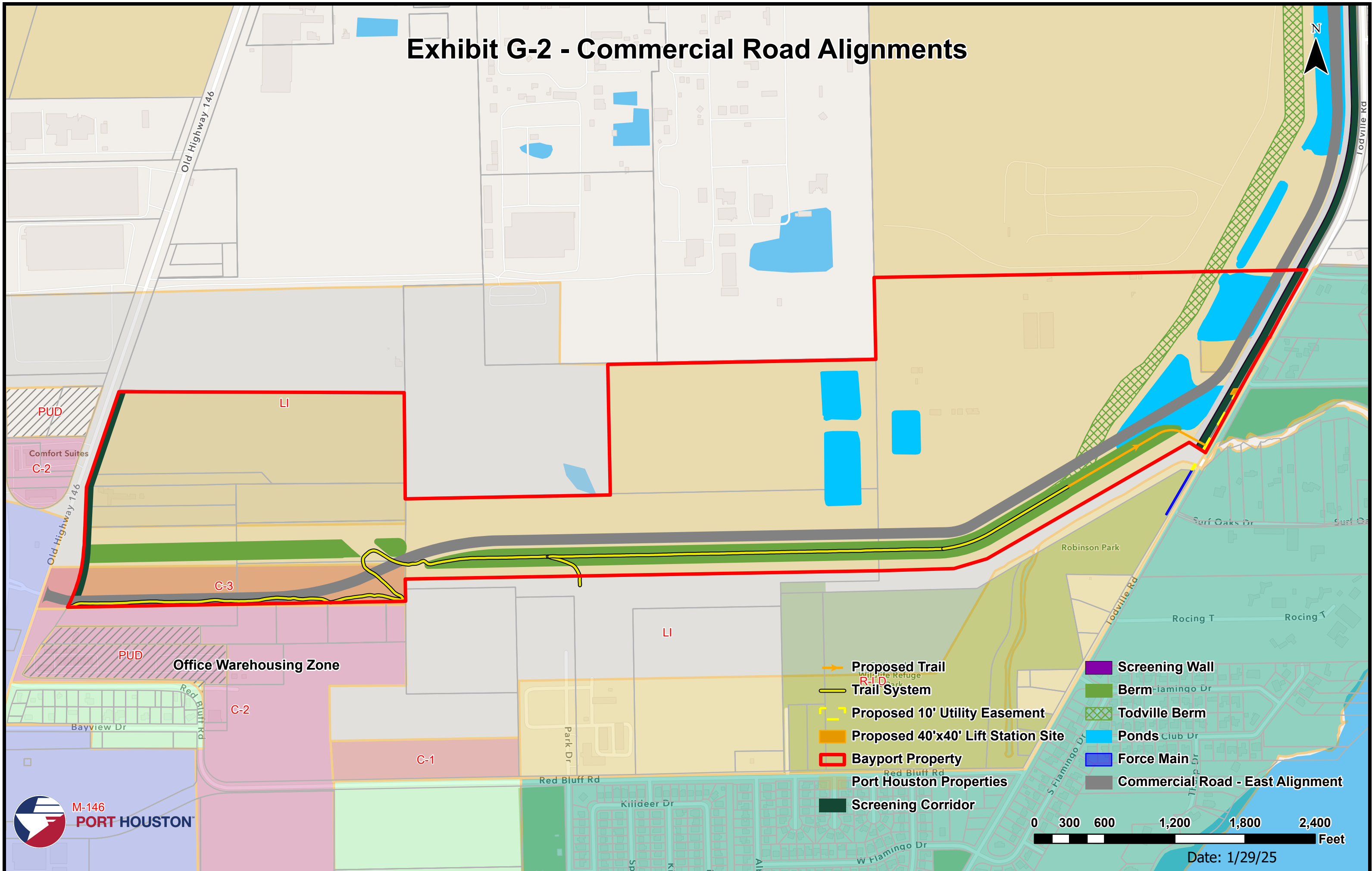


Exhibit G-3 - Commercial Road Alignments

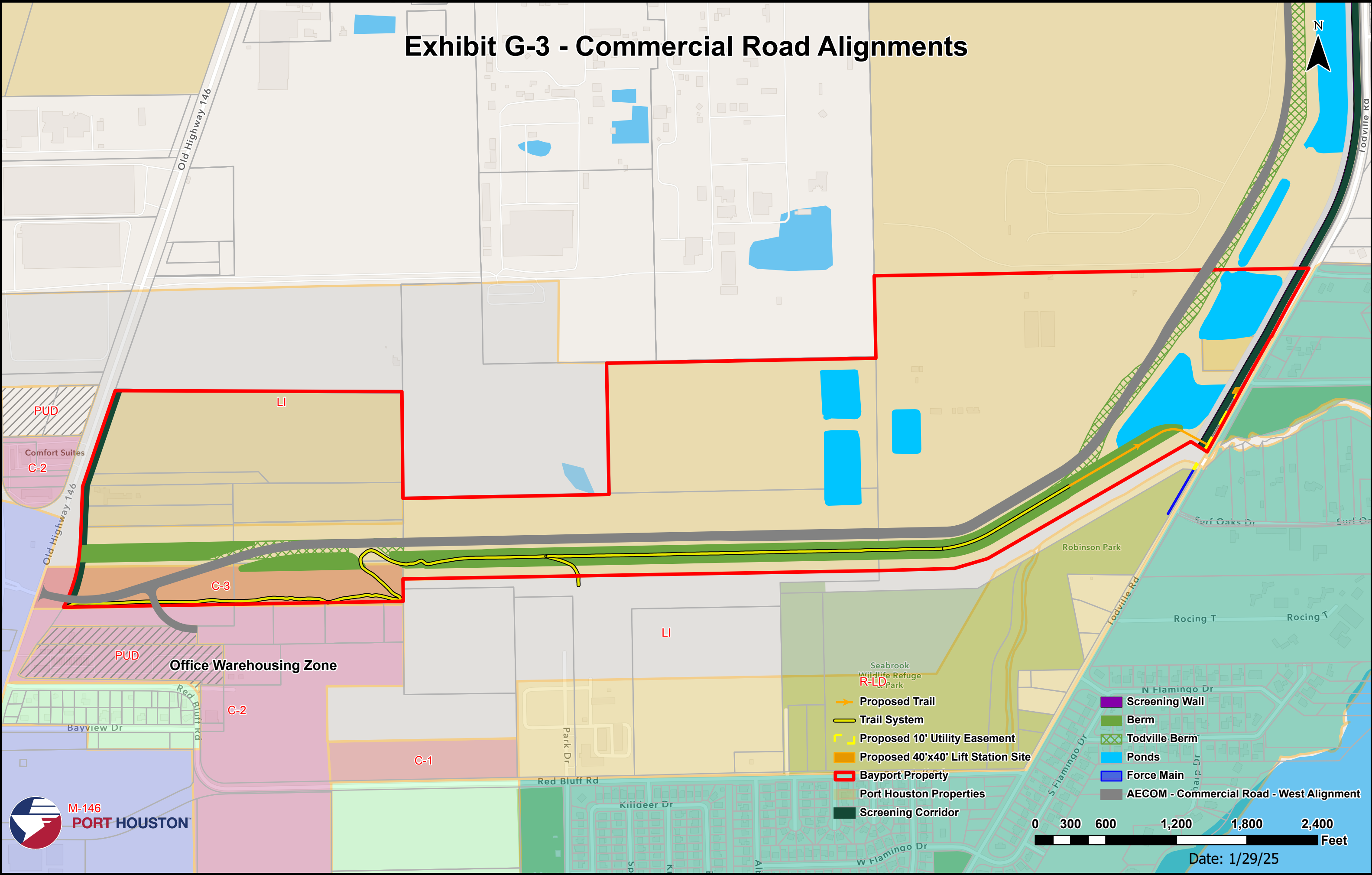


Exhibit G-4 - Commercial Road Alignments

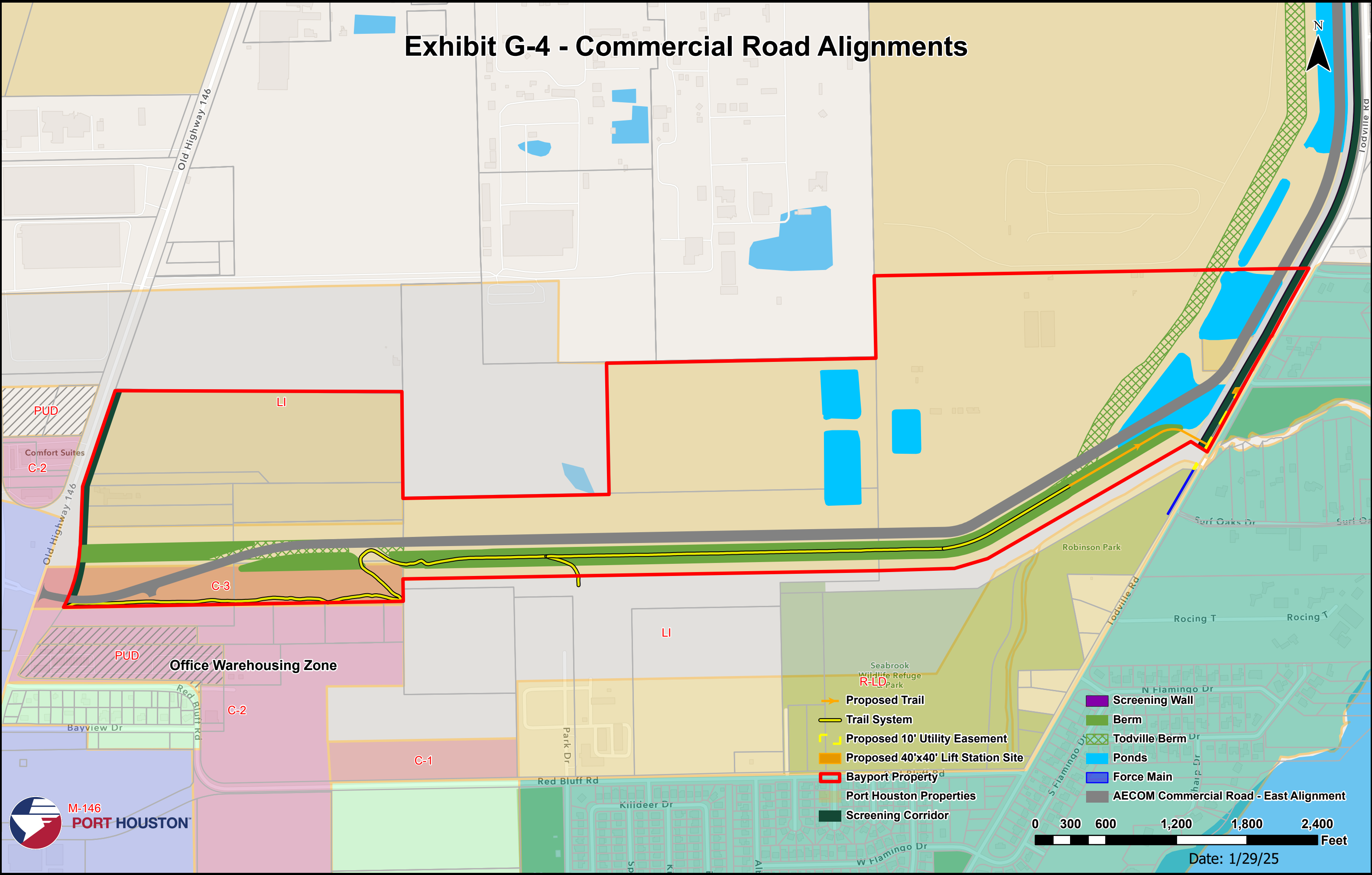


EXHIBIT H-3

CONTAINER STORAGE SPECIFICATIONS

Containers shall be stored at the Terminal within Seabrook so as not to be visible to a normal adult observer standing on Old State Highway 146, Todville Road or Red Bluff Road within Seabrook, once all improvements specified in prior and current agreements are developed. The parties acknowledge that the landscaping in the Screening Corridor will take time to mature and agree that by establishing and maintaining the Screening Corridor, Screening Wall, and Berm as set forth in this Amendment, PHA complies with these Container Storage Specifications.

EXHIBIT H-4

SCREENING CORRIDOR STANDARDS

The following standards apply within the Todville Screening Corridor and the Old Highway 146 Screening Corridor:

- (1) Every 300 square feet of the Screening Corridors must have a minimum of one (1) hardwood, one (1) evergreen pine and one (1) shrub planted a maximum of ten (10) feet on center on a triangular grid. (Please see Image 1.) Such species may include but are not limited to those listed in Table 1.
- (2) A minimum two (2) inch caliper size is required for newly planted trees. Mid-growth shrubs must be of fifty (50) percent fifteen (15) gallon and fifty (50) percent thirty (30) gallon minimum size.
- (3) Within newly planted forest areas, the forest floor should transition from an edge of pine straw six (6) feet wide against the shovel cut bed edge to the existing forest floor. (Please see Image 2.)
- (4) Screening Corridor borders should have a two (2) foot to five (5) foot width of Bermuda grass sod between the Screening Corridor and the street right-of-way and an undulating shovel cut edge for clean separation, ease of maintenance, and to create a more natural form. (Please see Image 2.)
- (5) Irrigation will not be required for unaltered natural forest areas. When existing forest needs to be supplemented to meet these Screening Corridor Standards, all newly planted areas will require irrigation.
- (6) Native existing plant material that fulfills the minimum size and spacing for reforestation may be used in lieu of new planting material.
- (7) Clearing, excavation, paving, construction, storage of materials, buildings or other improvements are prohibited within the Screening Corridor except as otherwise provided herein.
- (8) Limited mid growth pruning is permitted to allow for visibility of trail accessibility, or public safety.

Table 1. Species

Canopy		
Scientific Name	Common Name	Size
<i>Magnolia grandiflora</i>	Southern Magnolia	Screening Corridor Standards above for appropriate size and spacing
<i>Pinus elliottii</i>	Slash Pine	
<i>Pinus taeda</i>	Loblolly Pine	
<i>Quercus shumardii</i>	Shumard Oak	
<i>Quercus nigra</i>	Water Oak	
<i>Quercus nuttallii</i>	Nuttall Oak	
<i>Taxodium distichum</i>	Bald Cypress	
<i>Ulmus alata</i>	Winged Elm	
Mid-growth/Understory		
<i>Myrica cenfera</i>	<i>Southern Waxmyrtle</i>	<i>15 gal.</i>
<i>Crataegus marshallii</i>	<i>Parsley Hawthorne</i>	<i>15 gal.</i>
<i>Ilex opaca</i>	<i>American Holly</i>	<i>15 gal.</i>
<i>Ilex decidua</i>	<i>Possumhaw</i>	<i>15 gal.</i>
<i>Ilex vomitoña</i>	<i>Yaupon</i>	<i>15 gal.</i>
<i>Myrica pusilla</i>	<i>Dwarf Southern Waxmyrtle</i>	<i>15 gal.</i>

Image 1. Screening Corridor Plant Spacing

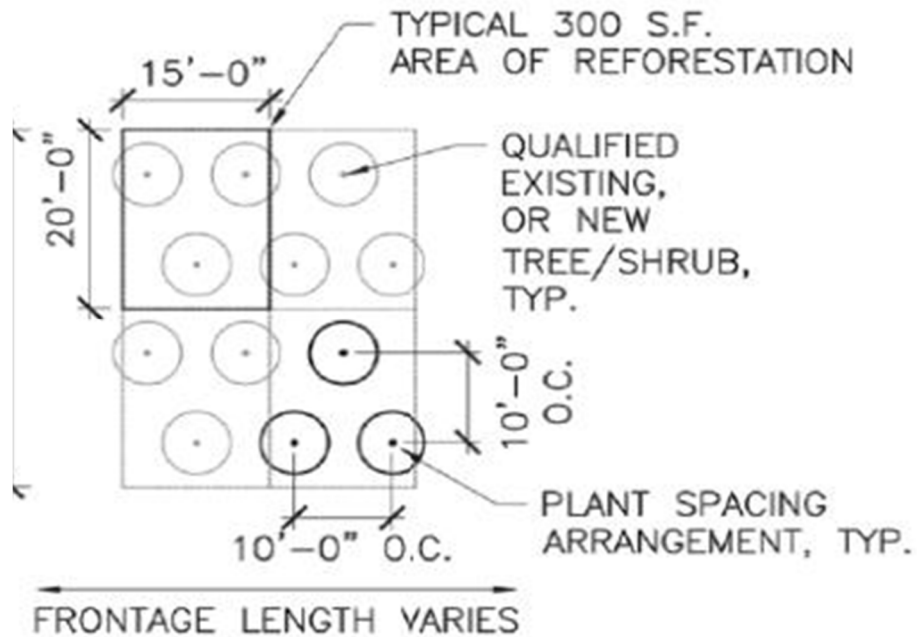


Image 2. Screening Corridor Edge and Border Requirements

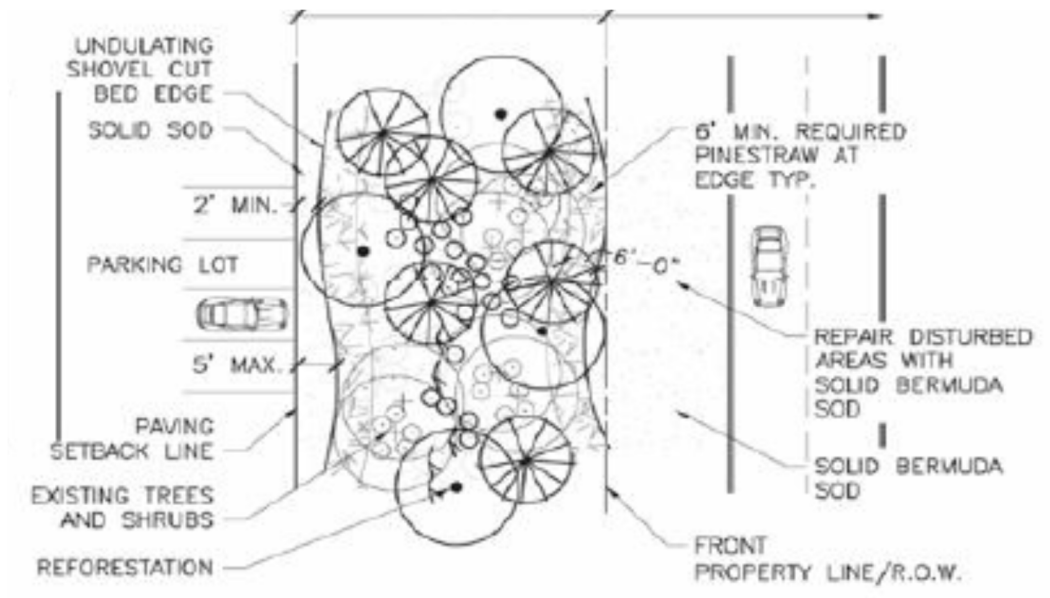


EXHIBIT I
INDUSTRIAL DISTRICT AGREEMENT

AMENDED AND RESTATED INDUSTRIAL DISTRICT AGREEMENT

(Seabrook Industrial District)

City of Seabrook

and

Port of Houston Authority

This Amended and Restated Industrial District Agreement (the “Agreement”) is entered into as of the date last set forth beneath the parties’ signature below (the “Effective Date”), by and between the City of Seabrook, Texas, a home rule municipality (“Seabrook”), and the Port of Houston Authority of Harris County, Texas, a governmental subdivision of the State of Texas (“Port Authority”), with reference to the following recitals:

RECITALS

A. It is established policy of the City Council of Seabrook to adopt reasonable measures permitted by law, which will enhance the economic stability and growth of Seabrook and its environs, and such policy is hereby reaffirmed and adopted by the Seabrook City Council as being in the best interest of Seabrook and its citizens.

B. Pursuant to that certain Memorandum of Settlement Agreement, which was approved by the parties November 5, 2007, and amended on or about October 5, 2015, May 10, 2018, and _____, 2025 (the “Settlement Agreement”), Seabrook and Port Authority settled and resolved certain disputes between them on the terms set forth therein.

C. In consideration of the Settlement Agreement and pursuant to established policy, Seabrook disannexed certain property owned by Port Authority as established by Ordinance 2007-32, and designated as the City of Seabrook Industrial District (the "Seabrook Industrial District"), as established by Ordinance 2007-33, all in accordance with Article 970a, Section 5, Vernon's Annotated Texas Civil Statutes (now Section 42.044, Texas Local Government Code); and

D. Port Authority acquired and now owns additional properties adjacent to the Seabrook Industrial District; and

E. Pursuant to its policy, Seabrook has now enacted Ordinance No. 2025-___ adding additional areas to the Seabrook Industrial District, and has designated such additional property along with the remaining portions of the Seabrook Industrial District Property owned by Port Authority as the amended “Seabrook Industrial District” (the “Seabrook Industrial "District"”), such Ordinance being in compliance with the Municipal Annexation Act of Texas, codified as Section 42.044, Texas Local Government Code; and

F. Port Authority is the owner of land within such designated Industrial District, said land being legally described on the attached **Exhibit “A”** (the “Industrial District Property”); and said Industrial District Property being more particularly shown on a map attached as **Exhibit “B”**, which map describes the ownership boundary lines; a site layout, showing all improvements, including the Bayport Terminal (the "Terminal"), pipelines and railroads, and also showing areas

of the Seabrook Industrial District as now disannexed from Seabrook by Ordinances Nos. 2007-32 and 2025-__.

G. Pursuant to said policy, the Settlement Agreement, the Ordinances, and the provisions of Local Government Code §42.044, Seabrook intends that the Seabrook Industrial District should continue to remain in its area of exclusive extraterritorial jurisdiction.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seabrook and Port Authority agree as follows:

1. Industrial District Property Status.

a. To the extent allowed by law, Seabrook covenants and agrees that during the term of this Agreement, and subject to the terms and provisions of this Agreement, the Industrial District Property shall continue and retain its extraterritorial status and Seabrook shall enact no law abridging its extraterritorial status. The Industrial District Property shall be immune from annexation by Seabrook during the term of this Agreement, subject to the provisions of this Agreement and except for provisions for annexation contained herein.

2. Term.

The term of this Agreement shall be fifteen (15) years, beginning on the Effective Date, unless extended for additional period or periods of time upon mutual consent of Port Authority and Seabrook as provided by Local Government Code §42.044.

3. No Municipal Services.

During the term of this Agreement, Seabrook shall have no obligation to provide any governmental, proprietary, or other municipal services to the Industrial District Property, including without limitation, any (a) sewer or water service, (b) police protection, (c) fire protection, (d) road or street repairs, or (e) garbage pickup service.

4. No Exercise of Powers.

Seabrook further covenants and agrees that during the term of this Agreement, Seabrook shall not extend or enforce with respect to the Industrial District Property any exercise or attempted exercise of any police power or powers of health, safety and welfare of Seabrook, including without limitation its extension or enforcement of any ordinances, rules or regulations attempting to (a) govern zoning, plats and subdivisions of land, (b) prescribe any building, electrical, plumbing, inspection, or other development code or codes, (c) exercise, in any manner whatsoever, control over the conduct of Port Authority's development of the Industrial District Property, except as set forth in the Settlement Agreement or this Agreement, or (d) exercise, in any manner whatsoever, control over the conduct of Port Authority's business with respect to the Industrial District Property, except as set forth in the Settlement Agreement, which is incorporated herein by reference. The conduct of Port Authority's business with respect to the Industrial District Property

shall be governed by the Settlement Agreement. As a condition hereto, Port Authority covenants and agrees that Port Authority will not file any type of subdivision plat or related development document for the Industrial District Property with Harris County or Seabrook without Seabrook's consent.

5. Remedies.

In the event either party breaches or attempts to breach this Agreement, then at the option of the non-breaching party, the party breaching or attempting to breach this Agreement shall be temporarily enjoined from the date of its breach for the balance of the term of this Agreement, from taking any action in violation of this Agreement.

6. Attempted Annexation or Incorporation by Third Party.

a. If any attempt to annex the Industrial District Property or any portion thereof is made by another municipality, or if the incorporation of any new municipality should be attempted so as to include within its limits all or any portion of the Industrial District Property, Seabrook and Port Authority jointly shall have the right to institute or intervene in a judicial proceeding seeking a temporary and permanent injunction against such annexation or incorporation and shall take such other legal action as may be necessary or advisable under the circumstances.

b. The costs of any such legal action shall be equally shared by Seabrook and PHA to pursue a joint and common effort, the judicial proceedings seeking the temporary and permanent injunction against such annexation or incorporation and any other legal action as may be necessary or advisable under the circumstances for the good and benefit of both Seabrook and Port Authority. However, the fees of any special legal counsel shall be paid by the party retaining same.

c. If Seabrook and Port Authority are unsuccessful in obtaining a temporary injunction enjoining such annexation or incorporation, Port Authority shall have the option of terminating this Agreement.

7. Port Authority Affiliates.

The benefits accruing to the Industrial District Property under this Agreement shall extend only to Port Authority or Port Authority's "Affiliates" that are governmental non-taxable entities (as hereinafter defined) that may own such land and property, and where reference is made herein to land and property owned by Port Authority, such reference shall also include land and property owned by Port Authority's Affiliates. "Affiliates" as used in this Agreement shall mean all corporations, partnerships, limited liability companies, or other business enterprises in which Port Authority directly or indirectly through one or more intermediaries, owns or controls a majority of the equity interests of such corporation, partnership, limited liability, company, or other business enterprise so long as the Affiliate is a nontaxable governmental subdivision/entity.

