



**MEETING MINUTES
NOVEMBER 18, 2025**

**SEABROOK CITY COUNCIL
REGULAR CITY COUNCIL MEETING**

Mayor Jim Sweeney called the Seabrook Council Meeting to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were City Councilmembers Jim Sweeney, Buddy Hammann, Tyler Kubena, Jared Sessum, Tom Tollett, Angela Cervantes, Summer Sanford. Also in attendance were: City Manager Gayle Cook, City Secretary Rachel Lewis, and City Attorney Scott Bounds. Pledges were conducted.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

Jackie Rasco	4002 Lake Point Forest, Seabrook	Records purging and requests
Joe Machol	Seabrook	Veteran's Day Event, city buildings water bills, property upkeep, bathr: valves
Kelly Stewart	2510 Hollybrook, Seabrook	Vexatious requestor ordinance

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

Councilmember Kubena announced the following events:
Thanksgiving office closure - November 27, 2025 through November 28, 2025
Tree Lighting - December 4, 2025
Breakfast With Santa - December 13, 2025

1.2 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 provided the update. **See Attachment A.**
Councilmember Sessum requested information regarding increased accidents on 146 and Gayle stated TxDOT was contacted.
Toddville Road disintegration and no fishing from the bridge.

2. PRESENTATIONS

2.1 Presentation of the monthly financial report for October 2025.

Finance Director Mike Gibbs stated the monthly report would be presented at the next meeting.

2.2 Presentation from the Parks & Trails Committee regarding construction progress at Carothers Coastal Gardens.

Jesse Jones of the Parks and Trails Committee presented the construction progress. **See Attachment B.**

3. CONSENT AGENDA

3.1 Approve the minutes of the November 4, 2025 City Council Meeting.

3.2 Consider and take all appropriate action on the second reading of Ordinance 2025-22 a request for a Conditional Use Permit to establish an "Open Air Market" at 1208 North Meyer Road as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures".

3.3 Consider and take all appropriate action on the second reading of Ordinance 2025-24 updating the City of Seabrook Master Fee Schedule.

3.4 Approval of the Quarterly Investment Report for the forth quarter of FY2025 July 2025 through September 2025.

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

4. BOARDS AND COMMISSIONS

4.1 Consider and take all appropriate action on the reappointment of Paul Dunphey and Michelle Brown to the Seabrook Economic Development Corporation for a term to expire on January 1, 2028.

Motion:	To Approve
Made By:	At-Large Position 6 Sanford
Seconded By:	Mayor Pro Tem, At-Large Position 5 Hammann
Vote:	Passed unanimously by all present

4.2 Consider and take all appropriate action on the appointment of Jeffrey Larson and Terri Sones to the Board of Adjustment/ Building Standards Commission, and the appointment of Adam Holland as an alternate member with terms to expire on December 31, 2027.

Motion:	To Approve
Made By:	At-Large Position 6 Sanford
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed unanimously by all present

5. BID AWARDS

5.1 Consider and take all appropriate action to award the Main Street Wastewater Treatment Plant demolition project to JTR Constructors, Inc for a bid price of \$1,166,300.00 and authorize the City Manager to execute a contract.
Brian presented stating there were two bids and the recommendation is the lower bid. See Attachment C.

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

6. NEW BUSINESS

6.1 Consider and take all appropriate action on approval of a proposal with Kimley-Horn and Associates, Inc. for Bayside Park Expansion final design and construction drawings to proceed to the Seabrook Economic Development Corporation (SEDC) for funding consideration.
City Manager Cook presented the proposal. See Attachement D.

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

- 6.2 Consider and take all appropriate action on the annual groundwater well inspection services agreement with Alsay Incorporated and authorize the City Manager to execute the agreement.**
-

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

- 6.3 Consider and take all appropriate action on an Interlocal Agreement between Harris County, by and through its Housing and Community Development Department (HCHCD), and the City of Seabrook for Community Development Block Grant Mitigation (CDBG-MIT) Planning Studies, in the amount of \$250,000.00, for the purpose of conducting the City of Seabrook Zoning Ordinance Re-Write Update Project to address flood risk, enhance infrastructure resilience, and support long-term disaster mitigation efforts, and authorize the Mayor to execute the Agreement.**
-