8. Transfer of Industrial District Property.

If the Industrial District Property or any portion thereof is sold by Port Authority to a third party, Port Authority shall provide prior written notice of this Agreement to the prospective purchaser/grantee and to Seabrook. Seabrook shall, if the purchaser is a nontaxable governmental

subdivision/entity, enter into an agreement binding the purchaser and its assigns upon terms substantially similar to those contained in this Agreement for the balance of the term of this Agreement. If the proposed purchaser is a taxable entity, then Seabrook, in its sole discretion shall determine whether to enter into a similar Agreement, and evaluate other terms/conditions determined necessary by Seabrook to address issues associated with a third party that is not a political subdivision, (specifically including payment for the taxable values of the subject property and taxable sales of the entity), for the balance of the term of this Agreement. If such purchaser or its assigns for any reason fail to execute such agreement within four (4) months after the date of the sale, all the Industrial District Property sold shall be excluded from coverage of this Agreement and shall be subject to annexation and regulation by Seabrook.

9. Authority for Agreement.

This Agreement is made under the authority of the Constitution and laws of the State of Texas, including Local Government Code §42.044, as amended, and under the general power to contract of each of the parties to this Agreement. It is understood and agreed that should Local Government Code §42.044 ever be held by a court of competent jurisdiction to be void or invalid, such holding shall not affect the validity and enforceability of this Agreement by and against the parties to this Agreement.

10. Recordation.

An original counterpart of the Agreement shall be promptly recorded by Port Authority in the Real Property Records of Harris County, Texas following the Effective Date.

11. Notices and Filings.

a. All notices, filings, consents, approvals and other communications provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent electronically or by registered or certified United States Mail, postage prepaid, if to:

Seabrook, the City Council, and the Seabrook
City Secretary:

With a copy to:

Port Authority:

Seabrook City Secretary
City of Seabrook
1700 1st St.
Seabrook, TX 77586
E-Mail:
City Attorney

Chief Executive Officer
111 East Loop North
Houston Texas 77029
E-Mail:

or to such other addresses as either party hereto may from time to time designate in writing and deliver in a like manner.

b. Mailing or Electronic Effective. Notices filings, consents, approvals, and communications given by mail or facsimile shall be deemed delivered twenty-four (24) hours following deposit in the U.S. mail, postage prepaid and addressed as set forth above, or confirmation of facsimile delivery to the telephone number set forth above.

12. General Provisions.

a. Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver of the breach of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

b. Headings. The descriptive headings of the sections and paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

c. Exhibits. Any exhibit attached hereto shall be deemed to have been incorporated herein by this reference with the same force and effect as if fully set forth in the body hereof.

d. Further Acts. Each of the parties hereto shall execute, acknowledge and deliver all such documents, instruments, stipulations, and affidavits and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

e. Third Parties. No term or provision of this Agreement is intended to or shall be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

f. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the parties, oral or written, are hereby superseded and merged herein.

g. Amendments. No change or addition shall be made to this Agreement except by a written amendment executed by the parties hereto. Any such amendment shall be adopted by Seabrook ordinance or resolution, and Port Commission action.

h. Approvals. Each of the parties respectively represents and warrants to the other that all approvals or consents necessary to the effectiveness of this Agreement have been granted or obtained.

i. Authority. Each party hereby represents that:

i. Each party has complied or shall timely comply with all applicable laws and has taken or shall take all necessary steps, including without limitation, the holding of all required public hearings, to enter into this Agreement and obligate itself hereunder.

ii. Each party has the authority to enter into this Agreement and comply with its requirements.

iii. The individuals executing this Agreement on behalf of the respective parties is authorized and empowered to bind the party on whose behalf each such individual is signing.

j. Severability. If any provision of this Agreement is declared void or unenforceable, such provision shall be severed from this Agreement, which shall otherwise remain in full force and effect and this Agreement shall be deemed reformed to replace the void or unenforceable provision with a valid and enforceable provision as similar as possible in effect to the void or unenforceable provision. The parties shall meet and confer as soon as practicable for the purpose of drafting, in good faith, the substitute provision. If an applicable law or court of competent jurisdiction prohibits or excuses either party from undertaking any contractual commitment to perform an act hereunder, this Agreement shall remain in full force and effect, but the provision requiring such action shall be deemed to permit such party to take such action at its discretion. If, however, such party fails to take the action required hereunder, the other shall be entitled (subject to, and in addition to the remedies provided elsewhere herein) to terminate this Agreement.

k. Counterparts. This Agreement may be signed in counterparts, and the fully executed counterparts shall together constitute a single original Agreement.

l. Attorneys' Fees. Each party shall bear its own costs and attorneys' fees in connection with the negotiation and drafting of this Agreement.

m. Change in Law. No subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or Seabrook's ability to annex the properties covered herein pursuant to the terms of this Agreement.

n. Survival of Agreement. This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of paragraphs 2 (Term), 4 (No Exercise of Powers), and 5 (Remedies) herein.

o. Governing Law; Venue. This Agreement shall be governed by the laws of the State of Texas and venue shall lie in Harris County, Texas.

[SIGNATURES ON FOLLOWING PAGE(S)]

This Amended and Restated Industrial District Agreement has been executed in multiple counterparts by the parties to be effective as of the Effective Date.

CITY OF SEABROOK, TEXAS

**PORT OF HOUSTON AUTHORITY OF
HARRIS COUNTY, TEXAS**

Thom Kolupski
Mayor

Charlie Jenkins
Chief Executive Officer

Dated: _____

Dated: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:

David Olson, City Attorney

Erik A. Eriksson, Chief Legal Officer

ATTEST:

REVIEWED:

Rachel Lewis, City Secretary

Controller

**FUNDS ARE AVAILABLE TO MEET
THIS OBLIGATION WHEN DUE:**

Financial Services

CITY OF SEABROOK
CERTIFICATE OF ACKNOWLEDGMENT

The State of Texas
County of _____

Before me, _____ (insert the name and character of the officer), on this day personally appeared _____, known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed. (Seal)

Given under my hand and seal of office this _____ day of _____, 20____.

(Notary's Signature) Notary Public, State of Texas

PORT OF HOUSTON AUTHORITY
CERTIFICATE OF ACKNOWLEDGMENT

The State of Texas
County of _____

Before me, _____ (insert the name and character of the officer), on this day personally appeared _____, known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed. (Seal)

Given under my hand and seal of office this _____ day of _____, 20____.

(Notary's Signature) Notary Public, State of Texas

EXHIBIT A
INDUSTRIAL DISTRICT PROPERTY LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION
34.926 ACRES OUT OF
THE RITSON MORRIS SURVEY, A-52
HARRIS COUNTY, TEXAS

A tract of land containing 34.926 acres (1,521,367 square feet) out of the Ritson Morris Survey, Abstract No. 52, Harris County, Texas, being all of a called 17.298 acre tract and all of a 17.296 acre tract conveyed to Ootzie of Texas, LLC as recorded under Clerk's File No. 20070662868 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.), all bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 ADJUSTMENT), said 34.926 acres being more particularly described by metes and bounds as follows:

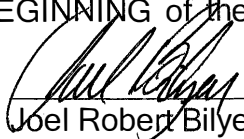
BEGINNING at a 3" pinch top pipe found at the northwest corner of the called 17.296 acre tract and the southwest corner of a called 34.62856 acre tract as recorded under Clerk's File No. S958786 of the O.P.R.R.P.H.C., lying in the eastern right of way of Old Highway 146 (right of way varies), being the POINT OF BEGINNING and northwest corner of the herein described tract, having a coordinate value of X=3,231,264.58 (E), Y=13,784,268.74 (N);

THENCE NORTH 88 degrees 13 minutes 28 seconds EAST, 2,122.55 feet along the south line of said 34.62856 acres, and along the north line of said 17.296 acres to a 2" iron pipe found in the west line of a called Remainder of 203.1442 acre tract as recorded under Clerk's File No. S889109 of the O.P.R.R.P.H.C., being the southeast corner of said 34.62856 acre tract and the northeast corner of the herein described tract;

THENCE SOUTH 02 degrees 40 minutes 44 seconds EAST, 651.14 feet along the west line of said Remainder of 203.1442 acres to a 5/8" iron rod found at the northeast corner of a called 8.88 acre tract as recorded under Clerk's File No. RP-2018-377110 of the O.P.R.R.P.H.C., being the southeast corner of said 17.298 acres, and the southeast corner of the herein described tract;

THENCE SOUTH 86 degrees 54 minutes 22 seconds WEST, 2,372.74 feet along the southern line of said 17.298 acres and the north line of said 8.88 acres and the north line of a called 3.7818 acre tract as recorded under Clerk's File No. 20130646764 of the O.P.R.R.P.H.C. to a concrete monument found in the eastern right of way of Old Highway 146 for the northwest corner of said 3.7818 acre tract, being the southeast corner of said 17.298 acres, and being the southwest corner of the herein described tract;

THENCE NORTH 16 degrees 57 minutes 23 seconds EAST, 745.12 feet along the east right of way line of Old Highway 146, along the west line of said 17.298 acres and said 17.296 acres to the POINT OF BEGINNING of the herein described tract, containing 34.926 acres (1,521,367 square feet) of land.


Joel Robert Bilyeu
Registered Professional Land Surveyor
Texas Registration No. 6106
February 26, 2021
S&V Surveying, Inc.
T.B.P.E.L.S. Registration No. 120247-00
20111 Krahn
Spring, Texas 77388
Ph: 281.353.2570

LEGAL DESCRIPTION**3.7054 ACRE TRACT**

BEING A TRACT OF LAND CONTAINING 3.7054 ACRES (161,406 SQUARE FEET), SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, BEING OUT OF LOT 1 OF THE EAST END OF LOT 2 OF THE SUBDIVISION OF RITSON MORRIS LEAGUE, A SUBDIVISION RECORDED IN VOLUME 470, PAGE 496 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND CONVEYED TO DAVID A. DEANE BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. X778689 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 3.7054 ACRE TRACT, BEING THE SAME TRACT AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2016-185573 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set 1/2 inch rod with cap marked "Survey 1", from which a found 1/2 inch iron rod bears south 24 degrees 32 minutes west at a distance of 1.9 feet for the northeast corner of a called 15.936 acre tract of land conveyed to the Port of Houston Authority by deed recorded under County Clerk's File No. V897016 of the Official Public Records of Harris County, Texas and for the southeast corner of Lot 1 and said tract herein described;

THENCE South 87 degrees 14 minutes 16 seconds West, a distance of 1,111.42 feet to a point in the east right-of-way line of Old Highway 146 (width varies), being the northwest corner of said called 15.936 acre tract and for the southwest corner of said tract herein described, from which a found 1/2 inch iron rod bears south 08 degrees 35 minutes east at a distance of 0.6 feet;

THENCE North 00 degrees 25 minutes 08 seconds East, along the east right-of-way line of said Old Highway 146, a distance of 145.97 feet to a set 1/2 inch rod with cap marked "Survey 1" in the east right-of-way line of said Old Highway 146, for the southwest corner of a tract of land conveyed to Ootzie Properties Hou LLC by deed recorded under County Clerk's File No. 20130646764 of the Official Public Records of Harris County, Texas and for the northwest corner of said tract herein described;

THENCE North 87 degrees 14 minutes 16 seconds East, a distance of 1,103.49 feet to a set 1/2 inch rod with cap marked "Survey 1" for the southeast corner said Ootzie Properties Hou LLC and for the northeast corner of said tract herein described;

THENCE South 02 degrees 41 minutes 46 seconds East, a distance of 145.75 feet to the **POINT OF BEGINNING** and containing 3.7054 acres (161,406 square feet), more or less.

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy

Attest: 7/16/2020

Chris Hollins, County Clerk

Harris County, Texas

Eloise G. Campos
Eloise G. Campos

Deputy



CON:552959|16724674



3.7818 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.7818 ACRES SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT No. 52, HARRIS COUNTY, TEXAS, AND BEING OUT OF AND PART OF A CERTAIN 8 ACRE TRACT AS DESCRIBED IN A DEED FROM MRS. VIRGINIA B. LARRABEE, A WIDOW, TO OLIVER P. CHRISTY, JR. AND WIFE, IRMA LARRABEE CHRISTY, DATED MAY 2, 1946, RECORDED IN VOLUME 1457, PAGE 95, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, TO WHICH DEED REFERENCE IS HERE MADE FOR PURPOSE OF DESCRIPTION; SAID 3.7818 ACRE TRACT BEING THE SAME TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE No. 20130646764 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at an iron rod marking the Northeast corner of said 8 acre tract, also being the Northeast corner of the tract herein described;

THENCE South 87° 10' 31" West, along and with the North line of said 8 acre tract, a distance of 1095.15 feet to a concrete right-of-way marker on the East right-of-way line of State Highway No. 146;

THENCE South 00° 32' 30" West, along and with said right-of-way line, a distance of 148.32 feet to an iron rod marking the Southwest corner of the tract herein described;

THENCE North 87° 21' 57" East, a distance of 1102.75 feet to an iron pipe far corner on the East line of said 8 acre tract;

THENCE North 02° 24' 12" West, along and with said East line of the 8 acre tract, a distance of 151.73 feet to the **PLACE OF BEGINNING** and containing 3.7818 acres of land, more or less.

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy

Attest: 7/16/2020

Chris Hollins, County Clerk
Harris County, Texas

Eloise G. Campos
Eloise G. Campos

Deputy



CON:552959|16755024



EXHIBIT A-2

LEGAL DESCRIPTION

8.88 ACRE TRACT

A tract or parcel of land being 8.88 acres, more or less, out of the Ritson Morris Survey Abstract 52, Harris County, Texas, and being that same land described in deed dated April 10, 1937, from Oscie J. Menard, et al, to Virginia Larrabee, recorded in Volume 1209, Page 715 of the Deed Records of Harris County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of Tract No. 1 of the subdivision of 70.84 acres of land, as shown by the map or plat thereof, prepared by T. J. Mahaffey, Surveyor, recorded in Volume 470, Page 495 of the Deed Records of Harris County, Texas, said 70.84 acre tract being in Lot No. Two (2) in the Northern part of the Ritson Norris Survey, as shown by the map or plat of the subdivision of said Ritson Morris League, recorded in Volume 49, Page 308 of the Deed Records of Harris County, Texas, and also shown by map or plat of said Lots No. One (1) and Two (2) of said subdivision of said Ritson Morris League, prepared by the Stimson Engineering Company, recorded in Volume 725, Pages 170 and 171 of the Deed Records of Harris County, Texas;

THENCE in an Easterly direction along the North line of said Lot No. Two (2), a distance of 1274.00 feet, more or less, to the East line of said Lot No. Two (2) and the West line of the Dobie Tract, as shown by the map or plat recorded in Volume 49, Page 308 of the Deed Records of Harris County, Texas;

THENCE in a Southerly direction along the East line of the said Lot No. Two (2), and the West line of said Dobie Tract, a distance of 304.40 feet, more or less, for corner;

THENCE in a Westerly direction 1274.00 feet, more or less, to the Southeast corner of Tract No. One (1) of said subdivision of said 70.84 acre tract above mentioned;

THENCE in a Northerly direction along the East line of said Tract No. One (1) a distance of 300.00 feet, more or less, to the North line of said Lot No. Two (2) and the PLACE OF BEGINNING.

EXHIBIT A-3

PROPERTY DESCRIPTION

Being a tract of land containing 2.500 acres (108,905 square feet) of land, more or less, situated in the Ritson Morris League, A-52, Harris, County, Texas, being a partial remainder of a called 338.8966 acre tract described in deed from Humble Oil & Refining Company to Friendswood Development Company, dated September 22, 1967, recorded under Clerk's File Number C-581822 {Film Code Number 081-36-1268) of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.); said 2.500 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at Copperweld Rod No. 2905, found for corner in the easterly line of a called 561.779 acre tract described as Tract "I" in deed to Hudson Oil Company, recorded under Clerk's File Number E-398850 (Film Code Number 118-11-0376) of the H.C.O.P.R.R.P. being in the northwesterly right-of-way line of Todville Road (60-foot R.O.W.);

THENCE, South 86° 57' 42" West, departing said northwesterly right-of-way line and along said easterly line, a distance of 360.10 feet to Copperweld Rod No. 2906 found for corner;

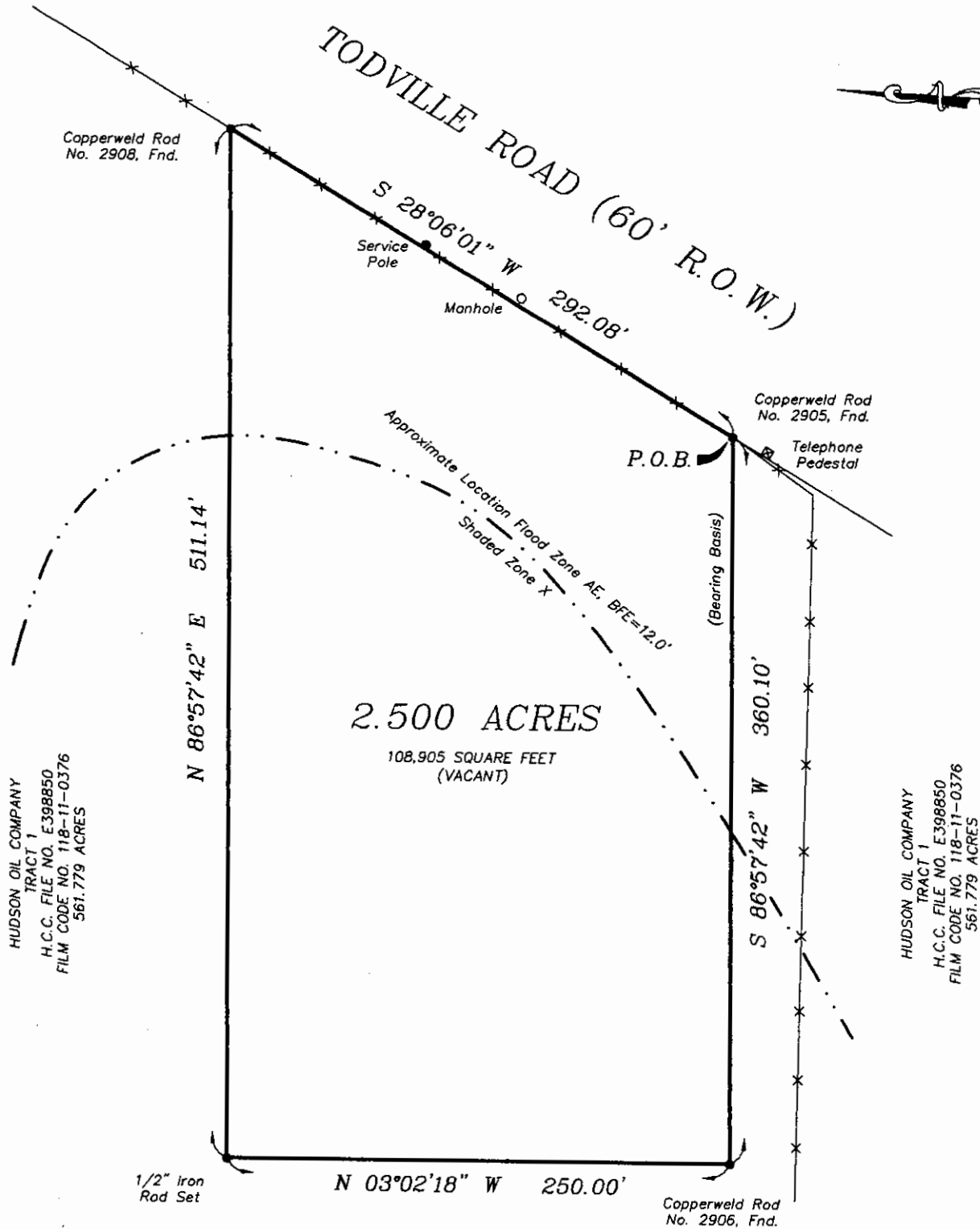
THENCE, North 03° 02' 18" West, continuing along said easterly line, a distance of 250.00 feet to 1/2-inch iron rod set for corner;

THENCE, North 86° 57' 42" East, continuing along said easterly line, a distance of 511.14 feet to Copperweld Rod No. 2908 found for corner in the northwesterly right-of-way line of said Todville Road;

THENCE, South 28° 06' 01" West, departing said easterly line and along the northwesterly right-of-way line of Todville Road, a distance of 292.08 feet to the POINT OF BEGINNING, and containing 2.500 acres (108,905 square feet) of land, more or less.

SURVEY OF

THE PROPERTY LOCATED TODVILLE ROAD, BEING A TRACT OF LAND CONTAINING 2.500 ACRES (108,905 SQUARE FEET) OF LAND SITUATED IN THE RITSON MORRIS LEAGUE, A-52, HARRIS COUNTY, TEXAS AND BEING A PARTIAL REMAINDER OF A CALLED 338.8966 ACRE TRACT DESCRIBED IN DEED FROM HUMBLE OIL & REFINING COMPANY TO FRIENDSWOOD DEVELOPMENT COMPANY, DATED SEPTEMBER 22, 1967 AND RECORDED UNDER FILE NUMBER C581822, FILM CODE NUMBER 081-36-1268 OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (H.C.O.P.R.P.); SAID 2.500 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS ATTACHED.



GENERAL NOTES:

1. Subject to terms, conditions and provisions of City of Houston Ordinance No. 85-1878 and recorded under Harris County Clerk's No. N253886.

TO: CROSBY STATE BANK AND AMERICAN TITLE CO., EXCLUSIVELY.

I, Todd J. Slaton, Registered Professional Land Surveyor No. 5082, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1992; the size, location and types of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use. Certification shown below is revoked and this survey is null and void if this document is altered in any manner, or does not bear an original seal and signature of Todd J. Slaton in blue ink.

FLOOD STAMP

IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 485507 1105 L, EFFECTIVE DATE JUNE 18, 2007, THE EASTERLY PORTION OF THIS PROPERTY DOES LINE IN FLOOD ZONE AE, BFE=12.

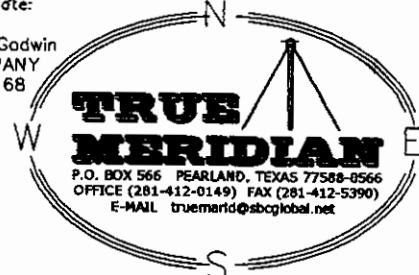
NOT FOR CONSTRUCTION

SCALE: 1" = 60'
DATE SURVEYED: SEPT. 9, 2008
JOB NO. 08-1550

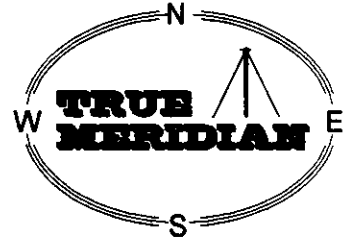
By: Todd J. Slaton
Todd J. Slaton, Registered Professional Land Surveyor No. 5082

9/12/08
Date:

PURCHASER: Tom L. Godwin
AMERICAN TITLE COMPANY
G.F. NO.: 1229-08-1168



TRUE MERIDIAN



P.O. Box 566 • Pearland, Texas 77588-0566 • Office: (281) 412-0149 • Fax: (281) 412-5390

FIELD NOTE DESCRIPTION BEING A TRACT OF LAND CONTAINING 2.500 ACRES (108,905 SQUARE FEET) OF LAND SITUATED IN THE RITSON MORRIS LEAGUE, A-52, HARRIS COUNTY, TEXAS AND BEING A PARTIAL REMAINDER OF A CALLED 338.8966 ACRE TRACT DESCRIBED IN DEED FROM HUMBLE OIL & REFINING COMPANY TO FRIENDSWOOD DEVELOPMENT COMPANY, DATED SEPTEMBER 22, 1967 AND RECORDED UNDER FILE NUMBER C581822, (FILM CODE NUMBER 081-36-1268) OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY (H.C.O.P.R.R.P.); SAID 2.500 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a Copperweld Rod No. 2905 found for corner in the Easterly line of a called 561.779 acre tract described as Tract 1 in deed to Hudson Oil Company recorded under File Number E398850, Film Code Number 118-11-0376 of the H.C.O.P.R.R.P. being in the Northwestern right-of-way line of Todville Road (60' R.O.W.);

THENCE S 86°57'42" W, departing said Northwestern right-of-way line and along said Easterly line, a distance of 360.10 feet to a Copperweld Rod No. 2906 found for corner;

THENCE N 03°02'18" W, continuing along said Easterly line, a distance of 250.00 feet to 1/2 inch iron rod set for corner;

THENCE N 86°57'42" E, continuing along said Easterly line, a distance of 511.14 feet to a Copperweld Rod No. 2908 found for corner in the Northwestern right-of-way line of Todville Road;

THENCE S 28°06'01" W, departing said Easterly line and along the Northwestern right-of-way line of Todville Road, a distance of 292.08 feet to the PLACE OF BEGINNING and containing 2.500 acres (108,905 square feet) of land, more or less.

Todd J. Slaton, R.P.L.S. No. 5082
September 12, 2008



18.317 ACRE TRACT
TRACT B
OUT OF THE RITSON MORRIS LEAGUE A-52
SEABROOK, HARRIS COUNTY, TEXAS

Being 18.317 acres out of the following; a called 15.936 acre tract as recorded as described in an instrument recorded at Harris County Clerks File Number (HCCFN) V897016, a called 8.838 acre tract as described in an instrument recorded at HCCFN V894192 and a called 8.85 acre tract as described in an instrument recorded at HCCFN U845272, located in the Ritson Morris League, Abstract 52, Harris County, Texas and being more particularly described as follows:

COMMENCING at the northwest corner of said called 15.936 acre tract and the southwest corner of a 3.700 acre tract as described in an instrument recorded at HCCFN P772471 also being in the easterly line of State Highway 146 (variable width).

THENCE, South 00 degrees 28 minutes 43 seconds West along the said easterly line of State Highway 146, a distance of 152.69 feet to the beginning of a non-tangent curve to the left;

THENCE, southerly 126.72 feet along the arc of said non-tangent curve to the right, said curve having a radius of 1,102.14 feet and a chord of South 03 degrees 46 minutes 21 seconds West a distance of 126.65 feet to the **PLACE OF BEGINNING**.

1. **THENCE**, North 87 degrees 17 minutes 51 seconds East, a distance of 2,407.80 feet to the northeast corner of the herein described tract in the west line of a called 203.1442 acre tract as described in an instrument recorded at HCCFN S889109;
2. **THENCE**, South 02 degrees 38 minutes 11 seconds East along the said west line of called 203.1442 acre tract, a distance of 330.50 feet to the southeast corner of the herein described tract same being the southwest corner of said called 8.85 acre tract and the northeast corner of a called 1 acre tract as described in an instrument recorded at HCCFN E678129;
3. **THENCE**, South 87 degrees 41 minutes 34 seconds West, along the north line of the following tracts said called 1 acre tract, a called 2.66 acre tract as described in an instrument recorded at volume 1167, page 96 Harris County Deed Records(HCDR), and a called 2.74 acre tract as described in an instrument recorded at HCCFN S071828, a distance 1,273.97 feet to a point for a corner;

18.317 ACRE TRACT

4. **THENCE**, South 87 degrees 03 minutes 18 seconds West, along the north line of the following tracts said called 2.74 acre tract and a called 4 acre tract described in an instrument recorded at volume 2182, page 557 a distance 1,244.70 feet to the southwest corner of the herein described tract in the said easterly line of State Highway 146, being in a non-tangent curve to the left;
5. **THENCE**, northerly 346.80 feet along the arc of said non-tangent curve to the left with the said easterly line of State Highway 146, said curve having a radius of 1,102.14 feet and a chord of North 16 degrees 04 minutes 51 seconds East a distance of 345.37 feet to the **PLACE OF BEGINNING**.

N

OLD HWY 146

N00° 28' 43" E
152.68'

R=1102.14'
L126.72
CB=N03° 46' 21" E
CD=126.65'

R=1102.14'
L=346.80'
CB=N16° 04' 51" E
CD=345.37'

CALLED 3.700 ACRE
H.C.C.F. NO. P772471

CALLED 8.88 ACRE
H.C.C.F. NO. R034696

N87° 17' 51" E - 2385.37'

CALLED 8.838 ACRE
H.C.C.F. NO. V894192

S02° 38' 11" E
278.29'

CALLLED 203.1442 ACRE
H.C.C.F. NO. S889109

S02° 38' 11" E
330.50'

CALLLED 15.936 ACRES
H.C.C.F. NO. T178406

N87° 17' 51" E - 2407.80'

TRACT "B"
18.317 ACRES

CALLLED 8.85 ACRE
H.C.C.F. NO. U845272

S87° 03' 18" W - 1244.70'

CALLLED 4 ACRE
VOL. 2182, PG. 557, H.C.D.R.

S87° 41' 34" W - 1273.97'

CALLLED 2.74 ACRE
H.C.C.F. NO. S071828

CALLLED 2 2/3 ACRE
VOL. 1167, PG. 96, H.C.D.R.

CALLLED ONE ACRE
H.C.C.F. NO. E678129

CALLLED ONE ACRE
H.C.C.F. NO. E678129

EXHIBIT B - LAND SWAP

DATE: 12-05-07

SCALE: 1" = 400'

GF.NO: N/A



Civil Concepts, Inc.

3425 Federal Street
Pasadena, Texas 77504
Phone: 713.947.6606

SURVEYING & MAPPING
CIVIL ENGINEERING, CONSTRUCTION

15.295 ACRE TRACT
TRACT A
OUT OF THE RITSON MORRIS SURVEY A52,
SEABROOK, HARRIS COUNTY, TEXAS

Being 15.295 acres out of the following; a called 15.936 acre tract as recorded and described in an instrument recorded at Harris County Clerks File Number (HCCFN) V897016, a called 8.838 acre tract as described in an instrument recorded at HCCFN V894192 and a called 8.85 acre tract as described in an instrument recorded at HCCFN U845272, and located in the Ritson Morris League, Abstract 52, Harris County, Texas and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract same being the northwest corner of said called 15.936 acre tract and the southwest corner of a 3.700 acre tract as described in an instrument recorded at HCCFN P772471 also being in the easterly line of State Highway 146 (variable width).

1. **THENCE**, North 87 degrees 17 minutes 51 seconds East along the north line of said called 15.936 acre tract, passing at 1,111.41 feet the southeast corner of said 3.700 acre tract and the southwest corner of a called 8.88 acre tract as described in an instrument recorded at HCCFN S677275, for a total distance of 2,385.37 feet to the west line of a called 203.1442 acre tract as described in an instrument recorded at HCCFN R034696 also being the southeast corner of said 8.88 acre tract, and the northeast corner of the herein described tract;
2. **THENCE**, South 02 degrees 38 minutes 11 seconds East along the said west line of said called 203.1442 acre tract, a distance of 278.29 feet to the southeast corner of the herein described tract;
3. **THENCE**, South 87 degrees 17 minutes 51 seconds West, a distance of 2,407.80 feet to the southwest corner of the herein described tract in the said easterly line of State Highway 146, being in a non-tangent curve to the left;
4. **THENCE**, northerly 126.72 feet along the arc of said non-tangent curve to the left, said curve having a radius of 1,102.14 feet and a chord of North 03 degrees 46 minutes 21 seconds East a distance of 126.65 feet to the point of tangency;
5. **THENCE**, North 00 degrees 28 minutes 43 seconds East continuing along the said easterly line of State Highway 146 a distance of 152.68 feet to the **PLACE OF BEGINNING**.

N

OLD HWY 146

N00° 28' 43" E
152.68'

R=1102.14'
L126.72
CB-N03° 46' 21" E
CD=126.65'

R=1102.14'
L=346.80'
CB-N16° 04' 51" E
CD=345.37'

CALLED 3.700 ACRE
H.C.C.F. NO. P772471

N87° 17' 51" E - 2385.37'

TRACT "A"
15.295 ACRES

CALLED 8.838 ACRE
H.C.C.F. NO. V894192

N87° 17' 51" E - 2407.80'

TRACT "B"
18.317 ACRES

CALLED 8.85 ACRE
H.C.C.F. NO. U845272

CALLER 15.936 ACRES
H.C.C.F. NO. T178406

S87° 03' 18" W - 1244.70'

CALLER 4 ACRE
VOL. 2182, PG. 557, H.C.D.R.

S87° 41' 34" W - 1273.97'

CALLER 2.74 ACRE
H.C.C.F. NO. S071828

CALLER 2 2/3 ACRE
VOL. 1167, PG. 96, H.C.D.R.

CALLER ONE ACRE
H.C.C.F. NO. E678129

CALLER ONE ACRE
H.C.C.F. NO. E678129

S02° 38' 11" E
278.29'

CALLER 203.1442 ACRE
H.C.C.F. NO. S889109

S02° 38' 11" E
330.50'

EXHIBIT A - LAND SWAP

DATE: 12-05-07

SCALE: 1" = 400'

GF.NO: N/A



Civil Concepts, Inc.

3425 Federal Street
Pasadena, Texas 77504
Phone: 713.947.6606

SURVEYING & MAPPING
CIVIL ENGINEERING, CONSTRUCTION

120.125 ACRE TRACT
TRACT C
OUT OF THE RITSON MORRIS SURVEY A 52
SEABROOK, HARRIS COUNTY, TEXAS

Being 120.125 acres of land out of a called 500.0 acre tract as described in an instrument recorded at Harris County Clerks File Number (HCCFN) P201191, located in the Ritson Morris League, Abstract 52, Seabrook, Harris County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the north line of said Ritson Morris League, Abstract 52, same being the south line of the William P. Harris League Abstract 30 and the westerly line of Toddville Road (60 feet wide).

1. **THENCE**, South 28 degrees 06 minutes 08 seconds West along the said westerly line of Toddville Road, a distance of 631.98 feet to the northeast corner of a call 2.500 acre Drill Site as recorded at HCCFN P282860;
2. **THENCE**, South 86 degrees 58 minutes 45 seconds West along the northerly line of said 2.500 acre Drill Site, a distance of 511.16 feet to the northwest corner of said drill site;
3. **THENCE**, South 03 degrees 03 minutes 48 seconds East along the westerly line of said 2.500 acre Drill Site, a distance of 250.15 feet to the southwest corner of said drill site;
4. **THENCE**, North 86 degrees 57 minutes 03 seconds East along the southerly line of said 2.500 acre Drill Site, a distance of 360.04 feet to the said westerly line of Toddville Road
5. **THENCE**, South 28 degrees 08 minutes 33 seconds West along the said westerly line of Toddville Road, a distance of 785.29 feet to the northeasterly corner of a called 19.185 acre tract as recorded in HCCFN R714160;
6. **THENCE**, South 87 degrees 47 minutes 47 seconds West along the north line of said called 19.184 acre tract to a point for corner;
7. **THENCE**, South 57 degrees 29 minutes 00 seconds West continuing along the north line of said Drainage Easement a distance of 1724.59 feet to a point for corner;
8. **THENCE**, South 72 degrees 12 minutes 19 seconds West continuing along the north line of said Drainage Easement, a distance of 253.09 feet to a point for corner;

EXHIBIT ____
120.125 ACRE TRACT

9. **THENCE**, South 57 degrees 29 minutes 14 seconds West along the northwesterly line of said called 19.184 acre tract, a distance of 1739.36 feet to the north line of a called 41.25 acre tract as recorded at HCCFN P201191;
10. **THENCE**, South 86 degrees 55 minutes 53 seconds West along the said north line of a called 41.25 acre tract, for a distance of 718.14 feet to the southeast corner of a called 203.1442 acre tract as recorded in HCCFN S889109;
11. **THENCE**, North 03 degrees 05 minutes 00 seconds West, along the said east line of said called 203.1442 acre tract passing at 1,592.41 feet the northeast corner of a called 179.336 acre tract as recorded in HCCFN N8535531, for a total distance of 2,317.10 feet to the north line of said Ritson Morris League, Abstract No. 52 and the south line of said William P. Harris League, Abstract No. 30;
12. **THENCE**, North 86 degrees 57 minutes 35 seconds East along the north line of said Ritson Morris League, Abstract 52 and the south line of the William P. Harris League, Abstract No. 30 a distance of 3,233.77 feet to the **PLACE OF BEGINNING**.

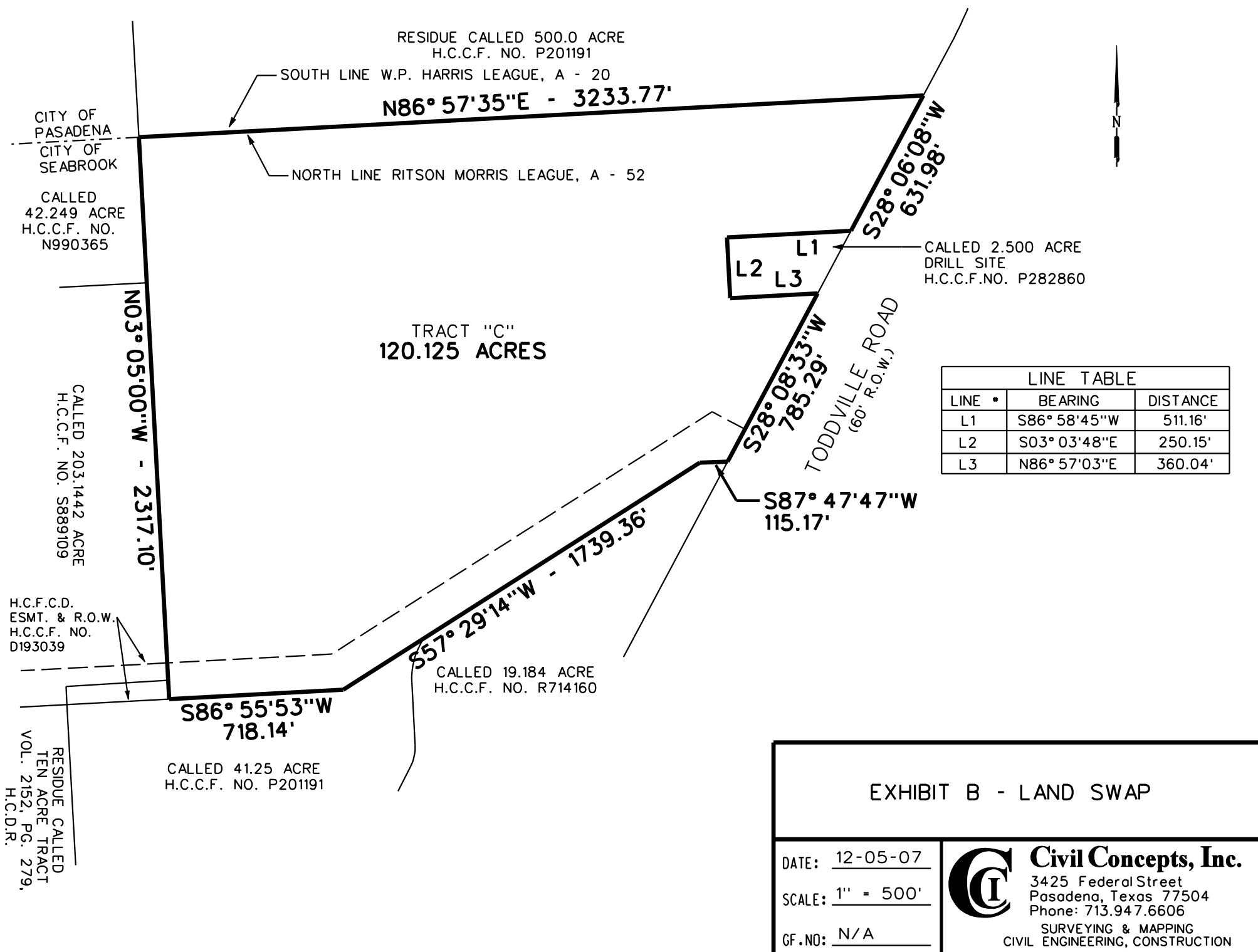


EXHIBIT B - LAND SWAP

DATE: 12-05-07
SCALE: 1" = 500'
GF.NO: N/A



Civil Concepts, Inc.
3425 Federal Street
Pasadena, Texas 77504
Phone: 713.947.6606
SURVEYING & MAPPING
CIVIL ENGINEERING, CONSTRUCTION

Acryl I Property

Being a 48.514 acre tract or parcel of land situated in the Ritson Morris League, Abstract No. 52, Harris County, Texas, being out of and a part of that certain tract of land called 203.1442 acres conveyed by General Warranty Deed dated March 3, 1998, from MAT Corporation, a Delaware corporation, to American Acryl L. P., a Delaware limited partnership, recorded under Harris County Clerk's File No. S889109 of the Official Public Records of Real Property of Harris County, Texas, said 48.514 acre tract or parcel of land herein described is referenced to the US State Plane Coordinate System, Texas South Central Zone, NAD 1983 Datum, and is more particularly described by metes and bounds as follows (all distance calls are ground distance):

COMMENCING at a Copperweld rod stamped No. 2991 recovered for the Southerly most Northeast corner of the said American Acryl L. P. tract called 203.1442 acres, said rod having a Texas State Plane Coordinate System, South Central Zone value of X= 3,236,880.369 and Y= 13,784,699.947;

THENCE South 03 deg. 05 min. 11 sec. East, with the Easterly most line of the said American Acryl L. P. tract called 203.1442 acres, a distance of 966.75 feet to a point marking the Northeasterly most corner of the herein described tract and POINT OF BEGINNING;

THENCE South 03 deg. 05 min. 11 sec. East, continuing with the Easterly most line of the said American Acryl tract called 203.1442 acres, a distance of 600.00 feet to a point in the Northerly most line of that certain Harris County Flood Control District easement and right-of-way designated as part of Harris County Flood Control Unit F 220-00-00 conveyed from Friendswood Development Company, an Arizona corporation to Harris County Flood Control District by deed dated July 29, 1970, recorded in Volume 8169 at Page 548 of the Deed Records of Harris County, Texas, and under Harris County Film Code No. 121-24-2452, said point marking the Southeasterly most corner of the herein described tract;

THENCE South 86 deg. 56 min. 28 sec. West, along the Northerly most line of the said Harris County Flood Control District easement and right-of-way designated as part of Harris County Flood Control Unit F 220-00-00, passing at 3,276.88 feet a point of intersection in the Northerly most right-of-way of same, and continuing for a total distance of 3,524.51 feet to a point in the Westerly most West line of the said American Acryl L. P. tract called 203.1442 acres marking the Southwesterly most corner of the herein described tract;

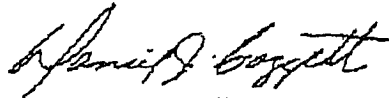
THENCE North 02 deg. 38 min. 06 sec. West, with the Westerly most West line of the said American Acryl L. P. tract called 203.1442 acres, a distance of 600.00 feet to a point marking the Northwesterly most corner of the herein described tract;

Page 2 of 2 Pages

DESCRIPTION OF 48.514 ACRES OF LAND CONTINUED:

THENCE North 86 deg. 56 min. 27 sec. East, over and across the said American Acryl
L. P. tract called 203.1442 acres, a distance of 3,519.78 feet to the POINT OF
BEGINNING, containing 2,113,256.75 square feet or 48.514 acres of land.

05-22-2002



DANIEL J. BAGGETT
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4242



Page 2 of 2 Pages

Acryl II Property

METES AND BOUNDS

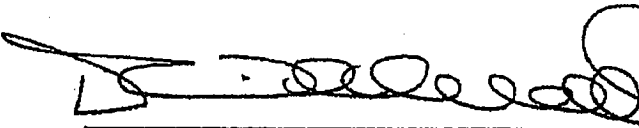
A tract of land containing 44.198 acres of land being out of the remainder of 203.1442 acre tract as recorded in Harris County Clerk's File No. S889109 and being located in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING, at found copperweld # 2991 marking the southeast corner of a called 176.336 acre tract as recorded in Harris County Clerk's File No. N835531 and in the west line of a called 500 acre tract as recorded in Harris County Clerk's File No. P201191 and being the northeast corner of a called 100 feet wide drainage easement as recorded in Harris County Clerk's File F333256;

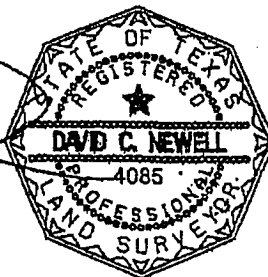
1. **THENCE**, South 03 degrees 05 minutes 11 seconds East, along the west line of said called 500 acre tract and the east line of said called 100 feet wide easement, for a distance of 966.75 feet to a set five eighths inch iron rod with cap stamped "CCI";
2. **THENCE**, South 86 degrees 56 minutes 28 seconds West, over and across said 203.1442 acre tract, for a distance of 1990.91 feet to a found five eighths inch iron rod with cap stamped "Wilson Group";
3. **THENCE**, North 03 degrees 03 minutes 32 seconds West, continuing over and across said called 203.1442 acre tract, for a distance of 967.51 feet to a found five eighths iron rod with cap stamped "Wilson Group" in the south line of a called 42.249 acre tract as described in Harris County Clerk's File No. N990365;
4. **THENCE**, North 86 degrees 57 minutes 43 seconds East, along the south line of said called 42.249 acre tract and said called 176.336 acre tract, for a distance of 1990.45 feet to the **POINT OF BEGINNING**.

A survey of even date accompanies this metes and bounds.

Date: February 11, 2009



David C. Newell
Registered Professional Land Surveyor
Texas Registration No. 40.85



Being a 48.514 acre tract or parcel of land situated in the Ritson Morris League, Abstract No. 52, Harris County, Texas, being out of and a part of that certain tract of land called 203.1442 acres conveyed by General Warranty Deed dated March 3, 1998, from MAT Corporation, a Delaware corporation, to American Acryl L. P., a Delaware limited partnership, recorded under Harris County Clerk's File No. S889109 of the Official Public Records of Real Property of Harris County, Texas, said 48.514 acre tract or parcel of land herein described is referenced to the US State Plane Coordinate System, Texas South Central Zone, NAD 1983 Datum, and is more particularly described by metes and bounds as follows (all distance calls are ground distance):

COMMENCING at a Copperweld rod stamped No. 2991 recovered for the Southerly most Northeast corner of the said American Acryl L. P. tract called 203.1442 acres, said rod having a Texas State Plane Coordinate System, South Central Zone value of X= 3,236,880.369 and Y= 13,784,699.947;

THENCE South 03 deg. 05 min. 11 sec. East, with the Easterly most line of the said American Acryl L. P. tract called 203.1442 acres, a distance of 966.75 feet to a point marking the Northeasterly most corner of the herein described tract and POINT OF BEGINNING;

THENCE South 03 deg. 05 min. 11 sec. East, continuing with the Easterly most line of the said American Acryl tract called 203.1442 acres, a distance of 600.00 feet to a point in the Northerly most line of that certain Harris County Flood Control District easement and right-of-way designated as part of Harris County Flood Control Unit F 220-00-00 conveyed from Friendswood Development Company, an Arizona corporation to Harris County Flood Control District by deed dated July 29, 1970, recorded in Volume 8169 at Page 548 of the Deed Records of Harris County, Texas, and under Harris County Film Code No. 121-24-2452, said point marking the Southeasterly most corner of the herein described tract;

THENCE South 86 deg. 56 min. 28 sec. West, along the Northerly most line of the said Harris County Flood Control District easement and right-of-way designated as part of Harris County Flood Control Unit F 220-00-00, passing at 3,276.88 feet a point of intersection in the Northerly most right-of-way of same, and continuing for a total distance of 3,524.51 feet to a point in the Westerly most West line of the said American Acryl L. P. tract called 203.1442 acres marking the Southwesterly most corner of the herein described tract;

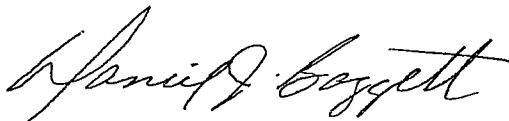
THENCE North 02 deg. 38 min. 06 sec. West, with the Westerly most West line of the said American Acryl L. P. tract called 203.1442 acres, a distance of 600.00 feet to a point marking the Northwesterly most corner of the herein described tract;

Page 2 of 2 Pages

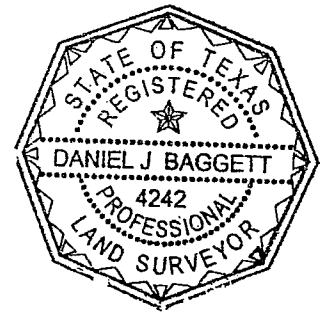
DESCRIPTION OF 48.514 ACRES OF LAND CONTINUED:

THENCE North 86 deg. 56 min. 27 sec. East, over and across the said American Acryl L. P. tract called 203.1442 acres, a distance of 3,519.78 feet to the POINT OF BEGINNING, containing 2,113,256.75 square feet or 48.514 acres of land.

05-22-2002



DANIEL J. BAGGETT
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4242



METES AND BOUNDS

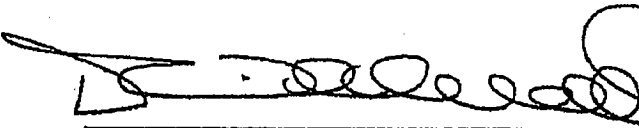
A tract of land containing 44.198 acres of land being out of the remainder of 203.1442 acre tract as recorded in Harris County Clerk's File No. S889109 and being located in the Ritson Morris Survey, Abstract No. 52, Harris County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING, at found copperweld # 2991 marking the southeast corner of a called 176.336 acre tract as recorded in Harris County Clerk's File No. N835531 and in the west line of a called 500 acre tract as recorded in Harris County Clerk's File No. P201191 and being the northeast corner of a called 100 feet wide drainage easement as recorded in Harris County Clerk's File F333256;

1. **THENCE**, South 03 degrees 05 minutes 11 seconds East, along the west line of said called 500 acre tract and the east line of said called 100 feet wide easement, for a distance of 966.75 feet to a set five eighths inch iron rod with cap stamped "CCI";
2. **THENCE**, South 86 degrees 56 minutes 28 seconds West, over and across said 203.1442 acre tract, for a distance of 1990.91 feet to a found five eighths inch iron rod with cap stamped "Wilson Group";
3. **THENCE**, North 03 degrees 03 minutes 32 seconds West, continuing over and across said called 203.1442 acre tract, for a distance of 967.51 feet to a found five eighths iron rod with cap stamped "Wilson Group" in the south line of a called 42.249 acre tract as described in Harris County Clerk's File No. N990365;
4. **THENCE**, North 86 degrees 57 minutes 43 seconds East, along the south line of said called 42.249 acre tract and said called 176.336 acre tract, for a distance of 1990.45 feet to the **POINT OF BEGINNING**.

A survey of even date accompanies this metes and bounds.

Date: February 11, 2009



David C. Newell
Registered Professional Land Surveyor
Texas Registration No. 40.85

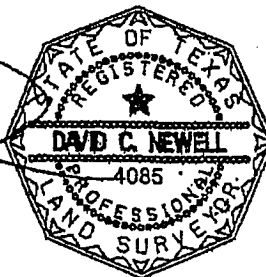
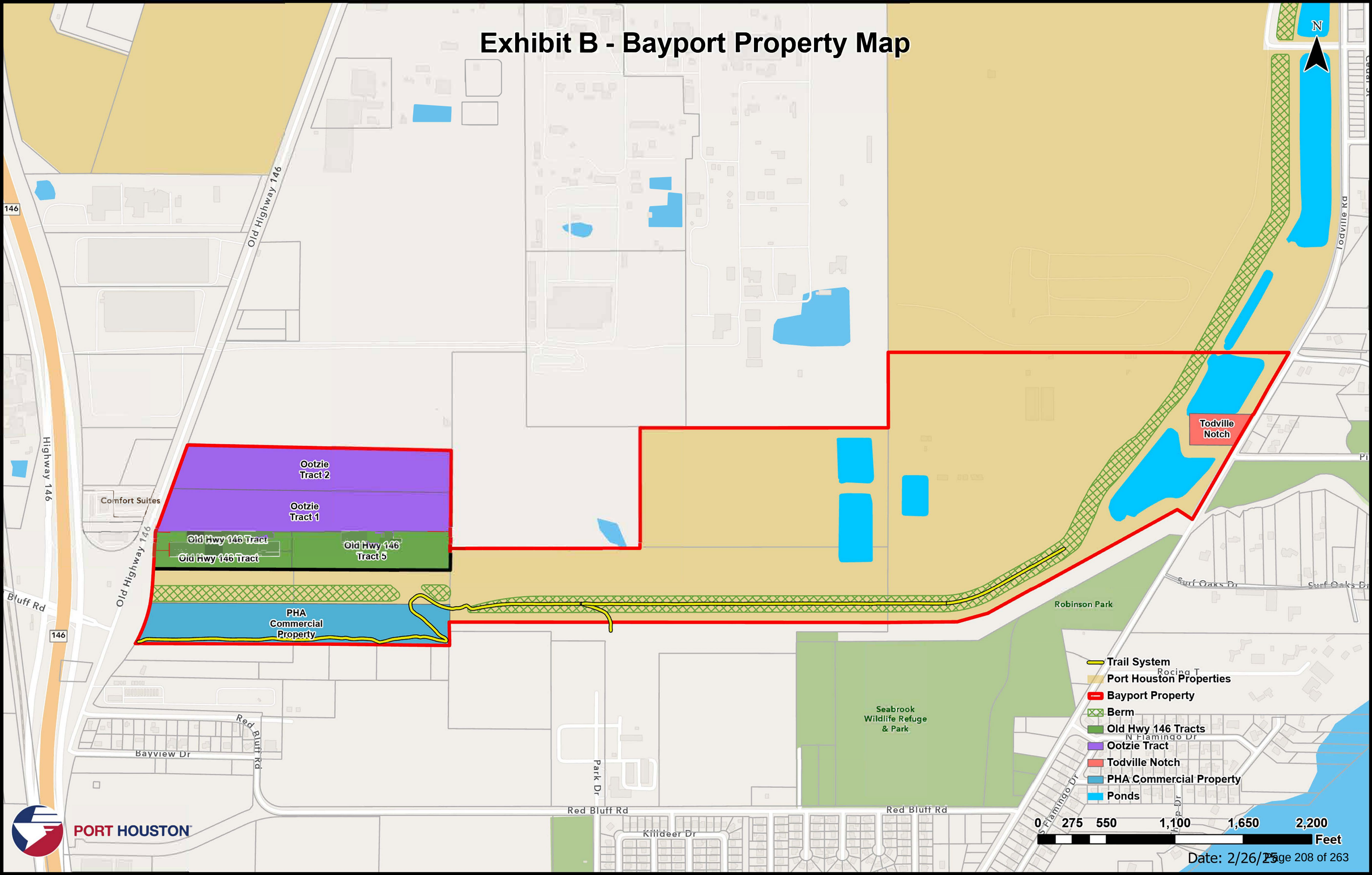


EXHIBIT B
INDUSTRIAL DISTRICT PROPERTY MAP

Exhibit B - Bayport Property Map



- Trail System
- Port Houston Properties
- Bayport Property
- Berm
- Old Hwy 146 Tracts
- Ootzie Tract
- Todville Notch
- PHA Commercial Property
- Ponds

0 275 550 1,100 1,650 2,200 Feet

EXHIBIT J
RIGHT OF WAY EASEMENT

RIGHT OF WAY
PERMANENT EASEMENT GRANT AND DEDICATION

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument is made and entered into this ____ day of _____, 2025, by and between the CITY OF SEABROOK, TEXAS, whose mailing address is 1700 First Street, Seabrook, Texas 77586, hereinafter called the GRANTOR, and the Port of Houston Authority of Harris County, Texas, a governmental subdivision of the State of Texas, with a mailing address of 111 East Loop North, Houston, Texas 77029, hereinafter referred to as GRANTEE.

For and in consideration of Two Hundred ninety One Thousand, Two Hundred Seventeen Dollars (\$283,656.00) and other good and valuable consideration as herein set out, paid and received by Grantor, the receipt and sufficiency of which is hereby confessed and acknowledged, and for which no lien is retained, either expressly or implied, Grantor by these presents does grant, bargain, sell and convey to Grantee, for the purpose of public right of way, a permanent perpetual easement (“Easement”) to construct, install, maintain, operate, inspect, fill, and repair, as well as to use the surface and subsurface thereof in any lawful manner that shall be deemed necessary and desirable by Grantee, including all rights over, under, across, upon, along and through the property described in Exhibit “A” attached hereto and incorporated by reference for all purposes (the “Easement Area”).

This Easement is for roadway improvements. All construction and reclamation will be at no cost to the Grantor. Grantee may do and perform all acts necessary to construct, reconstruct, repair, relocate, or maintain the subject right of way within said Easement Area and to operate thereon all necessary machinery and equipment to efficiently prosecute the work. Grantee shall be responsible for obtaining any and all necessary consents, approvals, and permits. Grantor retains, reserves, and shall continue to enjoy the use of the surface of the easement property for any and all purposes which do not interfere with or prevent the use by Grantee of the Easement for the purposes stated herein.

Grantee acknowledges that Grantee has independently and personally inspected the Easement Area and that Grantee has entered into this Easement based upon such examination and inspection. Grantee accepts the Easement Area in its present condition, AS IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATION, WARRANTY, OR EXPECTATION WHATSOEVER, EXPRESS OR IMPLIED, specifically (without limiting the generality of the foregoing) without any warranty regarding (i) any improvements currently located at or constituting a portion of the Easement Area, (ii) the soil and environmental conditions existing at the Easement Area, or (iii) the suitability of the Easement Area for any particular purpose or use.

The terms and provisions hereby shall extend to and be binding upon Grantor and Grantee and shall also refer to their respective successors and assigns. Grantee shall not assign this Easement except to a successor governmental agency.

This conveyance is expressly made subject to any and all restrictions, mineral and/or royalty reservations, covenants, and easements appearing of record regarding the Easement Area but only to the extent that the same are still in force and effect and enforceable against the same. The Easement, along with all rights and privileges relating thereto shall terminate when the Easement, as described above, is abandoned by adoption of an Ordinance abandoning or vacating such by Grantee.

TO HAVE AND TO HOLD the Easement for the purposes set forth, unto Grantee, its successors and assigns; and Grantor hereby binds itself, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but no further, limited, however, to the terms and provisions hereof, and subject to all matters of record in Harris County, Texas, to the extent that such matters are presently valid and enforceable against the Easement Area and to all matters as would be shown by an accurate survey.

This Easement contains the entire agreement between the parties relating to the subject matter. Any oral representations or modifications concerning this Easement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this _____ day of _____, 2025.

GRANTOR:

CITY OF SEABROOK, TEXAS

By: _____

Name: _____

Title: _____

Acknowledgement

The State of Texas

County of _____

Before me, _____ (insert the name and character of the officer), on this day personally appeared _____, known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed. (Seal)

Given under my hand and seal of office this _____ day of _____, 20____.

(Notary's Signature) Notary Public, State of Texas

Exhibit A

Easement Area
Property Description

Exhibit "A"
Property Description

THAT CERTAIN TRACT OF PARCEL OF LAND CONTAINING **4.93** ACRES SITUATED IN THE *RITSON MORRIS SURVEY, ABSTRACT No. 52, HARRIS COUNTY, TEXAS*, AND BEING OUT OF A CALLED 15.936 ACRE TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE No. V897016 AND A CALLED 8.85 ACRE TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE No. U845272; SAID **4.93** ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a point in the east margin of Old Highway 146 for the northwest corner of a called 4.294 acre tract as recorded in Harris County Clerk's File No. 20080243577, same being the southwest corner of said 15.936 acre tract and the southwest corner of this herein described tract;

THENCE with the east margin of said Old Highway 146, same being the west line of said 15.936 acre tract around a curve in a counterclockwise direction having an arc distance of 95.36 feet, a radius of 1102.14 feet, and a chord of North 22 degrees 37 minutes 00 seconds East, a distance of 95.33 feet to a point for the northwest corner of this herein described tract;

THENCE North 87 degrees 03 minutes 18 seconds East, a distance of 1204.06 feet across said 15.936 acre tract to a point for a corner of this herein described tract;

THENCE North 87 degrees 43 minutes 03 seconds East, a distance of 1273.97 feet across said 8.85 acre tract to a point for the northeast corner of this herein described tract;

THENCE South 02 degrees 38 minutes 11 seconds East, a distance of 86.00 feet with the east line of said 8.85 acre tract, same being the west line of a called Harris County Flood Control District 150 foot Pine Gully easement as recorded in Harris County Clerk's File No. D193039 and a called 12.7955 acre tract, known as Reserve "B" of Bayview Commercial Subdivision as recorded in Film Code No. 645115 Map Records Harris County, Texas to a point for the southeast corner of this herein described tract;

THENCE South 87 degrees 43 minutes 03 seconds West, a distance of 1274.00 feet with the south line of said 8.85 acre tract, same being the north line of a called 1 acre tract as recorded in Harris County Clerk's File No. E678129, a called 3 acre tract as recorded in Volume 1209, Page 715 Deed Records Harris County, Texas, a called 2.66 acre tract as recorded in Volume 1167, Page 96 Deed Records Harris County, Texas and a called 2.74 acre tract as recorded in Harris County Clerk's File No. S071828 to a point for a corner of this herein described tract;

THENCE South 87 degrees 03 minutes 18 seconds West, a distance of 1244.70 feet with the south line of said 15.936 acre tract, same being the north line of said 2.74 acre tract and said 4.294 acre tract to the **POINT OF BEGINNING** and containing **4.93** acres.

BEARING STRUCTURE AND COORDINATES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE.

E1-2-419

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

EXHIBIT K
DESCRIPTION OF SEWER LIFT STATION PROPERTY AND EASEMENT



RITSON MORRIS SURVEY
ABSTRACT No. 52
HARRIS COUNTY, TEXAS

CALLED 2.500 ACRES
H.C.C.F. No. RP-2016-150557

P.O.C.
(0.040 AC. & 0.119 AC.)

P.O.B.
(0.040 AC.)

0.040 ACRES

P.O.B.
(0.119 AC.)

PORTION OF
CALLED 500.0 ACRES
H.C.C.F. No. P201191

0.119 ACRES

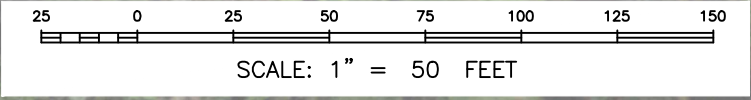
TODVILLE ROAD
(60' R.O.W.)

Line	Length	Direction
L1	68.37'	S28° 05' 53"W
L2	45.00'	S28° 05' 53"W
L3	45.00'	S86° 57' 42"W
L4	45.00'	N28° 05' 53"E
L5	45.00'	N86° 57' 42"E
L6	520.30'	S28° 05' 53"W
L7	10.00'	N61° 54' 07"W
L8	514.26'	N28° 05' 53"E
L9	11.68'	N86° 57' 42"E

E1-2-500 02-27-2025

PINE GULLY
H.C.F.C.D.
150' WIDE EASEMENT
H.C.C.F No. D193039

BEARINGS & COORDINATES ARE BASED ON
TEXAS STATE PLANE COORDINATE SYSTEM
OF 1983, TEXAS SOUTH CENTRAL ZONE.



0.040 ACRES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING **0.040** ACRES AND BEING SITUATED IN THE *RITSON MORRIS SURVEY, ABSTRACT No. 52, HARRIS COUNTY, TEXAS*, AND BEING OUT OF A PORTION OF A CALLED 500.0 ACRE TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE No. P201191; SAID **0.040** ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a point in the westerly margin of Todville Road (60 foot R.O.W.) for the southeasterly corner of a called 2.500 acre tract as recorded in Harris County Clerk's File No. RP-2016-150557, same being a corner of said 500.0 acre tract;

THENCE South 28 degrees 05 minutes 53 seconds West, a distance of 68.37 feet with the westerly margin of said Todville Road, same being the easterly line of said 500.0 acre tract to a point for the northeasterly corner and **POINT OF BEGINNING** of this herein described tract;

THENCE South 28 degrees 05 minutes 53 seconds West, a distance of 45.00 feet with the westerly margin of said Todville Road, same being the easterly line of said 500.0 acre tract to a point for the southeasterly corner of this herein described tract;

THENCE South 86 degrees 57 minutes 42 seconds West, a distance of 45.00 feet across said 500.0 acre tract to a point for the southwesterly corner of this herein described tract;

THENCE North 28 degrees 05 minutes 53 seconds East, a distance of 45.00 feet across said 500.0 acre tract to a point for the northwesterly corner of this herein described tract;

THENCE North 86 degrees 57 minutes 42 seconds East, a distance of 45.00 feet across said 500.0 acre tract to the **POINT OF BEGINNING** and containing **0.040** acres.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE.

E1-2-500

0.119 ACRES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING **0.119** ACRES AND BEING SITUATED IN THE *RITSON MORRIS SURVEY, ABSTRACT No. 52, HARRIS COUNTY, TEXAS*, AND BEING OUT OF A PORTION OF A CALLED 500.0 ACRE TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE No. P201191; SAID **0.119** ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a point in the westerly margin of Todville Road (60 foot R.O.W.) for the southeasterly corner of a called 2.500 acre tract as recorded in Harris County Clerk's File No. RP-2016-150557, same being a corner of said 500.0 acre tract;

THENCE South 28 degrees 05 minutes 53 seconds West, a distance of 68.37 feet with the westerly margin of said Todville Road, same being the easterly line of said 500.0 acre tract to a point;

THENCE South 28 degrees 05 minutes 53 seconds West, a distance of 45.00 feet with the westerly margin of said Todville Road, same being the easterly line of said 500.0 acre tract to a point for the northeasterly corner and **POINT OF BEGINNING** of this herein described tract;

THENCE South 28 degrees 05 minutes 53 seconds West, a distance of 520.30 feet with the westerly margin of said Todville Road, same being the easterly line of said 500.0 acre tract to a point for the southeasterly corner of this herein described tract;

THENCE North 61 degrees 54 minutes 07 seconds West, a distance of 10.00 feet with the northerly line of a called Harris County Flood Control District, 150 foot wide Pine Gully easement as recorded in Harris County Clerk's File No. D193039 to a point for the southwesterly corner of this herein described tract;

THENCE North 28 degrees 05 minutes 53 seconds East, a distance of 514.26 feet across said 500.0 acre tract to a point for the northwesterly corner of this herein described tract;

THENCE North 86 degrees 57 minutes 42 seconds East, a distance of 11.68 feet across said 500.0 acre tract to the **POINT OF BEGINNING** and containing **0.119** acres.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE.

E1-2-500

EXHIBIT A-1
LEGAL DESCRIPTION
OOTZIE TRACT

METES AND BOUNDS DESCRIPTION
34.926 ACRES OUT OF
THE RITSON MORRIS SURVEY, A-52
HARRIS COUNTY, TEXAS

A tract of land containing 34.926 acres (1,521,367 square feet) out of the Ritson Morris Survey, Abstract No. 52, Harris County, Texas, being all of a called 17.298 acre tract and all of a 17.296 acre tract conveyed to Ootzie of Texas, LLC as recorded under Clerk's File No. 20070662868 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.), all bearings and coordinates are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983 (1993 ADJUSTMENT), said 34.926 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 3" pinch top pipe found at the northwest corner of the called 17.296 acre tract and the southwest corner of a called 34.62856 acre tract as recorded under Clerk's File No. S958786 of the O.P.R.R.P.H.C., lying in the eastern right of way of Old Highway 146 (right of way varies), being the POINT OF BEGINNING and northwest corner of the herein described tract, having a coordinate value of X=3,231,264.58 (E), Y=13,784,268.74 (N);

THENCE NORTH 88 degrees 13 minutes 28 seconds EAST, 2,122.55 feet along the south line of said 34.62856 acres, and along the north line of said 17.296 acres to a 2" iron pipe found in the west line of a called Remainder of 203.1442 acre tract as recorded under Clerk's File No. S889109 of the O.P.R.R.P.H.C., being the southeast corner of said 34.62856 acre tract and the northeast corner of the herein described tract;

THENCE SOUTH 02 degrees 40 minutes 44 seconds EAST, 651.14 feet along the west line of said Remainder of 203.1442 acres to a 5/8" iron rod found at the northeast corner of a called 8.88 acre tract as recorded under Clerk's File No. RP-2018-377110 of the O.P.R.R.P.H.C., being the southeast corner of said 17.298 acres, and the southeast corner of the herein described tract;

THENCE SOUTH 86 degrees 54 minutes 22 seconds WEST, 2,372.74 feet along the southern line of said 17.298 acres and the north line of said 8.88 acres and the north line of a called 3.7818 acre tract as recorded under Clerk's File No. 20130646764 of the O.P.R.R.P.H.C. to a concrete monument found in the eastern right of way of Old Highway 146 for the northwest corner of said 3.7818 acre tract, being the southeast corner of said 17.298 acres, and being the southwest corner of the herein described tract;

THENCE NORTH 16 degrees 57 minutes 23 seconds EAST, 745.12 feet along the east right of way line of Old Highway 146, along the west line of said 17.298 acres and said 17.296 acres to the POINT OF BEGINNING of the herein described tract, containing 34.926 acres (1,521,367 square feet) of land.

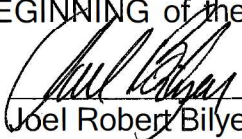

Joel Robert Bilyeu
Registered Professional Land Surveyor
Texas Registration No. 6106
February 26, 2021
S&V Surveying, Inc.
T.B.P.E.L.S. Registration No. 120247-00
20111 Krahn
Spring, Texas 77388
Ph: 281.353.2570

EXHIBIT A-2

LEGAL DESCRIPTION

OLD 146 TRACTS

LEGAL DESCRIPTION**3.7054 ACRE TRACT**

BEING A TRACT OF LAND CONTAINING 3.7054 ACRES (161,406 SQUARE FEET), SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS, BEING OUT OF LOT 1 OF THE EAST END OF LOT 2 OF THE SUBDIVISION OF RITSON MORRIS LEAGUE, A SUBDIVISION RECORDED IN VOLUME 470, PAGE 496 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND CONVEYED TO DAVID A. DEANE BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. X778689 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 3.7054 ACRE TRACT, BEING THE SAME TRACT AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2016-185573 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set 1/2 inch rod with cap marked "Survey 1", from which a found 1/2 inch iron rod bears south 24 degrees 32 minutes west at a distance of 1.9 feet for the northeast corner of a called 15.936 acre tract of land conveyed to the Port of Houston Authority by deed recorded under County Clerk's File No. V897016 of the Official Public Records of Harris County, Texas and for the southeast corner of Lot 1 and said tract herein described;

THENCE South 87 degrees 14 minutes 16 seconds West, a distance of 1,111.42 feet to a point in the east right-of-way line of Old Highway 146 (width varies), being the northwest corner of said called 15.936 acre tract and for the southwest corner of said tract herein described, from which a found 1/2 inch iron rod bears south 08 degrees 35 minutes east at a distance of 0.6 feet;

THENCE North 00 degrees 25 minutes 08 seconds East, along the east right-of-way line of said Old Highway 146, a distance of 145.97 feet to a set 1/2 inch rod with cap marked "Survey 1" in the east right-of-way line of said Old Highway 146, for the southwest corner of a tract of land conveyed to Ootzie Properties Hou LLC by deed recorded under County Clerk's File No. 20130646764 of the Official Public Records of Harris County, Texas and for the northwest corner of said tract herein described;

THENCE North 87 degrees 14 minutes 16 seconds East, a distance of 1,103.49 feet to a set 1/2 inch rod with cap marked "Survey 1" for the southeast corner said Ootzie Properties Hou LLC and for the northeast corner of said tract herein described;

THENCE South 02 degrees 41 minutes 46 seconds East, a distance of 145.75 feet to the POINT OF BEGINNING and containing 3.7054 acres (161,406 square feet), more or less.

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy
Attest: 7/16/2020
Chris Hollins, County Clerk
Harris County, Texas

Eloise G. Campos
Eloise G. Campos

Deputy



CON:552959|16724674



3.7818 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.7818 ACRES SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT No. 52, HARRIS COUNTY, TEXAS, AND BEING OUT OF AND PART OF A CERTAIN 8 ACRE TRACT AS DESCRIBED IN A DEED FROM MRS. VIRGINIA B. LARRABEE, A WIDOW, TO OLIVER P. CHRISTY, JR. AND WIFE, IRMA LARRABEE CHRISTY, DATED MAY 2, 1946, RECORDED IN VOLUME 1457, PAGE 95, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, TO WHICH DEED REFERENCE IS HERE MADE FOR PURPOSE OF DESCRIPTION; SAID 3.7818 ACRE TRACT BEING THE SAME TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE No. 20130646764 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at an iron rod marking the Northeast corner of said 8 acre tract, also being the Northeast corner of the tract herein described;

THENCE South 87° 10' 31" West, along and with the North line of said 8 acre tract, a distance of 1095.15 feet to a concrete right-of-way marker on the East right-of-way line of State Highway No. 146;

THENCE South 00° 32' 30" West, along and with said right-of-way line, a distance of 148.32 feet to an iron rod marking the Southwest corner of the tract herein described;

THENCE North 87° 21' 57" East, a distance of 1102.75 feet to an iron pipe far corner on the East line of said 8 acre tract;

THENCE North 02° 24' 12" West, along and with said East line of the 8 acre tract, a distance of 151.73 feet to the PLACE OF BEGINNING and containing 3.7818 acres of land, more or less.

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy

Attest: 7/16/2020

Chris Hollins, County Clerk

Harris County, Texas

Eloise G. Campos
Eloise G. Campos

Deputy



CON:552959|16755024



EXHIBIT A-2

LEGAL DESCRIPTION

8.88 ACRE TRACT

A tract or parcel of land being 8.88 acres, more or less, out of the Ritson Morris Survey Abstract 52, Harris County, Texas, and being that same land described in deed dated April 10, 1937, from Oscie J. Menard, et al, to Virginia Larrabee, recorded in Volume 1209, Page 715 of the Deed Records of Harris County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of Tract No. 1 of the subdivision of 70.84 acres of land, as shown by the map or plat thereof, prepared by T. J. Mahaffey, Surveyor, recorded in Volume 470, Page 495 of the Deed Records of Harris County, Texas, said 70.84 acre tract being in Lot No. Two (2) in the Northern part of the Ritson Morris Survey, as shown by the map or plat of the subdivision of said Ritson Morris League, recorded in Volume 49, Page 308 of the Deed Records of Harris County, Texas, and also shown by map or plat of said Lots No. One (1) and Two (2) of said subdivision of said Ritson Morris League, prepared by the Stimson Engineering Company, recorded in Volume 725, Pages 170 and 171 of the Deed Records of Harris County, Texas;

THENCE in an Easterly direction along the North line of said Lot No. Two (2), a distance of 1274.00 feet, more or less, to the East line of said Lot No. Two (2) and the West line of the Dobie Tract, as shown by the map or plat recorded in Volume 49, Page 308 of the Deed Records of Harris County, Texas;

THENCE in a Southerly direction along the East line of the said Lot No. Two (2), and the West line of said Dobie Tract, a distance of 304.40 feet, more or less, for corner;

THENCE in a Westerly direction 1274.00 feet, more or less, to the Southeast corner of Tract No. One (1) of said subdivision of said 70.84 acre tract above mentioned;

THENCE in a Northerly direction along the East line of said Tract No. One (1) a distance of 300.00 feet, more or less, to the North line of said Lot No. Two (2) and the PLACE OF BEGINNING.



Agenda Briefing

Date of Meeting: April 1, 2025

Responsible Department: City Manager's Office

Presenter: Gayle Cook, City Manager

Briefing Prepared By: Gayle Cook

Strategic Focus Area:

General Information:

Consider and take all appropriate action on Resolution 2025-07, Grant of a Right of Way Permanent Easement of 4.93 acres pursuant to Amendment No. 3 of the Memorandum of Settlement Agreement between the City of Seabrook and Port of Houston Authority (PHA).

Executive Summary / Background:

This resolution grant the Port of Houston will grant back a permanent easement for an 86-foot right-of-way initially to the City of Seabrook to be designated for Commercial Road, which could have been constructed by the city or a public-private partnership through the Economic Development Corporation (EDC).

Per Amendment No. 3 and the terms of the settlement agreement, this right-of-way will be transferred back to the Port for a specified fee. The Port intends to utilize this easement for the construction of the Southern Access Road, enhancing transportation infrastructure and improving access to port facilities. The resolution formalizes this agreement, ensuring compliance with settlement terms .

Funding / Fiscal Information:

Supporting Materials Attached:

1. RESOLUTION 2025-07 RELEASE 86' EASEMENT
2. ROW Easement Grant and Dedication

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

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

**CITY OF SEABROOK
RESOLUTION 2025-07**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK,
TEXAS, DELEGATING THE AUTHORITY TO RELEASE AND ABANDON
CERTAIN EASEMENTS PREVIOUSLY CONVEYED AND/OR DEDICATED
TO THE CITY BY SEPARATE INSTRUMENT UNDER CERTAIN
CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, by Amendment No. 2 to the Memorandum of Settlement between the City of Seabrook and the Port of Houston Authority (PHA) dedicated to the City by separate instrument a total of eighty-six (86) feet as shown in Exhibit “A”; and

WHEREAS, the City of Seabrook received the dedication for public use for the future development of a capital improvement for a project described as Commercial Road (the “Easement”), which Easement is recorded in the Official Records of the Harris county Clerk at File No. RP-2018-357895, dated August 6, 2018; and

WHEREAS, the City Council presently has sole authority to approve the abandonment and release of the City’s easement; and

WHEREAS, City Council approved on March 4, 2025, the Amendment No. 3 to Memorandum of Settlement Agreement and the Amended and Restated Industrial District Agreement (IDA) between the City of Seabrook and Port of Houston Authority to release certain Right of Way Easements;

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

SECTION 1. The City, is hereby authorized to release dedicated property that as a total of eight six (86) feet and that has previously been conveyed and/or dedicated to the City of Seabrook separate instrument.

SECTION 2. This Resolution shall become effective from and after its passage.

PASSED AND APPROVED this 1st day of April, 2025.

Thomas G Kolupski
Mayor

ATTEST:

Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

David Olson
City Attorney

RIGHT OF WAY
PERMANENT EASEMENT GRANT AND DEDICATION

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument is made and entered into this ____ day of _____, 2025, by and between the CITY OF SEABROOK, TEXAS, whose mailing address is 1700 First Street, Seabrook, Texas 77586, hereinafter called the GRANTOR, and the Port of Houston Authority of Harris County, Texas, a governmental subdivision of the State of Texas, with a mailing address of 111 East Loop North, Houston, Texas 77029, hereinafter referred to as GRANTEE.

For and in consideration of Two Hundred ninety One Thousand, Two Hundred Seventeen Dollars (\$283,656.00) and other good and valuable consideration as herein set out, paid and received by Grantor, the receipt and sufficiency of which is hereby confessed and acknowledged, and for which no lien is retained, either expressly or implied, Grantor by these presents does grant, bargain, sell and convey to Grantee, for the purpose of public right of way, a permanent perpetual easement ("Easement") to construct, install, maintain, operate, inspect, fill, and repair, as well as to use the surface and subsurface thereof in any lawful manner that shall be deemed necessary and desirable by Grantee, including all rights over, under, across, upon, along and through the property described in Exhibit "A" attached hereto and incorporated by reference for all purposes (the "Easement Area").

This Easement is for roadway improvements. All construction and reclamation will be at no cost to the Grantor. Grantee may do and perform all acts necessary to construct, reconstruct, repair, relocate, or maintain the subject right of way within said Easement Area and to operate thereon all necessary machinery and equipment to efficiently prosecute the work. Grantee shall be responsible for obtaining any and all necessary consents, approvals, and permits. Grantor retains, reserves, and shall continue to enjoy the use of the surface of the easement property for any and all purposes which do not interfere with or prevent the use by Grantee of the Easement for the purposes stated herein.

Grantee acknowledges that Grantee has independently and personally inspected the Easement Area and that Grantee has entered into this Easement based upon such examination and inspection. Grantee accepts the Easement Area in its present condition, AS IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY REPRESENTATION, WARRANTY, OR EXPECTATION WHATSOEVER, EXPRESS OR IMPLIED, specifically (without limiting the generality of the foregoing) without any warranty regarding (i) any improvements currently located at or constituting a portion of the Easement Area, (ii) the soil and environmental conditions existing at the Easement Area, or (iii) the suitability of the Easement Area for any particular purpose or use.

The terms and provisions hereby shall extend to and be binding upon Grantor and Grantee and shall also refer to their respective successors and assigns. Grantee shall not assign this Easement except to a successor governmental agency.

This conveyance is expressly made subject to any and all restrictions, mineral and/or royalty reservations, covenants, and easements appearing of record regarding the Easement Area but only to the extent that the same are still in force and effect and enforceable against the same. The Easement, along with all rights and privileges relating thereto shall terminate when the Easement, as described above, is abandoned by adoption of an Ordinance abandoning or vacating such by Grantee.

TO HAVE AND TO HOLD the Easement for the purposes set forth, unto Grantee, its successors and assigns; and Grantor hereby binds itself, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but no further, limited, however, to the terms and provisions hereof, and subject to all matters of record in Harris County, Texas, to the extent that such matters are presently valid and enforceable against the Easement Area and to all matters as would be shown by an accurate survey.

This Easement contains the entire agreement between the parties relating to the subject matter. Any oral representations or modifications concerning this Easement shall be of no force and effect. Any subsequent amendment or modification must be in writing and agreed to by all parties.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this _____ day of _____, 2025.

GRANTOR:

CITY OF SEABROOK, TEXAS

By: _____

Name: _____

Title: _____

Acknowledgement

The State of Texas

County of _____

Before me, _____ (insert the name and character of the officer), on this day personally appeared _____, known to me (or proved to me on the oath of _____ or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed. (Seal)

Given under my hand and seal of office this _____ day of _____, 20____.

(Notary's Signature) Notary Public, State of Texas

Exhibit A

Easement Area
Property Description

Exhibit "A"
Property Description

THAT CERTAIN TRACT OF PARCEL OF LAND CONTAINING **4.93** ACRES SITUATED IN THE *RITSON MORRIS SURVEY, ABSTRACT No. 52, HARRIS COUNTY, TEXAS*, AND BEING OUT OF A CALLED 15.936 ACRE TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE No. V897016 AND A CALLED 8.85 ACRE TRACT AS RECORDED IN HARRIS COUNTY CLERK'S FILE No. U845272; SAID **4.93** ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a point in the east margin of Old Highway 146 for the northwest corner of a called 4.294 acre tract as recorded in Harris County Clerk's File No. 20080243577, same being the southwest corner of said 15.936 acre tract and the southwest corner of this herein described tract;

THENCE with the east margin of said Old Highway 146, same being the west line of said 15.936 acre tract around a curve in a counterclockwise direction having an arc distance of 95.36 feet, a radius of 1102.14 feet, and a chord of North 22 degrees 37 minutes 00 seconds East, a distance of 95.33 feet to a point for the northwest corner of this herein described tract;

THENCE North 87 degrees 03 minutes 18 seconds East, a distance of 1204.06 feet across said 15.936 acre tract to a point for a corner of this herein described tract;

THENCE North 87 degrees 43 minutes 03 seconds East, a distance of 1273.97 feet across said 8.85 acre tract to a point for the northeast corner of this herein described tract;

THENCE South 02 degrees 38 minutes 11 seconds East, a distance of 86.00 feet with the east line of said 8.85 acre tract, same being the west line of a called Harris County Flood Control District 150 foot Pine Gully easement as recorded in Harris County Clerk's File No. D193039 and a called 12.7955 acre tract, known as Reserve "B" of Bayview Commercial Subdivision as recorded in Film Code No. 645115 Map Records Harris County, Texas to a point for the southeast corner of this herein described tract;

THENCE South 87 degrees 43 minutes 03 seconds West, a distance of 1274.00 feet with the south line of said 8.85 acre tract, same being the north line of a called 1 acre tract as recorded in Harris County Clerk's File No. E678129, a called 3 acre tract as recorded in Volume 1209, Page 715 Deed Records Harris County, Texas, a called 2.66 acre tract as recorded in Volume 1167, Page 96 Deed Records Harris County, Texas and a called 2.74 acre tract as recorded in Harris County Clerk's File No. S071828 to a point for a corner of this herein described tract;

THENCE South 87 degrees 03 minutes 18 seconds West, a distance of 1244.70 feet with the south line of said 15.936 acre tract, same being the north line of said 2.74 acre tract and said 4.294 acre tract to the **POINT OF BEGINNING** and containing **4.93** acres.

BEARING STRUCTURE AND COORDINATES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE.

E1-2-419

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



Agenda Briefing

Date of Meeting: April 1, 2025

Responsible Department: City Secretary's Office

Presenter:

Briefing Prepared By:

Strategic Focus Area:

General Information:

Consider and take all appropriate action on the first reading and final approval of Ordinance 2025-07 amending the budget for FY 2024.

Executive Summary / Background:

Funding / Fiscal Information:

Supporting Materials Attached:

1. Ord 2025-07 Budget Amendment No 6 FY2024
2. Attachment A FY24 Amendment No. 6

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

**CITY OF SEABROOK
ORDINANCE NO. 2025-07**

**AMENDMENT NO. 6
AMENDING THE BUDGET FOR THE FISCAL YEAR
BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024
FOR CITY DEPARTMENT ENCUMBRANCES**

AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024 BY AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF \$1,190,404.07 FOR GENERAL, ENTERPRISE, VETERANS MEMORIAL, CHILD SAFETY, STEP, GENERAL FUND CIP, CAPITAL PROJECT FUNDS, FIRE PROJECTS, DRAINAGE FUND, ECONOMIC DEVELOPMENT, SPECIAL COURT REVENUE FUNDS, PUBLIC SAFETY VEHICLE EQUIPMENT REPLACEMENT FUND, CRIME DISTRICT, PUBLIC SAFETY, HOTEL OCCUPANCY TAX FUND, PARK IMPACT FUND, ANIMAL SHELTER, DEBT SERVICE FUND, PEG FUND, AND GENERAL VEHICLE EQUIPMENT REPLACEMENT FUND; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO FACILITATE THE CHANGES IDENTIFIED; AND FINDING AVAILABLE UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL APPROPRIATION AND/OR RESERVE REDUCTION.

WHEREAS, the City Council of the City of Seabrook Approved Budget Ordinance 2023-26 on September 19, 2023; and

WHEREAS, the City Council is authorized by law to make changes in the City budget for supplemental appropriations or reductions, and;

WHEREAS, the City Manager has certified there are unencumbered fund balances available for appropriation in excess of those appropriated for specific expenditures in the budget for supplemental appropriation and/or transfer; and

WHEREAS, such expenditures will occur subsequent to the adoption of the 2023/24 budget and will require formal appropriations; and

WHEREAS, said amendments are necessary to appropriate funds to provide proper fund accounting for changes a variety of expenditure and revenue lines as a result of timing circumstances relating to the time of budget adoption; and

WHEREAS, the City Council finds it in the public interest to amend the total Fiscal Year 2023/24. Operating Budget for the General Fund, Enterprise, Veterans Memorial, Child Safety, STEP, General Fund CIP, Capital Project Funds, Drainage Fund, Economic Development, Special Court Revenue Funds, Public Safety Vehicle Equipment Replacement Fund, Crime District, Public Safety, Hotel Occupancy Tax Fund, Park Impact Fund, Animal Shelter Fund, Debt Service Fund, PEG Fund, and General Fund Vehicle Equipment Replacement Fund and by adjusting various budget accounts as outlined in **Exhibit “A”**

WHEREAS, the City Council of the City of Seabrook finds and determines that this budget amendment complies with all requirements under its Charter and laws;
THIS SPACE INTENTIONALLY LEFT BLANK

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

THAT, the 2023/24 Adopted Budget for the City of Seabrook for the period beginning on October 1, 2023 and ending on September 30, 2024 is hereby amended by decreasing and increasing various funds and department line items in the total amount of \$1,190,404.07 as set out in **Exhibit “A”**, **Budget Amendment #6** to FY 2024 attached hereto and incorporated herein.

PASSED, AND APPROVED with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10, on first and final reading this **1st day of April, 2025.**

Thomas G. Kolupski
Mayor

ATTEST:

Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

David Olson
City Attorney

Account	Description	Type	Fund	Account Balance		FY24Budget	Original Budget	Adjustment Amount	Final FY24 Budget
				9/30/2024					
001-2000	BUDGETARY FUND BALANCE	Q	1	0		0	0	0.00	0.00
001-2120	FUND BALANCE/UNRESERVED	Q	1	-8,075,511.10		0	0		
100-3010	SALARIES	E	1	165,472.42	170,666.00	170,666.00		-5,193.58	165,472.42
100-3011	EDUCATION INCENTIVE	E	1	219.24	1,500.00	1,500.00		-1,280.76	219.24
100-3012	OVERTIME	E	1	230.36	2,400.00	2,400.00		-2,169.64	230.36
100-3015	CONTRACT LABOR	E	1	4,293.37	0	0		4,293.37	4,293.37
100-3100	FICA TAXES	E	1	12,049.79	13,354.00	13,354.00		-1,304.21	12,049.79
100-3110	RETIREMENT	E	1	27,626.37	28,581.00	28,581.00		-954.63	27,626.37
100-3120	HOSPITALIZATION	E	1	18,773.84	25,524.00	25,524.00		-6,750.16	18,773.84
100-3130	WORKERS COMPENSATION	E	1	258.5	344	344		-85.50	258.50
100-3150	GIFT CERTIICATES	E	1	96	100	100		-4.00	96.00
100-3300	MAYOR & COUNCIL FEES	E	1	7,478.87	13,200.00	13,200.00		-5,721.13	7,478.87
100-3350	UNEMPLOYMENT BENEFITS	E	1	249.15	504	504		-254.85	249.15
100-4010	OFFICE SUPPLIES	E	1	852.84	1,000.00	1,000.00		-147.16	852.84
100-4011	POSTAGE	E	1	81.8	600	600		-518.20	81.80
100-4150	SMALL EQUIPMENT	E	1	638.99	700	700		-61.01	638.99
100-5010	ADVERTISING	E	1	10,448.45	14,000.00	14,000.00		-3,551.55	10,448.45
100-5020	DUES & SUBSCRIPTIONS	E	1	9,035.22	9,315.00	9,315.00		-279.78	9,035.22
100-5030	RENTALS & SERVICE AGRMTS	E	1	24,937.92	14,146.00	14,146.00		10,791.92	24,937.92
100-5041	IT HARDWARE	E	1	947.28	0	0		947.28	947.28
100-5190	CODIFICATION	E	1	4,092.98	2,493.00	2,493.00		1,599.98	4,092.98
100-5195	ELECTION EXPENSE	E	1	19,782.58	7,908.00	7,908.00		11,874.58	19,782.58
100-5300	TRAINING & CONFERENCE	E	1	2,354.46	8,647.00	8,647.00		-6,292.54	2,354.46
100-5400	TELEPHONE	E	1	1,184.95	1,200.00	1,200.00		-15.05	1,184.95
100-5464	EVENTS	E	1	2,000.00	0	0		2,000.00	2,000.00
100-5465	MISC EXPENDITURES	E	1	358.41	2,730.00	2,730.00		-2,371.59	358.41
100-5468	PERMIT EXPENSES	E	1	264	1,000.00	1,000.00		-736.00	264.00
100-5475	CONTINGENCY-COUNCIL APPROVED	E	1	4,336.14	4,500.00	4,500.00		-163.86	4,336.14
101-3010	SALARIES	E	1	326,683.29	338,974.00	338,974.00		-12,290.71	326,683.29
101-3011	EDUCATION INCENTIVE	E	1	0	600	600		-600.00	0.00
101-3012	OVERTIME	E	1	714.64	500	500		214.64	714.64
101-3100	FICA TAXES	E	1	23,132.76	26,016.00	26,016.00		-2,883.24	23,132.76
101-3110	RETIREMENT	E	1	54,554.63	56,453.00	56,453.00		-1,898.37	54,554.63
101-3120	HOSPITALIZATION	E	1	48,349.47	46,484.00	46,484.00		1,865.47	48,349.47
101-3130	WORKERS COMPENSATION	E	1	492.96	656	656		-163.04	492.96
101-3150	GIFT CERTIFICATES	E	1	192	200	200		-8.00	192.00
101-3350	UNEMPLOYMENT BENEFITS	E	1	468	1,008.00	1,008.00		-540.00	468.00
101-4010	OFFICE SUPPLIES	E	1	11,717.13	15,950.00	15,950.00		-4,232.87	11,717.13
101-4011	POSTAGE	E	1	3,280.51	8,300.00	8,300.00		-5,019.49	3,280.51
101-4150	SMALL TOOLS & EQUIPMENT	E	1	320.53	460	460		-139.47	320.53
101-5020	DUES & SUBSCRIPTIONS	E	1	2,647.29	3,855.00	3,855.00		-1,207.71	2,647.29
101-5025	BANK FEES	E	1	14,889.27	18,379.00	18,379.00		-3,489.73	14,889.27
101-5030	RENTALS & AGREEMENTS	E	1	20,698.26	21,491.00	21,491.00		-792.74	20,698.26
101-5042	IT SOFTWARE	E	1	43,486.51	51,944.00	51,944.00		-8,457.49	43,486.51
101-5115	MAINT-OFFICE EQUIPMENT	E	1	0	2,300.00	2,300.00		-2,300.00	0.00
101-5200	PROF FEES-ACCTG	E	1	56,050.00	56,950.00	56,950.00		-900.00	56,050.00
101-5222	PROF FEES-TAX COLLECTION	E	1	8,464.87	9,033.00	9,033.00		-568.13	8,464.87
101-5300	TRAINING & CONFERENCE	E	1	4,235.22	9,695.00	9,695.00		-5,459.78	4,235.22
101-5400	TELEPHONE	E	1	1,022.60	1,157.00	1,157.00		-134.40	1,022.60
101-5445	CENTRAL APPRAISAL FEE	E	1	76,449.73	60,761.00	60,761.00		15,688.73	76,449.73
101-5465	MISC EXPENSE	E	1	1.87	0	0		1.87	1.87
102-3010	SALARIES	E	1	202,320.08	209,534.00	209,534.00		-7,213.92	202,320.08
102-3011	EDUCATION INCENTIVE	E	1	145.38	1,050.00	1,050.00		-904.62	145.38
102-3012	OVERTIME	E	1	168.79	800	800		-631.21	168.79
102-3014	CAR ALLOWANCE	E	1	7,199.92	7,200.00	7,200.00		-0.08	7,199.92
102-3018	EDC SALARIES	E	1	31,173.79	40,051.00	40,051.00		-8,877.21	31,173.79
102-3019	EDC OT	E	1	701.65	0	0		701.65	701.65

102-3020	EDC HOSPITALIZATION	E	1	5,775.94	5,781.00	5,781.00	-5.06	5,775.94
102-3022	EDC FICA TAXES	E	1	2,458.30	3,144.00	3,144.00	-685.70	2,458.30
102-3023	EDC RETIREMENT	E	1	5,304.32	6,822.00	6,822.00	-1,517.68	5,304.32
102-3100	FICA TAXES	E	1	12,502.99	16,641.00	16,641.00	-4,138.01	12,502.99
102-3110	RETIREMENT	E	1	34,960.93	34,917.00	34,917.00	43.93	34,960.93
102-3120	HOSPITALIZATION	E	1	19,591.11	17,854.00	17,854.00	1,737.11	19,591.11
102-3130	WORKERS' COMPENSATION	E	1	377.98	503	503	-125.02	377.98
102-3150	GIFT CERTIFICATES	E	1	96	100	100	-4.00	96.00
102-3350	UNEMPLOYMENT BENEFITS	E	1	200.18	504	504	-303.82	200.18
102-4010	OFFICE SUPPLIES	E	1	590.14	1,000.00	1,000.00	-409.86	590.14
102-4011	POSTAGE	E	1	0	50	50	-50.00	0.00
102-4150	SMALL EQUIPMENT OR TOOLS	E	1	702.98	500	500	202.98	702.98
102-5020	DUES & SUBSCRIPTIONS	E	1	6,231.78	5,222.00	5,222.00	1,009.78	6,231.78
102-5025	BANK FEES	E	1	0	0	0	0.00	0.00
102-5030	RENTALS & AGREEMENTS	E	1	1,459.00	0	0	1,459.00	1,459.00
102-5175	JANITORIAL SERVICES	E	1	12,333.93	16,000.00	16,000.00	-3,666.07	12,333.93
102-5180	MAINT-BLDGS & GROUNDS	E	1	65,575.33	75,926.00	75,926.00	-10,350.67	65,575.33
102-5212	PROF FEES-ARCHITECTURAL	E	1	88,306.86	25,000.00	25,000.00	63,306.86	88,306.86
102-5215	PROF FEES-ENGINEERING	E	1	0	5,000.00	5,000.00	-5,000.00	0.00
102-5227	PROF FEES - CONSULTING	E	1	14,275.00	13,000.00	13,000.00	1,275.00	14,275.00
102-5300	TRAINING & CONFERENCE	E	1	3,721.79	3,615.00	3,615.00	106.79	3,721.79
102-5330	INSURANCE	E	1	145,825.67	127,062.00	127,062.00	18,763.67	145,825.67
102-5331	INSURANCE REIMBURSEMENT	E	1	-93,864.22	0	0	-93,864.22	-93,864.22
102-5400	TELEPHONE	E	1	12,726.07	7,818.00	7,818.00	4,908.07	12,726.07
102-5410	UTILITIES	E	1	63,127.02	54,440.00	54,440.00	8,687.02	63,127.02
102-5465	MISC EXPENSE	E	1	50	500	500	-450.00	50.00
103-3010	SALARIES	E	1	240,428.10	255,182.00	255,182.00	-14,753.90	240,428.10
103-3011	EDUCATION INCENTIVE	E	1	357.63	3,250.00	3,250.00	-2,892.37	357.63
103-3012	OVERTIME	E	1	51.34	0	0	51.34	51.34
103-3014	CAR ALLOWANCE	E	1	9,761.56	8,100.00	8,100.00	1,661.56	9,761.56
103-3100	FICA TAXES	E	1	18,516.38	20,390.00	20,390.00	-1,873.62	18,516.38
103-3110	RETIREMENT	E	1	41,511.64	42,901.00	42,901.00	-1,389.36	41,511.64
103-3120	HOSPITALIZATION	E	1	32,541.88	34,971.00	34,971.00	-2,429.12	32,541.88
103-3130	WORKERS COMPENSATION	E	1	1,042.27	1,387.00	1,387.00	-344.73	1,042.27
103-3150	GIFT CERTIFICATES	E	1	144	150	150	-6.00	144.00
103-3350	UNEMPLOYMENT BENEFITS	E	1	476.6	756	756	-279.40	476.60
103-4010	OFFICE SUPPLIES	E	1	525.36	0	0	525.36	525.36
103-4150	SMALL TOOLS & EQUIPMENT	E	1	1,576.46	2,500.00	2,500.00	-923.54	1,576.46
103-4400	MISC SUPPLIES	E	1	0	500	500	-500.00	0.00
103-5020	DUES & SUBSCRIPTIONS	E	1	1,788.24	500	500	1,288.24	1,788.24
103-5030	RENTALS & SERVICE AGRMTS	E	1	2,261.20	8,750.00	8,750.00	-6,488.80	2,261.20
103-5041	IT HARDWARE	E	1	72,536.14	102,500.00	102,500.00	-29,963.86	72,536.14
103-5042	IT SOFTWARE	E	1	85,260.32	39,488.00	39,488.00	45,772.32	85,260.32
103-5227	PROF FEES-CONSULTING	E	1	0	5,000.00	5,000.00	-5,000.00	0.00
103-5300	TRAINING & CONFERENCE	E	1	8,462.27	3,500.00	3,500.00	4,962.27	8,462.27
103-5320	INSURANCE	E	1	0	5,000.00	5,000.00	-5,000.00	0.00
103-5400	TELEPHONE	E	1	3,570.81	2,000.00	2,000.00	1,570.81	3,570.81
103-5465	MISC EXPENDITURES	E	1	168.49	1,000.00	1,000.00	-831.51	168.49
103-6050	FACILITIES	E	1	14,018.00	0	0	14,018.00	14,018.00
104-3010	SALARIES	E	1	96,714.99	104,911.00	104,911.00	-8,196.01	96,714.99
104-3011	EDUCATION INCENTIVE	E	1	588.54	600	600	-11.46	588.54
104-3012	OVERTIME	E	1	10.81	1,000.00	1,000.00	-989.19	10.81
104-3100	FICA TAXES	E	1	6,913.26	8,148.00	8,148.00	-1,234.74	6,913.26
104-3110	RETIREMENT	E	1	16,332.23	17,515.00	17,515.00	-1,182.77	16,332.23
104-3120	HOSPITALIZATION	E	1	22,375.37	26,138.00	26,138.00	-3,762.63	22,375.37
104-3130	WORKERS COMPENSATION	E	1	325.38	433	433	-107.62	325.38
104-3150	GIFT CERTIFICATE	E	1	96	100	100	-4.00	96.00
104-3350	UNEMPLOYMENT BENEFIT	E	1	324.23	504	504	-179.77	324.23
104-4010	OFFICE SUPPLIES	E	1	2,047.40	1,500.00	1,500.00	547.40	2,047.40
104-4040	GAS & OIL SUPPLY	E	1	1,886.12	7,000.00	7,000.00	-5,113.88	1,886.12

104-4150	SMALL TOOLS & EQUIPMENT	E	1	4,240.21	7,000.00	7,000.00	-2,759.79	4,240.21
104-4400	MISC SUPPLIES	E	1	0	100	100	-100.00	0.00
104-5020	DUES & SUBSCRIPTIONS	E	1	3,695.25	7,000.00	7,000.00	-3,304.75	3,695.25
104-5030	RENTALS & AGREEMENTS	E	1	12,212.02	17,000.00	17,000.00	-4,787.98	12,212.02
104-5041	IT HARDWARE	E	1	0	1,500.00	1,500.00	-1,500.00	0.00
104-5042	IT SOFTWARE	E	1	6,808.90	0	0	6,808.90	6,808.90
104-5110	MAINT-AUTOS/EQUIP	E	1	2,580.75	7,167.00	7,167.00	-4,586.25	2,580.75
104-5300	CONFERENCE & TRAINING	E	1	150.33	6,000.00	6,000.00	-5,849.67	150.33
104-5320	INSURANCE - AUTO	E	1	1,187.99	825	825	362.99	1,187.99
104-5400	TELEPHONE	E	1	312.78	2,000.00	2,000.00	-1,687.22	312.78
104-5465	MISC EXPENSE	E	1	57.99	300	300	-242.01	57.99
104-6410	VEHICLE AMORTIZATION	E	1	3,183.00	3,183.00	3,183.00	0.00	3,183.00
105-3010	SALARIES	E	1	157,759.05	174,258.00	174,258.00	-16,498.95	157,759.05
105-3011	EDUCATION INCENTIVES	E	1	1,753.89	2,400.00	2,400.00	-646.11	1,753.89
105-3012	OVERTIME	E	1	222.18	1,000.00	1,000.00	-777.82	222.18
105-3100	FICA TAXES	E	1	11,756.88	13,591.00	13,591.00	-1,834.12	11,756.88
105-3110	RETIREMENT	E	1	26,586.61	29,492.00	29,492.00	-2,905.39	26,586.61
105-3120	HOSPITALIZATION	E	1	19,351.39	26,808.00	26,808.00	-7,456.61	19,351.39
105-3130	WORKERS COMPENSATION	E	1	267.52	356	356	-88.48	267.52
105-3145	DRUG TESTING	E	1	6,009.00	9,000.00	9,000.00	-2,991.00	6,009.00
105-3150	GIFT CERTIFICATES	E	1	769.99	2,350.00	2,350.00	-1,580.01	769.99
105-3350	UNEMPLOYMENT BENEFITS	E	1	234	504	504	-270.00	234.00
105-3900	MERIT AWARDS	E	1	14,351.07	21,000.00	21,000.00	-6,648.93	14,351.07
105-4010	OFFICE SUPPLIES	E	1	720.35	0	0	720.35	720.35
105-4011	POSTAGE	E	1	67.05	0	0	67.05	67.05
105-4150	SMALL TOOLS & EQUIPMENT	E	1	808.7	950	950	-141.30	808.70
105-5020	DUES & SUBSCRIPTIONS	E	1	2,932.01	3,480.00	3,480.00	-547.99	2,932.01
105-5025	BANK FEES	E	1	5,142.01	0	0	5,142.01	5,142.01
105-5042	IT SOFTWARE	E	1	16,289.83	3,859.00	3,859.00	12,430.83	16,289.83
105-5295	SAFETY COMMITTEE	E	1	2,609.39	3,700.00	3,700.00	-1,090.61	2,609.39
105-5300	TRAINING & CONFERENCE	E	1	6,106.45	16,000.00	16,000.00	-9,893.55	6,106.45
105-5400	TELEPHONE	E	1	986.77	600	600	386.77	986.77
105-5445	CENTRAL APPRAISAL FEE	E	1	0	6,420.00	0	-6,420.00	0.00
106-3010	SALARIES	E	1	54,586.47	55,728.00	55,728.00	-1,141.53	54,586.47
106-3011	EDUCATION INCENTIVE	E	1	0	1,500.00	1,500.00	-1,500.00	0.00
106-3014	CAR ALLOWANCE	E	1	692.3	1,800.00	1,800.00	-1,107.70	692.30
106-3100	FICA TAXES	E	1	4,247.42	4,516.00	4,516.00	-268.58	4,247.42
106-3110	RETIREMENT	E	1	9,206.11	9,501.00	9,501.00	-294.89	9,206.11
106-3120	HOSPITALIZATION	E	1	4,073.30	4,166.00	4,166.00	-92.70	4,073.30
106-3130	WORKERS' COMPENSATION	E	1	182.6	243	243	-60.40	182.60
106-3150	GIFT CERTIFICATES	E	1	0	25	25	-25.00	0.00
106-3350	UNEMPLOYMENT BENEFITS	E	1	58.5	126	126	-67.50	58.50
106-4010	OFFICE SUPPLIES	E	1	214.52	125	125	89.52	214.52
106-4150	SMALL TOOLS & EQUIP	E	1	222.57	500	500	-277.43	222.57
106-5020	DUES & SUBSCRIPTIONS	E	1	0	490	490	-490.00	0.00
106-5110	MAINT-AUTOS & EQUIP	E	1	0	1,000.00	1,000.00	-1,000.00	0.00
106-5170	MAINTENANCE - RADIOS	E	1	9,969.00	14,000.00	14,000.00	-4,031.00	9,969.00
106-5300	TRAINING & CONFERENCE	E	1	1,217.17	2,250.00	2,250.00	-1,032.83	1,217.17
106-5310	UNIFORMS	E	1	191	200	200	-9.00	191.00
106-5320	AUTO-INSURANCE	E	1	649.41	500	500	149.41	649.41
106-5400	TELEPHONE	E	1	11,035.36	10,708.00	10,708.00	327.36	11,035.36
106-5405	PHONE NETWORK NOTIFICATION SYS	E	1	5,400.00	5,600.00	5,600.00	-200.00	5,400.00
108-3010	SALARIES	E	1	63,896.87	74,446.00	74,446.00	-10,549.13	63,896.87
108-3012	OVERTIME	E	1	0	1,000.00	1,000.00	-1,000.00	0.00
108-3014	CAR ALLOWANCE	E	1	1,979.90	2,700.00	2,700.00	-720.10	1,979.90
108-3100	FICA TAXES	E	1	4,779.11	5,978.00	5,978.00	-1,198.89	4,779.11
108-3110	RETIREMENT	E	1	10,943.20	12,524.00	12,524.00	-1,580.80	10,943.20
108-3120	HOSPITALIZATION	E	1	6,850.03	15,049.00	15,049.00	-8,198.97	6,850.03
108-3130	WORKERS COMPENSATION	E	1	113.47	151	151	-37.53	113.47
108-3150	GIFT CERTIFICATES	E	1	48	50	50	-2.00	48.00

108-3350	UNEMPLOYMENT BENEFITS	E	1	135.84	252	252	-116.16	135.84
108-4150	SMALL TOOLS & EQUIPMENT	E	1	4,398.00	0	0	4,398.00	4,398.00
108-5010	ADVERTISING	E	1	8,444.83	10,500.00	10,500.00	-2,055.17	8,444.83
108-5020	DUES & SUBSCRIPTIONS	E	1	6,959.18	5,761.00	5,761.00	1,198.18	6,959.18
108-5041	IT HARDWARE	E	1	1,288.15	0	0	1,288.15	1,288.15
108-5042	IT SOFTWARE	E	1	538.56	0	0	538.56	538.56
108-5300	TRAINING & CONFERENCE	E	1	45	0	0	45.00	45.00
108-5400	TELEPHONE	E	1	469.72	0	0	469.72	469.72
108-5467	CELEBRATION SEABROOK	E	1	101,095.73	108,000.00	108,000.00	-6,904.27	101,095.73
109-3010	SALARIES	E	1	11,566.21	0	0	11,566.21	11,566.21
109-3015	CONTRACT LABOR	E	1	29,110.00	31,400.00	31,400.00	-2,290.00	29,110.00
109-3100	FICA TAXES	E	1	888.61	0	0	888.61	888.61
109-3120	HOSPITALIZATION	E	1	25.92	0	0	25.92	25.92
109-3350	UNEMPLOYMENT BENEFITS	E	1	118.64	0	0	118.64	118.64
109-5020	DUES & SUBSCRIPTIONS	E	1	212.8	0	0	212.80	212.80
109-5220	PROF FEES-LEGAL	E	1	78,355.25	168,000.00	168,000.00	-89,644.75	78,355.25
109-5221	LEGAL FEES-SPECIAL COUNSEL	E	1	468	30,000.00	30,000.00	-29,532.00	468.00
200-3010	SALARIES	E	1	2,565,440.71	2,630,287.00	2,630,287.00	-4,824.91	2,625,462.09
200-3011	EDUCATION INCENTIVE	E	1	65,686.94	64,179.00	64,179.00	1,507.94	65,686.94
200-3012	OVERTIME	E	1	237,145.51	233,000.00	233,000.00	4,145.51	237,145.51
200-3017	FTO TRAINING	E	1	44,503.85	80,000.00	80,000.00	-35,496.15	44,503.85
200-3100	FICA TAXES	E	1	217,034.19	229,181.00	229,181.00	-12,146.81	217,034.19
200-3110	RETIREMENT	E	1	489,387.99	499,216.00	499,216.00	-9,828.01	489,387.99
200-3120	HOSPITALIZATION	E	1	368,761.62	371,684.00	371,684.00	-2,922.38	368,761.62
200-3130	WORKERS' COMPENSATION	E	1	46,252.35	61,550.00	61,550.00	-15,297.65	46,252.35
200-3140	PSYCHOLOGICAL SERVICES	E	1	2,490.00	3,500.00	3,500.00	-1,010.00	2,490.00
200-3150	GIFT CERTIFICATES	E	1	1,680.00	1,750.00	1,750.00	-70.00	1,680.00
200-3350	UNEMPLOYMENT BENEFITS	E	1	4,447.21	9,009.00	9,009.00	-4,561.79	4,447.21
200-3811	OT REIMBURSEMENT-COURT	E	1	-427.11	0	0	-427.11	-427.11
200-4005	SUPPLIES-POLICE OPERATION	E	1	7,735.30	5,550.00	5,550.00	2,185.30	7,735.30
200-4010	OFFICE SUPPLIES	E	1	12,616.68	15,130.00	15,130.00	-2,513.32	12,616.68
200-4011	POSTAGE	E	1	996.5	1,300.00	1,300.00	-303.50	996.50
200-4030	GAS & OIL/OUTSIDE SUPPLY	E	1	715.79	600	600	115.79	715.79
200-4040	GAS & OIL/CITY SUPPLY	E	1	62,007.08	69,189.00	69,189.00	-7,181.92	62,007.08
200-4150	SMALL TOOLS & EQUIP	E	1	12,089.00	6,000.00	6,000.00	6,089.00	12,089.00
200-5020	DUES & SUBSCRIPTIONS	E	1	2,188.65	1,535.00	1,535.00	653.65	2,188.65
200-5030	RENTALS & SERVICE AGRMTS	E	1	147,648.66	186,994.00	186,994.00	-39,345.34	147,648.66
200-5042	IT SOFTWARE	E	1	105,686.50	0	0	105,686.50	105,686.50
200-5170	MAINT-RADIO EQUIPMENT	E	1	24,882.00	34,500.00	34,500.00	-9,618.00	24,882.00
200-5175	JANITORIAL SERVICES	E	1	10,020.00	11,000.00	11,000.00	-980.00	10,020.00
200-5180	MAINT-BLDGS & GROUNDS	E	1	12,275.72	5,200.00	5,200.00	7,075.72	12,275.72
200-5210	CIVIL SERVICE EXP	E	1	5,965.00	10,000.00	10,000.00	-4,035.00	5,965.00
200-5300	TRAINING & CONFERENCE	E	1	27,636.80	29,000.00	29,000.00	-1,363.20	27,636.80
200-5301	CONTINUING EDUCATION FUNDS	E	1	0	8,000.00	8,000.00	-8,000.00	0.00
200-5311	HANDGUN TRAINING EXPENSE	E	1	24,733.69	15,000.00	15,000.00	9,733.69	24,733.69
200-5320	INSURANCE-AUTO	E	1	36,141.35	36,181.00	36,181.00	-39.65	36,141.35
200-5325	INSURANCE-LAW ENFORCEMENT	E	1	20,591.76	22,166.00	22,166.00	-1,574.24	20,591.76
200-5400	TELEPHONE	E	1	23,482.20	30,000.00	30,000.00	-6,517.80	23,482.20
200-5410	UTILITIES	E	1	986.07	1,440.00	1,440.00	-453.93	986.07
200-5465	MISC EXPENSE	E	1	2,078.14	3,000.00	3,000.00	-921.86	2,078.14
210-3010	SALARIES	E	1	156,193.18	159,070.00	159,070.00	-2,876.82	156,193.18
210-3011	EDUCATION INCENTIVE	E	1	0	300	300	-300.00	0.00
210-3012	OVERTIME	E	1	4,348.15	4,800.00	4,800.00	-451.85	4,348.15
210-3100	PAYROLL TAX	E	1	11,941.32	12,559.00	12,559.00	-617.68	11,941.32
210-3110	RETIREMENT	E	1	26,954.53	27,251.00	27,251.00	-296.47	26,954.53
210-3120	HOSPITALIZATION	E	1	23,712.63	23,884.00	23,884.00	-171.37	23,712.63
210-3130	WORKERS COMPENSATION	E	1	3,634.81	4,837.00	4,837.00	-1,202.19	3,634.81
210-3150	GIFT CERTIFICATES	E	1	144	150	150	-6.00	144.00
210-3350	UNEMPLOYMENT BENEFITS	E	1	351	756	756	-405.00	351.00
210-4010	OFFICE SUPPLIES	E	1	0	500	500	-500.00	0.00

210-4011	POSTAGE	E	1	0	100	100	-100.00	0.00
210-4040	GAS & OIL	E	1	3,505.34	4,610.00	4,610.00	-1,104.66	3,505.34
210-4150	SMALL TOOLS & EQUIPMENT	E	1	1,240.64	1,800.00	1,800.00	-559.36	1,240.64
210-4160	ANIMAL FOOD & SUPPLIES	E	1	332.35	800	800	-467.65	332.35
210-4400	MISC SUPPLIES	E	1	0	300	300	-300.00	0.00
210-4401	VETERINARY SUPPLIES	E	1	0	500	500	-500.00	0.00
210-5020	DUES & SUBSCRIPTIONS	E	1	0	400	400	-400.00	0.00
210-5110	MAINT- AUTOS & EQUIP	E	1	596.34	2,000.00	2,000.00	-1,403.66	596.34
210-5170	MAINT - RADIO EQUIP	E	1	1,170.00	1,500.00	1,500.00	-330.00	1,170.00
210-5175	JANITORIAL SERVICES	E	1	1,714.44	2,400.00	2,400.00	-685.56	1,714.44
210-5180	MAINT-BLDGS & GROUNDS	E	1	9,805.87	5,000.00	5,000.00	4,805.87	9,805.87
210-5300	TRAINING & CONFERENCE	E	1	1,784.61	2,000.00	2,000.00	-215.39	1,784.61
210-5310	UNIFORMS & LAUNDRY	E	1	3,347.42	2,500.00	2,500.00	847.42	3,347.42
210-5320	INSURANCE - AUTOS	E	1	547.08	1,551.00	1,551.00	-1,003.92	547.08
210-5400	TELEPHONE	E	1	422.64	1,000.00	1,000.00	-577.36	422.64
210-5410	UTILITIES	E	1	12,412.71	12,450.00	12,450.00	-37.29	12,412.71
210-5465	MISC EXPENDITURES	E	1	196	500	500	-304.00	196.00
210-6410	VEHICLE AMORTIZATION	E	1	6,432.00	6,432.00	6,432.00	0.00	6,432.00
220-3010	SALARIES	E	1	191,490.40	257,708.00	257,708.00	-63,000.00	194,708.00
220-3011	EDUCATION INCENTIVE	E	1	3,779.62	4,560.00	4,560.00	-780.38	3,779.62
220-3012	OVERTIME	E	1	1,949.75	6,000.00	6,000.00	-4,050.25	1,949.75
220-3100	FICA TAXES	E	1	14,504.20	20,523.00	20,523.00	-6,018.80	14,504.20
220-3110	RETIREMENT	E	1	33,300.62	44,530.00	44,530.00	-11,229.38	33,300.62
220-3120	HOSPITALIZATION	E	1	26,642.11	34,737.00	34,737.00	-8,094.89	26,642.11
220-3130	WORKERS COMPENSATION	E	1	5,239.18	6,972.00	6,972.00	-1,732.82	5,239.18
220-3150	GIFT/APPRECIATION CERTS	E	1	144	150	150	-6.00	144.00
220-3350	UNEMPLOYMEN BENEFITS	E	1	234	756	756	-522.00	234.00
220-4005	SUPPLIES-POLICE OPER	E	1	236.98	300	300	-63.02	236.98
220-4010	OFFICE SUPPLIES	E	1	288	500	500	-212.00	288.00
220-4030	GAS & OIL/OUTSIDE SUPPLY	E	1	0	200	200	-200.00	0.00
220-4040	GAS & OIL/CITY SUPPLY	E	1	945.55	6,000.00	6,000.00	-5,054.45	945.55
220-4150	SMALL TOOLS & EQUIPMENT	E	1	4,646.55	3,000.00	3,000.00	1,646.55	4,646.55
220-5030	RENTALS & SERV AGRMTS	E	1	0	700	700	-700.00	0.00
220-5042	IT SOFTWARE	E	1	0	0	0	0.00	0.00
220-5110	MAINT-AUTOS & EQUIP	E	1	493.99	5,000.00	5,000.00	-4,506.01	493.99
220-5115	MAINT-OFFICE EQUIP	E	1	0	0	0	0.00	0.00
220-5170	MAINTENANCE-RADIOS	E	1	1,170.00	1,500.00	1,500.00	-330.00	1,170.00
220-5220	PROF FEES-LEGAL	E	1	0	0	0	0.00	0.00
220-5300	TRAINING & CONFERENCE	E	1	1,125.08	3,850.00	3,850.00	-2,724.92	1,125.08
220-5310	UNIFORMS & LAUNDRY	E	1	2,264.64	1,250.00	1,250.00	1,014.64	2,264.64
220-5400	TELEPHONE	E	1	0	1,200.00	1,200.00	-1,200.00	0.00
230-3010	SALARIES	E	1	54,586.67	55,728.00	55,728.00	-1,141.33	54,586.67
230-3011	EDUCATION INCENTIVE	E	1	0	1,500.00	1,500.00	-1,500.00	0.00
230-3014	CAR ALLOWANCE	E	1	692.3	1,800.00	1,800.00	-1,107.70	692.30
230-3100	FICA TAXES	E	1	4,247.13	4,516.00	4,516.00	-268.87	4,247.13
230-3110	RETIREMENT	E	1	9,205.94	9,501.00	9,501.00	-295.06	9,205.94
230-3120	HOSPITALIZATION	E	1	4,072.93	4,166.00	4,166.00	-93.07	4,072.93
230-3130	WORKERS COMPENSATION	E	1	182.6	243	243	-60.40	182.60
230-3150	GIFT CERTIFICATE	E	1	0	50	50	-50.00	0.00
230-3350	UNEMPLOYMENT BENEFITS	E	1	58.5	126	126	-67.50	58.50
230-4010	OFFICE SUPPLIES	E	1	171.36	250	250	-78.64	171.36
230-4040	GAS & OIL/CITY SUPPLY	E	1	1,491.74	2,064.00	2,064.00	-572.26	1,491.74
230-4150	SMALL TOOLS & EQUIP	E	1	180.1	1,000.00	1,000.00	-819.90	180.10
230-4400	MISC SUPPLIES	E	1	802.34	2,000.00	2,000.00	-1,197.66	802.34
230-5020	DUES & SUBSCRIPTIONS	E	1	170	511	511	-341.00	170.00
230-5030	RENTALS & SERVICE AGRMTS	E	1	4,736.54	3,530.00	3,530.00	1,206.54	4,736.54
230-5110	MAIN AUTOS & EQUIP	E	1	1,026.53	800	800	226.53	1,026.53
230-5175	JANITORIAL SERVICE	E	1	5,004.51	5,560.00	5,560.00	-555.49	5,004.51
230-5180	MAINT BLDGS & GROUNDS	E	1	31,977.22	19,000.00	19,000.00	12,977.22	31,977.22
230-5235	PROF FEES-SVFD CONTRACT	E	1	808,984.00	808,984.00	808,984.00	0.00	808,984.00

230-5300	TRAINING & CONFERENCE	E	1	1,444.40	2,000.00	2,000.00	-555.60	1,444.40
230-5310	UNIFORMS	E	1	394	500	500	-106.00	394.00
230-5320	INSURANCE-AUTO	E	1	19,790.69	21,959.00	21,959.00	-2,168.31	19,790.69
230-5400	TELEPHONE	E	1	1,253.84	1,419.00	1,419.00	-165.16	1,253.84
230-5410	UTILITIES	E	1	24,077.92	20,000.00	20,000.00	4,077.92	24,077.92
230-5465	MISC EXPENSE	E	1	4.12	500	500	-495.88	4.12
230-6410	FLEET AMORTIZATION EXPENSE	E	1	63,589.00	63,589.00	63,589.00	0.00	63,589.00
240-3010	SALARIES	E	1	403,948.70	438,402.00	438,402.00	-34,453.30	403,948.70
240-3011	EDUCATION INCENTIVE	E	1	3,150.31	1,500.00	1,500.00	1,650.31	3,150.31
240-3012	OVERTIME	E	1	175,625.12	170,686.00	170,686.00	4,939.12	175,625.12
240-3013	SALARIES-PART TIME	E	1	82,944.06	47,736.00	47,736.00	35,208.06	82,944.06
240-3100	FICA TAXES	E	1	49,139.33	50,362.00	50,362.00	-1,222.67	49,139.33
240-3110	RETIREMENT	E	1	98,693.59	101,352.00	101,352.00	-2,658.41	98,693.59
240-3120	HOSPITALIZATION	E	1	80,858.41	82,875.00	82,875.00	-2,016.59	80,858.41
240-3130	WORKERS COMPENSATION	E	1	14,293.51	19,021.00	19,021.00	-4,727.49	14,293.51
240-3150	GIFT CERTIFICATES	E	1	384	400	400	-16.00	384.00
240-3350	UNEMPLOYMENT BENEFITS	E	1	1,486.06	3,780.00	3,780.00	-2,293.94	1,486.06
240-4010	OFFICE SUPPLIES	E	1	741.34	350	350	391.34	741.34
240-4040	GAS & OIL/CITY SUPPLY	E	1	10,561.22	12,000.00	12,000.00	-1,438.78	10,561.22
240-4150	SMALL TOOLS & EQUIPMENT	E	1	6,439.98	2,500.00	2,500.00	3,939.98	6,439.98
240-4400	SUPPLIES	E	1	33,957.26	40,000.00	40,000.00	-6,042.74	33,957.26
240-5020	DUES & SUBSCRIPTIONS	E	1	2,996.66	3,777.00	3,777.00	-780.34	2,996.66
240-5030	RENTALS & SERVICE AGRMTS	E	1	64,669.14	49,729.00	49,729.00	14,940.14	64,669.14
240-5042	IT SOFTWARE	E	1	5,624.03	0	0	5,624.03	5,624.03
240-5110	MAINT-AUTOS & EQUIPMENT	E	1	8,812.89	8,500.00	8,500.00	312.89	8,812.89
240-5170	RADIO MAINT	E	1	2,002.75	1,920.00	1,920.00	82.75	2,002.75
240-5175	JANITORIAL SERVICES	E	1	0	1,200.00	1,200.00	-1,200.00	0.00
240-5235	PROF FEES-EMS	E	1	6,000.00	6,000.00	6,000.00	0.00	6,000.00
240-5300	TRAINING & CONFERENCE	E	1	6,637.90	5,050.00	5,050.00	1,587.90	6,637.90
240-5310	UNIFORMS & LAUNDRY	E	1	6,751.79	6,500.00	6,500.00	251.79	6,751.79
240-5320	INSURANCE-AUTO	E	1	5,684.68	6,278.00	6,278.00	-593.32	5,684.68
240-5400	TELEPHONE	E	1	4,792.70	4,790.00	4,790.00	2.70	4,792.70
240-5465	MISC EXPENSE	E	1	536.99	700	700	-163.01	536.99
240-6410	FLEET AMORTIZATION EXPENSE	E	1	77,149.00	77,149.00	77,149.00	0.00	77,149.00
400-3010	SALARIES	E	1	439,462.60	455,293.00	455,293.00	-15,830.40	439,462.60
400-3011	EDUCATION INCENTIVE	E	1	2,832.98	1,575.00	1,575.00	1,257.98	2,832.98
400-3012	OVERTIME	E	1	28,243.98	21,000.00	21,000.00	7,243.98	28,243.98
400-3013	SALARIES-SUMMER EMPLOYEES	E	1	0	60,146.00	60,146.00	-60,146.00	0.00
400-3016	SALARIES-GATEKEEPERS	E	1	26,354.20	32,067.00	32,067.00	-5,712.80	26,354.20
400-3100	FICA TAXES	E	1	37,793.49	43,611.00	43,611.00	-5,817.51	37,793.49
400-3110	RETIREMENT	E	1	79,531.75	79,959.00	79,959.00	-427.25	79,531.75
400-3120	HOSPITALIZATION	E	1	91,067.07	91,803.00	91,803.00	-735.93	91,067.07
400-3130	WORKERS' COMPENSATION	E	1	7,661.88	10,196.00	10,196.00	-2,534.12	7,661.88
400-3150	GIFT CERTIFICATES	E	1	624	650	650	-26.00	624.00
400-3350	UNEMPLOYMENT BENEFITS	E	1	1,615.45	5,086.00	5,086.00	-3,470.55	1,615.45
400-4010	OFFICE SUPPLIES	E	1	1,849.08	1,250.00	1,250.00	599.08	1,849.08
400-4040	GAS & OIL/CITY SUPPLY	E	1	19,112.16	25,757.00	25,757.00	-6,644.84	19,112.16
400-4090	POOL SUPPLIES	E	1	1,766.92	24,000.00	24,000.00	-22,233.08	1,766.92
400-4095	NURSERY SUPPLIES	E	1	1,097.32	4,000.00	4,000.00	-2,902.68	1,097.32
400-4150	SMALL EQUIPMENT OR TOOLS	E	1	1,817.19	3,200.00	3,200.00	-1,382.81	1,817.19
400-4400	SUPPLIES	E	1	23,214.87	13,000.00	13,000.00	10,214.87	23,214.87
400-5020	DUES & SUBSCRIPTIONS	E	1	413.25	700	700	-286.75	413.25
400-5030	RENTALS & SERVICE AGRMTS	E	1	402.43	7,760.00	7,760.00	-7,357.57	402.43
400-5031	MAINT AGRMNT-CAROTHERS	E	1	5,051.84	0	0	5,051.84	5,051.84
400-5110	MAINT-AUTOS & EQUIPMENT	E	1	13,345.87	14,000.00	14,000.00	-654.13	13,345.87
400-5160	MAINT-POOL & GROUNDS	E	1	7,403.99	15,000.00	15,000.00	-7,596.01	7,403.99
400-5165	MAINT-RECREATION EQUIP	E	1	111.23	2,500.00	2,500.00	-2,388.77	111.23
400-5175	JANITORIAL SERVICES	E	1	2,700.00	3,000.00	3,000.00	-300.00	2,700.00
400-5180	MAINT-BLDGS & GROUNDS	E	1	66,766.36	78,000.00	78,000.00	-11,233.64	66,766.36
400-5215	PROF FEES-ENGINEERING	E	1	16,350.00	1,100.00	1,100.00	15,250.00	16,350.00

400-5275	ELECTRICAL SERVICES	E	1	0	1,500.00	1,500.00	-1,500.00	0.00
400-5300	TRAINING & CONFERENCE	E	1	545.58	700	700	-154.42	545.58
400-5310	UNIFORMS & LAUNDRY	E	1	3,771.64	5,000.00	5,000.00	-1,228.36	3,771.64
400-5320	INSURANCE-AUTO	E	1	5,356.98	6,100.00	6,100.00	-743.02	5,356.98
400-5400	TELEPHONE	E	1	2,433.29	3,500.00	3,500.00	-1,066.71	2,433.29
400-5410	UTILITIES	E	1	74,052.73	74,000.00	74,000.00	52.73	74,052.73
400-5464	EVENTS	E	1	15,340.02	15,000.00	15,000.00	340.02	15,340.02
400-5465	MISC EXPENSE	E	1	823.75	250	250	573.75	823.75
400-6020	EQUIPMENT	E	1	61,590.00	30,000.00	30,000.00	31,590.00	61,590.00
400-6410	VEHICLE AMORTIZATION	E	1	27,599.00	27,599.00	27,599.00	0.00	27,599.00
500-3010	SALARIES	E	1	534,047.57	545,022.00	545,022.00	-10,974.43	534,047.57
500-3011	EDUCATION INCENTIVE	E	1	375.18	1,191.00	1,191.00	-815.82	375.18
500-3012	OVERTIME	E	1	7,810.74	7,000.00	7,000.00	810.74	7,810.74
500-3014	CAR ALLOWANCE	E	1	2,004.08	2,040.00	2,040.00	-35.92	2,004.08
500-3100	PAYROLL TAX	E	1	40,212.04	42,414.00	42,414.00	-2,201.96	40,212.04
500-3110	RETIREMENT	E	1	91,583.27	91,691.00	91,691.00	-107.73	91,583.27
500-3120	HOSPITALIZATION	E	1	106,309.00	108,924.00	108,924.00	-2,615.00	106,309.00
500-3130	WORKERS COMPENSATION	E	1	10,555.00	14,046.00	14,046.00	-3,491.00	10,555.00
500-3150	GIFT CERTIFICATES	E	1	576	600	600	-24.00	576.00
500-3350	UNEMPLOYMENT BENEFITS	E	1	1,103.31	2,394.00	2,394.00	-1,290.69	1,103.31
500-4010	OFFICE SUPPLIES	E	1	598.88	0	0	598.88	598.88
500-4040	GAS & OIL	E	1	26,664.01	22,634.00	22,634.00	4,030.01	26,664.01
500-4100	MOSQUITO CONTROL	E	1	13,176.89	18,000.00	18,000.00	-4,823.11	13,176.89
500-4150	SMALL TOOLS & EQUIP	E	1	2,677.94	3,000.00	3,000.00	-322.06	2,677.94
500-4400	SUPPLIES	E	1	2,521.65	2,500.00	2,500.00	21.65	2,521.65
500-5020	DUES & SUBSCRIPTIONS	E	1	300.19	400	400	-99.81	300.19
500-5030	RENTALS & SERVICE AGRMTS	E	1	668.03	4,000.00	4,000.00	-3,331.97	668.03
500-5042	IT SOFTWARE	E	1	9,500.00	11,000.00	11,000.00	-1,500.00	9,500.00
500-5110	MAINT-AUTOS & EQUIP	E	1	17,839.66	20,000.00	20,000.00	-2,160.34	17,839.66
500-5140	MAINT STREETS	E	1	35,331.84	50,000.00	50,000.00	-14,668.16	35,331.84
500-5145	MAINT-DRAINAGE	E	1	9,289.16	15,000.00	15,000.00	-5,710.84	9,289.16
500-5150	MAINT-STREET SIGNS	E	1	23,366.20	25,000.00	25,000.00	-1,633.80	23,366.20
500-5155	MAINT-SIDEWALKS	E	1	96,499.20	100,000.00	100,000.00	-3,500.80	96,499.20
500-5175	JANITORIAL SERVICES	E	1	2,700.00	3,000.00	3,000.00	-300.00	2,700.00
500-5180	MAINT-BLDGS & GROUNDS	E	1	9,241.29	15,000.00	15,000.00	-5,758.71	9,241.29
500-5215	PROF FEES - ENGR	E	1	0	1,500.00	1,500.00	-1,500.00	0.00
500-5246	STORM WATER MANAGEMENT	E	1	6,634.56	7,500.00	7,500.00	-865.44	6,634.56
500-5300	TRAINING & CONFERENCE	E	1	457.59	500	500	-42.41	457.59
500-5310	UNIFORMS & LAUNDRY	E	1	4,044.00	5,000.00	5,000.00	-956.00	4,044.00
500-5320	INSURANCE-AUTOS	E	1	7,500.56	11,371.00	11,371.00	-3,870.44	7,500.56
500-5400	TELEPHONE	E	1	1,864.54	2,000.00	2,000.00	-135.46	1,864.54
500-5410	UTILITIES	E	1	12,412.99	12,000.00	12,000.00	412.99	12,412.99
500-5411	UTILITIES - STREET LIGHTS	E	1	198,571.11	170,000.00	170,000.00	28,571.11	198,571.11
500-5465	MISC EXPENDITURES	E	1	10.33	100	100	-89.67	10.33
500-6410	VEHICLE AMORTIZATION	E	1	30,741.00	30,741.00	30,741.00	0.00	30,741.00
600-3010	SALARIES	E	1	478,914.55	487,138.00	487,138.00	-8,223.45	478,914.55
600-3011	EDUCATION INCENTIVE	E	1	4,816.79	6,750.00	6,750.00	-1,933.21	4,816.79
600-3012	OVERTIME	E	1	1,045.82	1,500.00	1,500.00	-454.18	1,045.82
600-3014	CAR ALLOWANCE	E	1	3,599.96	3,600.00	3,600.00	-0.04	3,599.96
600-3100	PAYROLL TAX	E	1	36,531.83	38,173.00	38,173.00	-1,641.17	36,531.83
600-3110	RETIREMENT	E	1	81,309.06	71,412.00	71,412.00	9,897.06	81,309.06
600-3120	HOSPITALIZATION	E	1	59,624.54	60,041.00	60,041.00	-416.46	59,624.54
600-3130	WORKERS COMPENSATION	E	1	1,210.60	1,611.00	1,611.00	-400.40	1,210.60
600-3150	GIFT CERTIFICATES	E	1	384	400	400	-16.00	384.00
600-3350	UNEMPLOYMENT BENEFITS	E	1	737.65	1,764.00	1,764.00	-1,026.35	737.65
600-4010	OFFICE SUPPLIES	E	1	3,819.14	3,900.00	3,900.00	-80.86	3,819.14
600-4011	POSTAGE	E	1	4,676.90	2,600.00	2,600.00	2,076.90	4,676.90
600-4040	GAS & OIL	E	1	2,412.52	3,101.00	3,101.00	-688.48	2,412.52
600-4150	SMALL TOOLS & EQUIP	E	1	407.02	400	400	7.02	407.02
600-5020	DUES & SUBSCRIPTIONS	E	1	4,397.65	2,208.00	2,208.00	2,189.65	4,397.65

600-5025	BANK FEES	E	1	16,144.11	11,000.00	11,000.00	5,144.11	16,144.11
600-5030	RENTALS & SERVICE AGRMTS	E	1	3,512.17	3,953.00	3,953.00	-440.83	3,512.17
600-5042	IT SOFTWARE	E	1	9,651.59	18,971.00	18,971.00	-9,319.41	9,651.59
600-5110	MAINT-AUTOS & EQUIP	E	1	2,312.94	2,200.00	2,200.00	112.94	2,312.94
600-5211	CONTRACT-INSPECTIONS	E	1	3,420.00	0	0	3,420.00	3,420.00
600-5216	P&Z EXPENSES	E	1	729	2,500.00	2,500.00	-1,771.00	729.00
600-5227	PROF FEES - CONSULTING	E	1	750	0	0	750.00	750.00
600-5240	CONTRACT SVCS-MOWING/DEMOLITIO	E	1	2,782.44	5,000.00	5,000.00	-2,217.56	2,782.44
600-5300	TRAINING & CONFERENCE	E	1	9,620.57	9,610.00	9,610.00	10.57	9,620.57
600-5310	UNIFORMS & LAUNDRY	E	1	637.96	900	900	-262.04	637.96
600-5320	AUTO INSURANCE	E	1	1,146.96	2,475.00	2,475.00	-1,328.04	1,146.96
600-5400	TELEPHONE	E	1	3,469.90	4,912.00	4,912.00	-1,442.10	3,469.90
600-5465	MISC EXPENDITURES	E	1	299.44	500	500	-200.56	299.44
600-6010	AUTOS & TRUCKS	E	1	39,922.75	0	0	39,922.75	39,922.75
600-6410	VEHICLE AMORTIZATION	E	1	9,826.00	9,826.00	9,826.00	0.00	9,826.00
700-3010	SALARIES	E	1	273,444.85	281,068.00	281,068.00	-7,623.15	273,444.85
700-3011	EDUCATION INCENTIVE	E	1	3,839.68	3,990.00	3,990.00	-150.32	3,839.68
700-3012	OVERTIME	E	1	4,241.28	3,000.00	3,000.00	1,241.28	4,241.28
700-3100	FICA TAXES	E	1	26,235.35	31,071.00	31,071.00	-4,835.65	26,235.35
700-3110	RETIREMENT	E	1	46,757.22	47,816.00	47,816.00	-1,058.78	46,757.22
700-3120	HOSPITALIZATION	E	1	48,102.79	45,964.00	45,964.00	2,138.79	48,102.79
700-3130	WORKERS' COMPENSATION	E	1	1,336.85	1,779.00	1,779.00	-442.15	1,336.85
700-3150	GIFT CERTIFICATES	E	1	336	350	350	-14.00	336.00
700-3310	MUNICIPAL JUDGES' FEES	E	1	80,250.00	118,098.00	118,098.00	-37,848.00	80,250.00
700-3350	UNEMPLOYMENT BENEFITS	E	1	759.43	1,269.00	1,269.00	-509.57	759.43
700-4010	OFFICE SUPPLIES	E	1	1,884.92	2,500.00	2,500.00	-615.08	1,884.92
700-4011	POSTAGE	E	1	2,832.16	0	0	2,832.16	2,832.16
700-4150	SMALL EQUIPMENT OR TOOLS	E	1	1,143.26	1,500.00	1,500.00	-356.74	1,143.26
700-5020	DUES & SUBSCRIPTIONS	E	1	730	1,040.00	1,040.00	-310.00	730.00
700-5025	BANK FEES	E	1	19,501.01	10,000.00	10,000.00	9,501.01	19,501.01
700-5030	RENTALS & SERVICE AGRMTS	E	1	0	14,560.00	0	-14,560.00	0.00
700-5042	IT SOFTWARE	E	1	12,240.41	0	14,560.00	12,240.41	12,240.41
700-5400	TELEPHONE	E	1	2,605.12	2,990.00	2,990.00	-384.88	2,605.12
700-5431	WARRANT INFORMATION SERV	E	1	3,209.20	3,600.00	3,600.00	-390.80	3,209.20
700-5465	MISC EXPENSE	E	1	943.86	1,600.00	1,600.00	-656.14	943.86
900-3010	SALARIES	E	1	37,692.46	0	0	37,692.46	37,692.46
900-3100	FICA TAXES	E	1	639.33	0	0	639.33	639.33
900-3110	RETIREMENT	E	1	1,439.34	0	0	1,439.34	1,439.34
900-4150	SMALL EQUIPMENT OR TOOLS	E	1	1,008.94	0	0	1,008.94	1,008.94
900-4400	MISC SUPPLIES	E	1	211.38	0	0	211.38	211.38
900-5150	MAINT-STREET SIGNS	E	1	8,867.00	0	0	8,867.00	8,867.00
900-5180	BUILDING REPAIRS/MAINT	E	1	8,965.29	0	0	8,965.29	8,965.29
900-5240	CONTRACT-DEBRIS REMOVAL	E	1	512,402.33	0	0	512,402.33	512,402.33
007-2000	BUDGETARY FUND BALANCE		7		0	0	113.46	113.46
007-2100	FUND BALANCE/RESERVED	Q	7	-2,934.44	0	0		
701-5470	CHILD SAFETY EXPENSES	E	7	22,062.46	21,949.00	21,949.00	113.46	22,062.46
008-2000	BUDGETARY FUND BALANCE	Q	8	0	0	0	-43,994.30	-43,994.30
008-2120	F/B UNRESERVED	Q	8	-2,120,762.68	0	0		
808-5470	DEBT SERVICE AGENT	E	8	3,682.50	11,000.00	11,000.00		
808-6325	REDEMPTION OF BONDS	E	8	1,608,217.00	1,608,217.00	1,608,217.00		
808-6350	INTEREST ON BONDS & CERT	E	8	683,262.67	430,638.00	430,638.00	252,624.67	683,262.67
808-7010	TAXES - CURRENT	R	8	-1,957,785.62	-2,049,855.00	-2,049,855.00	92,069.38	-1,957,785.62
808-7020	TAXES - DELINQUENT	R	8	2,175.87	0	0	-2,175.87	-2,175.87
808-7300	PENALTY & INTEREST/TAXES	R	8	-19,102.25	-17,000.00	-17,000.00	-2,102.25	-19,102.25
808-9510	INTEREST EARNINGS	R	8	-420,410.23	-36,000.00	-36,000.00	-384,410.23	-420,410.23
012-2000	BUDGETARY FUND BALANCE		12	0	0	0	0.00	0.00
012-2120	F/B UNRESERVED	Q	12	-99,919.70	0	0		
120-5041	IT HARDWARE	E	12	6,792.80	0	0	6,792.80	6,792.80
120-6010	AUTOS & TRUCKS	E	12	0	29,059.00	29,059.00	-6,792.80	22,266.20
014-2000	BUDGETARY FUND BALANCE			0.00	0	0	62,135.17	62,135.17

014-2120	FUND BALANCE-UNRESERVED	Q	14	-228,558.34	0	0		
140-4150	SMALL TOOLS & EQUIPMENT	E	14	72,521.33	20,000.00	20,000.00	52,521.33	72,521.33
140-5042	IT SOFTWARE	E	14	1,090.00	0	0	1,090.00	1,090.00
140-5215	PROF FEES-ENGINEERING	E	14	1,108.62	0	0	1,108.62	1,108.62
140-6020	EQUIPMENT	E	14	85,057.22	77,642.00	77,642.00	7,415.22	85,057.22
015-2000	BUDGETARY FUND BALANCE	Q	15	0	0	0	0	0
015-2100	F/B RESERVED	Q	15	-1,624,212.83	0	0		
150-4150	SMALL EQUIPMENT	E	15	5,599.19	0	0	5,599.19	5,599.19
150-5010	ADVERTISING	E	15	5,543.02	45,500.00	45,500.00	-15,801.19	29,698.81
150-5030	RENTALS & SERVICE AGREEMENTS	E	15	46,875.00	46,750.00	46,750.00	125.00	46,875.00
150-5042	IT SOFTWARE	E	15	10,077.00	0	0	10,077.00	10,077.00
020-2000	BUDGETARY FUND BALANCE	Q	20	0	0	0	0.00	0.00
020-2300	CONTRIBUTED CAPITAL	Q	20	-3,963,702.15	0	0		
902-3012	OVERTIME	E	20	32,007.25	30,000.00	30,000.00	2,007.25	32,007.25
902-3014	CAR ALLOWANCE	E	20	1,997.84	1,980.00	1,980.00	17.84	1,997.84
902-3125	ACCRUED VACATION EXPENSE	E	20	9,286.51	0	0	9,286.51	9,286.51
902-3130	WORKERS' COMPENSATION	E	20	7,513.84	9,999.00	9,999.00	-2,485.16	7,513.84
902-3150	GIFT CERTIFICATES	E	20	432	450	450	-18.00	432.00
902-3350	UNEMPLOYMENT BENEFITS	E	20	691.47	2,099.00	2,099.00	-1,407.53	691.47
902-4010	OFFICE SUPPLIES	E	20	636.63	0	0	636.63	636.63
902-4011	POSTAGE	E	20	95.97	300	300	-204.03	95.97
902-4040	GAS & OIL/CITY SUPPLY	E	20	11,654.76	15,465.00	15,465.00	-3,810.24	11,654.76
902-4150	SMALL EQUIPMENT OR TOOLS	E	20	2,812.75	2,900.00	2,900.00	-87.25	2,812.75
902-4400	SUPPLIES	E	20	2,435.10	2,300.00	2,300.00	135.10	2,435.10
902-5020	DUES & SUBSCRIPTIONS	E	20	1,442.30	1,400.00	1,400.00	42.30	1,442.30
902-5030	RENTALS & SERVICE AGRMTS	E	20	2,345.05	13,000.00	13,000.00	-10,654.95	2,345.05
902-5110	MAINT-AUTOS & EQUIPMENT	E	20	9,170.90	10,000.00	10,000.00	-829.10	9,170.90
902-5130	MAINT-WATER SYSTEM MINOR	E	20	77,830.97	75,000.00	75,000.00	2,830.97	77,830.97
902-5175	JANITORIAL SERVICES	E	20	2,700.00	3,000.00	3,000.00	-300.00	2,700.00
902-5180	MAINT-BLDGS & GROUNDS	E	20	55,566.25	10,000.00	10,000.00	45,566.25	55,566.25
902-5215	PROF FEES-ENGINEERING	E	20	24,201.50	6,000.00	6,000.00	18,201.50	24,201.50
902-5275	ELECTRICAL SERVICES	E	20	2,113.42	3,000.00	3,000.00	-886.58	2,113.42
902-5280	CHEMICAL SUPPLIES	E	20	1,800.00	20,000.00	20,000.00	-18,200.00	1,800.00
902-5285	LABORATORY FEES	E	20	11,194.03	15,000.00	15,000.00	-3,805.97	11,194.03
902-5290	PERMIT FEES	E	20	16,389.85	18,000.00	18,000.00	-1,610.15	16,389.85
902-5300	TRAINING & CONFERENCE	E	20	4,287.50	4,800.00	4,800.00	-512.50	4,287.50
902-5310	UNIFORMS & LAUNDRY	E	20	2,377.59	5,000.00	5,000.00	-2,622.41	2,377.59
902-5320	INSURANCE-AUTO	E	20	5,236.68	5,210.00	5,210.00	26.68	5,236.68
902-5400	TELEPHONE	E	20	7,324.48	3,000.00	3,000.00	4,324.48	7,324.48
902-5410	UTILITIES	E	20	55,415.92	45,000.00	45,000.00	10,415.92	55,415.92
902-5440	COASTAL SUBSIDENCE FEES	E	20	180	1,600.00	1,600.00	-1,420.00	180.00
902-5451	PASADENA WATER SUPPLY	E	20	2,148,206.12	2,557,256.00	2,557,256.00	-154,582.35	2,402,673.65
902-5470	DEBT SERVICE AGENT	E	20	0	400	400	-400.00	0.00
902-5477	INSPECTIONS	E	20	40,309.00	40,000.00	40,000.00	309.00	40,309.00
902-6020	EQUIPMENT	E	20	78,083.32	80,000.00	80,000.00	-1,916.68	78,083.32
902-6021	METER REPLACEMENT PROGRAM	E	20	48,908.16	35,000.00	35,000.00	13,908.16	48,908.16
902-6090	WATER SYSTEM/MAJOR	E	20	121,886.04	250,000.00	250,000.00	-128,113.96	121,886.04
902-6103	SH 146 UTILITY RELOCATION	E	20	0	5,000.00	5,000.00	-5,000.00	0.00
905-3125	ACCRUED VACATION EXPENSE	E	20	1,400.65	0	0	1,400.65	1,400.65
905-4010	OFFICE SUPPLIES	E	20	5,050.93	5,015.00	5,015.00	35.93	5,050.93
905-4011	POSTAGE	E	20	26,940.65	28,000.00	28,000.00	-1,059.35	26,940.65
905-4150	SMALL TOOLS & EQUIPMENT	E	20	0	5,000.00	5,000.00	-5,000.00	0.00
905-5020	DUES & SUBSCRIPTIONS	E	20	85	650	650	-565.00	85.00
905-5025	BANK FEES	E	20	164,903.16	127,000.00	127,000.00	37,903.16	164,903.16
905-5030	RENTALS & SERVICE AGRMTS	E	20	35,053.75	72,534.00	32,280.00	-37,480.25	35,053.75
905-5042	IT SOFTWARE	E	20	39,114.27	0	40,254.00	39,114.27	39,114.27
905-5400	TELEPHONE	E	20	797.79	0	0	797.79	797.79
910-3010	SALARIES	E	20	22,625.44	0	0	22,625.44	22,625.44
910-3100	FICA TAXES	E	20	9.67	0	0	9.67	9.67
910-3110	RETIREMENT	E	20	21.08	0	0	21.08	21.08

910-4400	MISC SUPPLIES	E	20	338.27	0	0	338.27	338.27
910-5030	RENTALS & SERVICE AGRMTS	E	20	54,073.95	0	0	54,073.95	54,073.95
910-5110	MAINT-AUTOS & EQUIPMENT	E	20	14,764.00	0	0	14,764.00	14,764.00
910-5180	BUILDING REPAIRS/MAINT	E	20	10,326.44	0	0	10,326.44	10,326.44
910-6100	SEWER SYSTEM-REPAIR/MAINT	E	20	13,510.00	0	0	13,510.00	13,510.00
912-3014	Car Allowance	E	20	1,998.10	1,980.00	1,980.00	18.10	1,998.10
912-3125	ACCRUED VACATION EXPENSE	E	20	1,002.38	0	0	1,002.38	1,002.38
912-4010	OFFICE SUPPLIES	E	20	601.35	0	0	601.35	601.35
912-4150	SMALL EQUIPMENT OR TOOLS	E	20	1,385.92	1,300.00	1,300.00	85.92	1,385.92
912-4400	SUPPLIES	E	20	2,653.19	2,500.00	2,500.00	153.19	2,653.19
912-5110	MAINT-AUTOS & EQUIPMENT	E	20	11,119.54	9,000.00	9,000.00	2,119.54	11,119.54
912-5280	CHEMICAL SUPPLIES	E	20	241,956.68	110,000.00	110,000.00	131,956.68	241,956.68
912-5285	LABORATORY FEES	E	20	57,277.10	35,000.00	35,000.00	22,277.10	57,277.10
912-5330	INSURANCE - MISC	E	20	176,799.48	150,265.00	150,265.00	26,534.48	176,799.48
912-5400	TELEPHONE	E	20	7,002.07	6,000.00	6,000.00	1,002.07	7,002.07
912-5410	UTILITIES	E	20	169,567.15	220,000.00	220,000.00	-50,432.85	169,567.15
912-5455	SLUDGE DISPOSAL	E	20	261,544.57	390,000.00	390,000.00	-128,455.43	261,544.57
912-5459	CLEAN TV/SEWER SYSTEM	E	20	24,310.00	30,000.00	30,000.00	-5,690.00	24,310.00
912-5465	MISC EXPENSE	E	20	69.5	450	450	-380.50	69.50
912-5470	DEBT SERVICE AGENT	E	20	0	400	400	-400.00	0.00
912-6020	EQUIPMENT	E	20	35,476.72	45,000.00	45,000.00	-9,523.28	35,476.72
912-6100	SEWER SYSTEM-REPAIR/MAINT	E	20	341,988.31	250,000.00	250,000.00	91,988.31	341,988.31
912-6103	SH 146 UTILITY RELOCATION	E	20	0	5,000.00	5,000.00	-5,000.00	0.00
922-5469	RESIDENTIAL SANIT SERVICE	E	20	1,496,285.43	1,456,356.00	1,456,356.00	39,929.43	1,496,285.43
922-5479	COMMERCIAL SANIT SERVICE	E	20	1,302,532.11	1,486,978.00	1,486,978.00	-37,444.27	1,449,533.73
028-2000	BUDGETARY FUND BALANCE		28	0.00	0	0	-2,600,469.39	-2,600,469.39
028-2120	FUND BALANCE/UNRESERVED	Q	28	-2,608,112.87	0	0		
280-6020	PUBLIC SAFETY EQUIPMENT	E	28	169,681.50	0	0	169,681.50	169,681.50
280-6053	PARK PROJECTS	E	28	136,396.20	500,000.00	500,000.00	-169,681.50	330,318.50
280-8250	GRANT REVENUE	R	28	-2,600,469.39	0	0	-2,600,469.39	-2,600,469.39
029-2000	BUDGETARY FUND BALANCE		29	0	0	0	-5,384,534.48	-5,384,534.48
029-2120	FUND BALANCE/UNRESERVED	Q	29	-5,544,582.04	0	0		
290-4150	SMALL TOOLS & EQUIPMENT	E	29	84,305.67	0	0	84,305.67	84,305.67
290-5214	PROF ENGINEERING SERVICES	E	29	40,508.14	0	0	40,508.14	40,508.14
290-5215	PROF FEES-ENGINEERING	E	29	284,624.90	203,247.00	203,247.00	81,377.90	284,624.90
290-5275	ELECTRICAL/UTILITY SERVICES	E	29	133,886.85	0	0	133,886.85	133,886.85
290-5290	PERMIT FEES	E	29	2,300.00	0	0	2,300.00	2,300.00
290-6050	PINE GULLY WW TREATMENT PLANT	E	29	4,462,070.00	4,280,906.00	4,280,906.00	181,164.00	4,462,070.00
290-6051	PINE GULLY WWTP LS-FM	E	29	0	1,321,542.00	1,321,542.00	-523,542.56	797,999.44
290-8250	GRANT REVENUE	R	29	-5,384,534.48	0	0	-5,384,534.48	-5,384,534.48
033-2100	FUND BALANCE/RESTRICTED	Q	33	0	0	0	191,460.00	191,460.00
033-2120	FUND BALANCE/UNRESTRICTED	Q	33	0	0	0		
330-5215	PROF FEES-ENGINEERING	E	33	191,460.00	0	0	191,460.00	191,460.00
036-2000	BUDGETARY FUND BALANCE		36	0	0	0	137,298.01	137,298.01
036-2120	FUND BALANCE/UNRESERVED	Q	36	-1,035,521.62	0	0		
360-5215	PROF FEES-ENGINEERING	E	36	137,298.01	0	0	137,298.01	137,298.01
042-2000	BUDGETARY FUND BALANCE		42	0	0	0	14,492.00	14,492.00
042-2120	FUND BALANCE-UNRESERVED	Q	42	-12,713.52	0	0		
420-5180	BLDG & GRNDS- MAINT	E	42	10,292.00	0	0	10,292.00	10,292.00
420-5181	VETERANS MEMORIAL MAINTENANCE	E	42	4,200.00	0	0	4,200.00	4,200.00
042-2000	BUDGETARY FUND BALANCE			0	0	0	137,973.52	137,973.52
050-2120	F/B UNRESERVED	Q	50	-1,535,577.60	0	0		
501-3010	SALARIES	E	50	391,349.71	455,031.00	455,031.00	-40,079.42	23,601.87
501-5030	RENTALS & SERVICE AGMTS	E	50	180,102.52	42,129.00	42,129.00	137,973.52	180,102.52
501-5110	MAINT - VEHICLES	E	50	76,379.42	36,300.00	36,300.00	40,079.42	76,379.42
501-5340	DETENTION SUPPLIES	E	50	8,872.36	13,250.00	13,250.00	-1,934.85	11,315.15
501-5497	C.I.D.	E	50	6,934.85	5,000.00	5,000.00	1,934.85	6,934.85
070-2000	BUDGETARY FUND BALANCE	Q	70	0	0	0	0.00	0.00
070-2120	F/B UNRESERVED	Q	70	-3,882,016.93	0	0		
707-4010	OFFICE SUPPLIES	E	70	557.41	150	150	407.41	557.41

707-4150	SMALL EQUIPMENT	E	70	960.23	0	0	960.23	960.23
707-5020	DUES & SUBSCRIPTIONS	E	70	1,885.27	1,515.00	1,515.00	370.27	1,885.27
707-5042	IT SOFTWARE	E	70	22,065.32	0	0	22,065.32	22,065.32
707-5182	TRAIL MAINTENANCE	E	70	27,447.26	30,000.00	30,000.00	-2,552.74	27,447.26
707-5227	PROF FEES-CONSULTANT	E	70	67,405.97	42,000.00	42,000.00	25,405.97	67,405.97
707-5617	ECONOMIC DEV PROJECTS	E	70	32,081.35	537,081.00	537,081.00	-50,580.51	486,500.49
707-5620	COMMUNITY DEV INCENTIVES	E	70	18,924.05	15,000.00	15,000.00	3,924.05	18,924.05
077-2000	BUDGETARY FUND BALANCE			0	0	0	0.00	0.00
077-2120	FUND BALANCE/UNRESERVED	Q	77	-38,493.19	0	0		
770-4150	SMALL TOOLS & EQUIP	E	77	0	6,200.00	6,200.00	-5,020.52	1,179.48
770-5042	IT SOFTWARE	E	77	5,020.52	0	0	5,020.52	5,020.52
078-2000	BUDGETARY FUND BALANCE			0	0	0	10,787.23	10,787.23
078-2120	FUND BALANCE - UNRESTRICTED	Q	78	-27,479.33	0	0		
780-3010	SALARIES	E	78	10,020.66	0	0	10,020.66	10,020.66
780-3100	FICA TAXES	E	78	766.57	0	0	766.57	766.57
081-2000	BUDGETARY FUND BALANCE			0	0	0	148,422.21	148,422.21
081-2120	F/B UNRESERVED	Q	81	-1,515,610.93	0	0		
810-5110	MAINT-AUTOS & EQUIPMENT	E	81	6,900.00	0	0	6,900.00	6,900.00
810-6010	VEHICLES-PATROL 7 YR	E	81	411,925.00	399,378.24	399,378.00	12,546.76	411,925.00
810-6011	VEHICLES-ADMIN 10 YR	E	81	79,908.50	40,153.75	40,154.00	39,754.75	79,908.50
810-6020	EQUIPMENT	E	81	89,220.70	0	0	89,220.70	89,220.70
810-6999	DEPRECIATION EXPENSE	E	81	0	0	0		
083-2000	BUDGETARY FUND BALANCE		83	0	0	0	92,385.98	92,385.98
083-2120	FUND BALANCE - RESTRICTED	Q	83	-175,138.82	0	0		
830-4150	SMALL TOOLS & EQUIP	E	83	5,857.35	20,000.00	20,000.00		
830-6020	EQUIPMENT	E	83	118,385.98	26,000.00	26,000.00	92,385.98	118,385.98
084-2000	BUDGETARY FUND BALANCE		84	0.00	0	0	50,642.44	50642.44
084-2120	F/B UNRESERVED	Q	84	-1,624,840.85	0	0		
840-6010	VEHICLES-ANIMAL CONTROL	E	84	44,444.25	39,542.00	39,542.00	4,902.25	44,444.25
840-6016	VEHICLES-COMMUNITY DEV	E	84	42,240.19	0	0	42,240.19	42,240.19
840-6023	EQUIPMENT - EMS	E	84	3,500.00	0	0	3,500.00	3,500.00
EXPENSE INCREASE							3,898,057.08	
EXPENSE DECREASE							-2,707,653.01	
NET							1,190,404.07	
REVENUE INCREASE							-8,281,622.84	



Agenda Briefing

Date of Meeting: April 1, 2025

Responsible Department: City Secretary's Office

Presenter: Michael Gibbs, Director of Finance

Briefing Prepared By: Michael Gibbs

Strategic Focus Area:

General Information:

Consider and take all appropriate action on the first reading and final approval of Ordinance 2025-08 amending the FY 2025 budget.

Executive Summary / Background:

Funding / Fiscal Information:

The City's Fiscal Year 2024 and there were several open purchase orders. Some of the items on these PO's have been received in Fiscal Year(FY) 2025 while others are still outstanding. Amending the FY2025 budget allows the City to maintain budgetary controls and ensure expenditures align with budgets.

Supporting Materials Attached:

1. Ord 2025-08 Budget Amendment No 1 FY2025
2. Attachment A 2025-08 Budget Amendment No. 1

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

Approve Ordinance 2025-08 amending the FY2025 budget.

**CITY OF SEABROOK
ORDINANCE NO. 2025-08**

**AMENDMENT NO. 1
AMENDING THE BUDGET FOR THE FISCAL YEAR
BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025
FOR CITY DEPARTMENT ENCUMBRANCES**

AN ORDINANCE AMENDING THE AMOUNT OF APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025 BY AUTHORIZING CERTAIN ADDITIONS IN THE AMOUNT OF \$2,334,910 FOR GENERAL, ENTERPRISE, GENERAL FUND CIP, CAPITAL PROJECT FUNDS, FIRE PROJECTS, DRAINAGE FUND, CRIME DISTRICT, PUBLIC SAFETY, PARK IMPACT FUND, PEG FUND, AND GENERAL VEHICLE EQUIPMENT REPLACEMENT FUND; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO FACILITATE THE CHANGES IDENTIFIED; AND FINDING AVAILABLE UNENCUMBERED FUNDS FOR THE SUPPLEMENTAL APPROPRIATION AND/OR RESERVE REDUCTION.

WHEREAS, the City Council of the City of Seabrook Approved Budget Ordinance 2024-19 on September 24, 2024; and

WHEREAS, the City Council is authorized by law to make changes in the City budget for supplemental appropriations or reductions, and;

WHEREAS, the City Manager has certified there are unencumbered fund balances available for appropriation in excess of those appropriated for specific expenditures in the budget for supplemental appropriation and/or transfer; and

WHEREAS, such expenditures will occur subsequent to the adoption of the 2024/25 budget and will require formal appropriations; and

WHEREAS, said amendments are necessary to appropriate funds to provide proper fund accounting for changes a variety of expenditure and revenue lines as a result of timing circumstances relating to the time of budget adoption; and

WHEREAS, the City Council finds it in the public interest to amend the total Fiscal Year 2024/25. Operating Budget for the General Fund, Enterprise, General Fund CIP, Capital Project Funds, Drainage Fund, Fire Fund, Crime District, Public Safety, Park

Impact Fund, PEG Fund, and General Fund Vehicle Equipment Replacement Fund and by adjusting various budget accounts as outlined in **Exhibit “A”**

WHEREAS, the City Council of the City of Seabrook finds and determines that this budget amendment complies with all requirements under its Charter and laws;

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

THAT, the 2024/24 Adopted Budget for the City of Seabrook for the period beginning on October 1, 2024 and ending on September 30, 2025 is hereby amended by decreasing and increasing various funds and department line items in the total amount of \$2,334,910 as set out in **Exhibit “A”, Budget Amendment #1** to FY 2025 attached hereto and incorporated herein.

PASSED, AND APPROVED with a quorum present, by an affirmative vote of a majority of Councilmembers present, in accordance with Seabrook City Charter Section 2.10, on first and final reading this **1st day of April, 2025**.

Thomas G. Kolupski
Mayor

ATTEST:

Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

David Olson
City Attorney

2025-08 Budget Amendment #1
General Fund and Enterprise Fund

Attachment A

AMENDMENT NO. 1 TO THE BUDGET OF THE CITY OF SEABROOK, TEXAS FOR THE FISCAL YEAR 2024-25

Department	Fund	General Ledger Account Number	General Ledger Account Name	Expenditure Budget Amendment Description	2024-25 Budget	Amendment Amount	2024-25 Amended Budget
Legislative	General	100-5010	Advertisement	Chronicle	\$ 14,000	\$ 9,200	\$ 23,200
Legislative	General	100-3120	Subscriptions	Annual Dues	\$ 9,130	\$ 1,004	\$ 10,134
Legislative	General	100-5195	Election Expense	Election	\$ 47,850	\$ 3,000	\$ 50,850
Legislative	General	100-5300	Training	Hart Training	\$ 5,609	\$ 2,690	\$ 8,299
Police	General	200-4150	Small Tools & Equipment	Grant Equipment	\$ -	\$ 50,000	\$ 50,000
Police	General	200-5041	IT Hardware	Printers Computers	\$ -	\$ 10,000	\$ 10,000
Police	General	200-5042	IT Software	Evidence System	\$ 179,148	\$ 13,500	\$ 192,648
Police	General	200-6020	Equipment	Evidence Locker	\$ -	\$ 22,966	\$ 22,966
Police	General	200-3018	Overtime	ASAP Overtime	\$ -	\$ 41,025	\$ 41,025
Police	General	200-5020	Dues and Fees	Accreditation Dues	\$ 1,535	\$ 2,940	\$ 4,475
Disaster	General	900-3010	Salaries	Beryl	\$ -	\$ 27,883	\$ 27,883
Disaster	General	900-3100	FICA Taxes	Beryl	\$ -	\$ 650	\$ 650
Disaster	General	900-3110	Retirement	Beryl	\$ -	\$ 1,364	\$ 1,364
Disaster	General	900-3120	Hospitalization	Beryl	\$ -	\$ 214	\$ 214
Disaster	General	900-4400	Supplies	IRS Fees & Child Support	\$ -	\$ 204	\$ 204
Disaster	General	900-5465	Building & Maint	Repair	\$ -	\$ 42,466	\$ 42,466
PO	General	***_****	Purchase Orders	See PO Report	\$ -	\$ 80,971	\$ 80,971
Revenue	General	100-8251	Grant Revenue	HMGP	\$ -	\$ (561,383)	\$ (561,383)
Revenue	General	100-8274	Grant Revenue	DOJ Grants	\$ -	\$ (161,547)	\$ (161,547)
	General	001-2000	Budgetary Fund Balance	Reserves used to fund amended items		\$ 412,853.52	\$ 412,854
Total General Fund Amendment						\$	(412,854)
Water	Enterprise	902-5180	Maint Bldg	PO	\$ 110,000	\$ 28,795	\$ 138,795
Water	Enterprise	902-5215	Engineer		\$ 6,000	\$ 3,794	\$ 9,794
Water	Enterprise	902-6090	Water Major	PO	\$ 250,000	\$ 84,091	\$ 334,091
Sewer	Enterprise	912-5120	Sewer Minor		\$ 70,000	\$ 3,936	\$ 73,936
Sewer	Enterprise	912-6100	Sewer Major	PO	\$ -	\$ 19,845	\$ 19,845
		020-2000	Budgetary Fund Balance	Reserves used to amend items	\$ -	\$ (140,461)	\$ (140,461)

Total Enterprise Fund Amendment \$ 140,461

Public Safety	Public Safety Fund	140-4150	Small Tools & Equipment	PO and Budget	\$ 20,000	\$ 59,597	\$ 79,597
	Public Safety Fund	140-4400	Supplies	Budget	\$ -	\$ 650	\$ 650
	Public Safety Fund	140-6020	Equipment	Budget	\$ 77,642	\$ (27,797)	\$ 49,845
		014-2000	Budgetary Fund Balance	Reserves used to amend items	\$ -	\$ (32,450)	\$ (32,450)

Public Safety Fund Amendment \$ 32,450

GE CIP	GF CIP	280-6052	Park Projects	PO Fiber and Bathroom	\$ -	\$ 594,137	\$ 594,137
		028-2000	Budgetary Fund Balance	Reserves used to amend items	\$ -	\$ (594,137)	\$ (594,137)

GE CIP Fund Amendment \$ 594,137

Water/Sewer Capital	Water/Sewer Cap	290-5200	Accounting	Consulting	\$ -	\$ 44,716	\$ 44,716
Water/Sewer Capital	Water/Sewer Cap	290-5214	Engineering	Demolition	\$ -	\$ 58,000	\$ 58,000
Water/Sewer Capital	Water/Sewer Cap	290-5215	Engineering	Project Management PGWWTP	\$ -	\$ 40,000	\$ 40,000
Water/Sewer Capital	Water/Sewer Cap	290-5240	Electrical Services	Centerpoint	\$ -	\$ 66,000	\$ 66,000
Water/Sewer Capital	Water/Sewer Cap	290-5275	Permit Fees	TCEQ	\$ -	\$ 45,000	\$ 45,000
Water/Sewer Capital	Water/Sewer Cap	290-5290	Sludge Disposal	Sludge Removal	\$ -	\$ 500,000	\$ 500,000
Water/Sewer Capital	Water/Sewer Cap	290-6051	Pine Gully WWTP LS-FM	Alcott	\$ -	\$ 1,215,000	\$ 1,215,000
		029-2000	Budgetary Fund Balance	Reserves used to amend items	\$ -	\$ (1,968,716)	\$ (1,968,716)

Water/Sewer Capital Fund Amendment \$ 1,968,716

Capital Impact	Capital Impact	929-5215	Engineering	EMS Station	\$ 270,935	\$ 147,579	\$ 418,514
Capital Impact	Capital Impact	929-6080	Waterline	Red Oak	\$ 2,088,900	\$ 100,650	\$ 2,189,550
		019-2000	Budgetary Fund Balance	Reserves used to amend items	\$ -	\$ (248,229)	\$ (248,229)

Capital Impact Fund Amendment \$ 248,229

Fire	Fire	330-5215	Engineering	EMS Station	\$ 35,700	\$ 108,240	\$ 143,940
		033-2000	Budgetary Fund Balance	Reserves used to amend items	\$ -	\$ (108,240)	\$ (108,240)

Fire Fund Amendment \$ 108,240

Drainage	Drainage	360-5215	Engineering	PO Engineer Fees	\$ -	\$ 7,000	\$ 7,000
		036-2000	Budgetary Fund Balance	Reserves used to amend items	\$ -	\$ (7,000)	\$ (7,000)

Drainage Fund Amendment \$ 7,000

GE VERF	Park Improvement	420-5180	Bldg & Grounds Maint	Park Maint	\$ -	\$ 5,000	\$ 5,000
		042-2000	Budgetary Fund Balance	Reserves used to amend items	\$ -	\$ (5,000)	\$ (5,000)

Park Impact Fund Amendment \$ 5,000

PEG	PEG	830-4150	Equipment	Kopul Cable	\$ 17,284	\$ 20,894	\$ 38,178
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083-2000	Budgetary Fund Balance	Reserves used to amend items	\$	-	\$	(20,894)	\$	(20,894)
		PEG Fund Amendment					\$	20,894
							\$	2,334,910



Agenda Briefing

Date of Meeting: April 1, 2025

Responsible Department: City Manager's Office

Presenter: Thom Kolupski, Mayor of Seabrook

Briefing Prepared By: Gayle Cook

Strategic Focus Area:

General Information:

Consider and take all appropriate action on the approval of Resolution 2025-08, Opposing S.B 2722 and H.B. 5177.

Executive Summary / Background:

The passage of SB 2722 and HB 5177 would have a detrimental effect on transportation funding in Harris County, particularly in Precinct 2. The proposed reallocation does not address Houston's financial challenges but instead creates an inequitable burden on county infrastructure and road maintenance efforts. To protect the integrity of local infrastructure funding, this resolution is being brought to the City Council to take formal action against these legislative proposals.

Under current law, toll road revenues in Harris County—after covering debt and maintenance—are directed into a mobility fund to finance critical transportation and infrastructure projects. SB 2722 and HB 5177 propose reallocating 30% of these funds to the City of Houston for law enforcement and emergency services related to county projects.

Since 2020, Precinct 2 has contributed approximately \$146 million toward county-city partnerships, including over \$40 million to Houston-specific projects. If this funding is diverted, similar partnerships will be unsustainable moving forward.

The City of Seabrook has applied and received a number of Partnership Grants from Harris County Precinct 2 in assistance with infrastructure projects. If passed, this could have a fiscal impact on planned infrastructure projects designed for partnership grant funds.

Funding / Fiscal Information:

Supporting Materials Attached:

1. SB2722 HB5177
2. Resolution 2025-08

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:



**ADRIAN
GARCIA**
COMMISSIONER

Why would SB 2722 and HB 5177 be a problem?

- These bills will **redirect money** used for transportation and infrastructure projects across Harris County **to help a financially-strapped City of Houston** plug budget holes.

What specifically do the bills do?

- Under current law, toll road revenue that is not spend on debt and maintenance is to be spent on other transportation and mobility projects in Harris County. This is called the “mobility fund.”
- This legislation will hand 30 percent of those funds meant for mobility to the City of Houston for “**providing law enforcement and other emergency services during accidents and disasters affecting a project of the county.**”
- **While HCTRA would be subject to annual audits, there is no similar requirement being made of the City of Houston.** That means the City of Houston can get away with doing whatever it wants, including paying for lavish raises for city employees.

Is it particularly problematic for just non-Houstonian residents of Precinct 2?

- Road conditions are not considered in the distribution of funds. More Precinct 2 roads, particularly those outside Houston, have a failing grade than in any other precinct.
- Projects to repair and replace those roads would be cut by nearly 60 percent.
- Since 2020, Pct. 2 has provided **\$146 million in county resources to assist with various city projects including more than \$40 million in Houston.** If the bills pass, Precinct 2 will not be able to continue that partnership program.

What if I live in the City of Houston in Precinct 2?

- It will negatively impact Houston residents too. A cash grab of county money will not solve the City’s budget woes, nor will it help reduce the cost of tolls for drivers.
- Money for Houstonians’ transportation needs will be used to pay for across-the-board raises that were previously given to city workers. Meanwhile, the city is on a hiring freeze and offering early retirement because of an expected \$330 million deficit.

How can I help?

- Your voice matters! Call your senator and state representation. Call your local Chamber of Commerce. Tell them the City of Houston needs to solve its own spending programs without doing it at the expense of transportation. Tell them to vote no on SB 2722 and HB 5177.

**CITY OF SEABROOK
RESOLUTION 2025-08
OPPOSING S.B. 2722 AND H.B. 5177**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEABROOK,
EXPRESSING OPPOSITION TO SENATE BILL 2722 AND HOUSE BILL 5177, AND
URGING THE TEXAS LEGISLATURE TO REJECT THESE MEASURES IN THEIR
CURRENT FORM.**

WHEREAS, Senate Bill 2722 (SB 2722) and its companion House Bill 5177 (HB 5177) propose significant changes to the allocation and use of toll road revenue generated by the Harris County Toll Road Authority (HCTRA); and

WHEREAS, these bills would require Harris County to transfer 30 percent of its surplus toll road revenue, estimated at approximately \$58 million annually, to the City of Houston, thereby reducing available funding for countywide road infrastructure projects and potentially increasing county road debt; and

WHEREAS, while the bills mandate that the City of Houston use these funds exclusively for law enforcement and emergency services related to toll road incidents and disasters, they do not require the City to document actual costs incurred, conduct audits, or return excess funds, creating a lack of financial accountability; and

WHEREAS, the proposed legislation requires that all remaining toll revenue, after operational costs, be fully disbursed, thereby eliminating HCTRA's ability to maintain a reserve fund for future infrastructure needs or economic downturns; and

WHEREAS, the bills alter the formula for distributing funds to Harris County Commissioner Precincts based on an ambiguous definition of "roads owned and maintained by the County," leading to uncertainty and potential inequities in funding allocation among precincts; and

WHEREAS, restricting the use of surplus toll revenue to only county-owned and maintained roads would jeopardize joint projects with TxDOT and other local jurisdictions, including the City of La Porte and our neighbors; and

WHEREAS, Harris County Precinct 2 has some of the worst road conditions in the County, and the financial constraints imposed by SB 2722 and HB 5177 would severely limit the ability to make necessary investments in road repairs and infrastructure improvements, disproportionately impacting the residents of the City of Seabrook; and

WHEREAS, the City of Seabrook relies on the strength of Harris County's transportation infrastructure and funding for regional mobility projects, and these bills would

significantly hinder the County's ability to maintain and improve roads that benefit residents and businesses in Seabrook; and

WHEREAS, while the City of Seabrook supports transparency and fiscal responsibility in toll revenue management, SB 2722 and HB 5177, as currently drafted, present serious financial and operational risks to Harris County and its municipalities, warranting strong opposition.

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

Section 1. That the City Council of the City of Seabrook formally opposes SB 2722 and HB 5177 and urges the Texas Legislature to reject these measures.

Section 2. That copies of this resolution be forwarded to Governor Greg Abbott, Lieutenant Governor Dan Patrick, Speaker of the House Dade Phelan, members of the Texas Senate and House of Representatives, the Harris County Commissioners Court, and any other relevant stakeholders.

Section 3. That this resolution shall take effect immediately upon its passage and approval.

PASSED AND APPROVED this 1st day of April, 2025.

Thomas G Kolupski
Mayor

ATTEST:

Rachel Lewis, TRMC
City Secretary

APPROVED AS TO FORM:

David Olson
City Attorney



Agenda Briefing

Date of Meeting: April 1, 2025

Responsible Department: City Secretary's Office

Presenter:

Briefing Prepared By:

Strategic Focus Area:

General Information:

City Manager update and report to City Council on various items that require no action, including Legislative Update, Seabrook Boards and Commissions, Transportation Projects, and City of Seabrook CIP Projects.

Executive Summary / Background:

Funding / Fiscal Information:

Supporting Materials Attached: None

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

April 2025

April 2025							May 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
6	7	1	2	3	4	5	4	5	6	7	1	2	3
13	14	8	9	10	11	12	11	12	13	14	15	16	17
20	21	15	16	17	18	19	18	19	20	21	22	23	24
27	28	22	23	24	25	26	25	26	27	28	29	30	31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 30	31	Apr 1 6:00pm Regular City Council Meeting (City Hall)	2	3 5:00pm Open Space and Trails Committee Meeting (Public Works Facility)	4	5 9:00am Seabrook Trail Adventure
6	7	8	9	10 6:00pm Seabrook Economic Development Board of Directors Meeting (Council Chamber)	11	12
13	14	15 6:00pm Regular City Council Meeting (City Council Chamber)	16	17 6:00pm Seabrook Planning & Zoning Commission Meeting (Council Chamber)	18	19 10:00am Easter Excursion
20	21	22	23	24	25	26 8:00am DEA Drug Take Back 9:00am Flag Retirement Ceremony (Bay Area Veterans Memorial)
27	28	29	30	May 1	2	3

May 2025

May 2025							June 2025						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
4	5	6	7	1	2	3	1	2	3	4	5	6	7
11	12	13	14	8	9	10	8	9	10	11	12	13	14
18	19	20	21	15	16	17	15	16	17	18	19	20	21
25	26	27	28	22	23	24	22	23	24	25	26	27	28
				29	30	31	29	30					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Apr 27	28	29	30	May 1 5:00pm Open Space and Trails Committee Meeting (Public Works Facility)	2	3 Keels & Wheels
4 Keels & Wheels	5	6 6:00pm Regular City Council Meeting (City Hall)	7	8 6:00pm Seabrook Economic Development Board of Directors Meeting (Council Chamber)	9	10
11	12	13 6:00pm Election Canvass/Reception (City Hall)	14 8:00am PD Annual Blood Drive	15 6:00pm Seabrook Planning & Zoning Commission Meeting (Council Chamber)	16	17
18	19	20 6:00pm Regular City Council Meeting (City Council Chamber)	21	22	23	24
25	26 10:00am Remembering Our Fallen	27	28	29	30	31