Motion: To Approve
Made By: At-Large Position 3 Tollett
Seconded By: At-Large Position 2 Sessum
Vote: Passed unanimously by all present

- 6.4 Consider and take all appropriate action on ratification of a business development incentive agreement by Crown Trophy #109, as approved by the Seabrook Economic Development Corporation (SEDC) on October 22, 2025, in accordance with the previously posted Business Incentive Program Project resolution for Commercial Facade Improvement Incentive at 2168 Bayport Blvd in an amount not to exceed \$7,799.42.**
-

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

- 6.5 Consider and take all appropriate action on the approval of Resolution 2025-27, Correction of the Authorizing Official for the Houston UASI Grant Application**
-

Motion: To Approve
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 6 Sanford
Vote: Passed unanimously by all present

- 6.6 Consider and take all appropriate action on the first and final reading of Ordinance 2025-25, Authorizing and Ordering the Issuance of General Obligation Bonds Series 2025.**
John Roebuck presented the final pricing results. See Attachment E.
-

Motion: To Approve
Made By: Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By: At-Large Position 3 Tollett

Vote: **Passed** unanimously by all present

7. OLD BUSINESS

- 7.1 Consider and take all appropriate action on the second reading of Ordinance 2025-23 adopting the optional Texas Public Information Act rules enshrined in Section 552.275 of the Texas Local Government Code.**

Motion:	To Approve
Made By:	Mayor Pro Tem, At-Large Position 5 Hammann
Seconded By:	At-Large Position 3 Tollett
Vote:	Passed with Councilmembers Kubena, Sanford, Hammann, Sweeney, Tollett, and Sessum voting in favor, and Councilmember Cervantes voting opposed.

8. DISCUSSION

- 8.1 Review and discuss the City's current retention schedule that identifies and describes City records and the length of time that each type of record must be retained.**

City Secretary Lewis presented laws and guidelines governing records retention. **See Attachment F.** She also demonstrated the past as well as the current agenda center located on the City's website. She then gave a tutorial regarding City's online library wherein permanent records such as the minutes of meetings, ordinances and resolutions were stored and could be viewed online by the public.

City Manager Gayle Cook presented the retention issues surrounding audio and video recordings of meetings as well as the retention guidelines established by the state.

Councilmember Cervantes stated that agenda packets including attachments should be retained for 10 years. Council requested information regarding costs of keeping agendas as well as audio and videos for a longer retention before deciding on whether to adjust the retention schedule codes. Council also gave direction that no records were to be purged until this issue was resolved.

9. ROUTINE BUSINESS

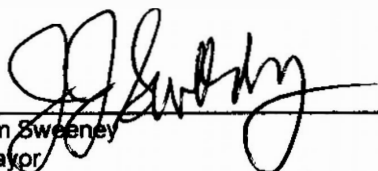
- 9.1 Establish future meeting dates and agenda items.**

City Secretary Lewis informed Council their next Regular Meeting was scheduled for December 2, 2025 at 6:00 pm.

She also reminded Council that there would be no second meeting held in December due to the holidays.

There being no further business, Mayor Sweeney adjourned the meeting at 7:46 pm.

APPROVED:



Jim Sweeney
Mayor

DATE:

12/2/25

ATTEST:



Rachel Lewis, TRMC
City Secretary



CITY COUNCIL UPDATE

NOVEMBER 18, 2025



Boards and Commissions

- **PARKS AND TRAILS COMMITTEE - NOVEMBER 6TH**
 - CAROTHERS PROJECT REPORT
 - DISCUSSION ON BEACH AREA AT CAROTHERS
- **ETHICS REVIEW COMMISSION - NOVEMBER 10TH**
 - NEW MEMBER INTRODUCTIONS
 - TRAINING TO BE SET IN EARLY 2026
- **JOINT MEETING - COUNCIL & P&Z - NOVEMBER 13TH**
 - WORKSHOP ON TEMPORARY RESTROOMS
- **BOARD OF ADJUSTMENT- NOVEMBER 17TH**
 - WATERFRONT PROPERTY DEMOLITION WILL HAVE FOUNDATION REMOVED
 - RESIDENTIAL CASE ON BAYWOOD WILL BE DEMOLISHED BY BANK

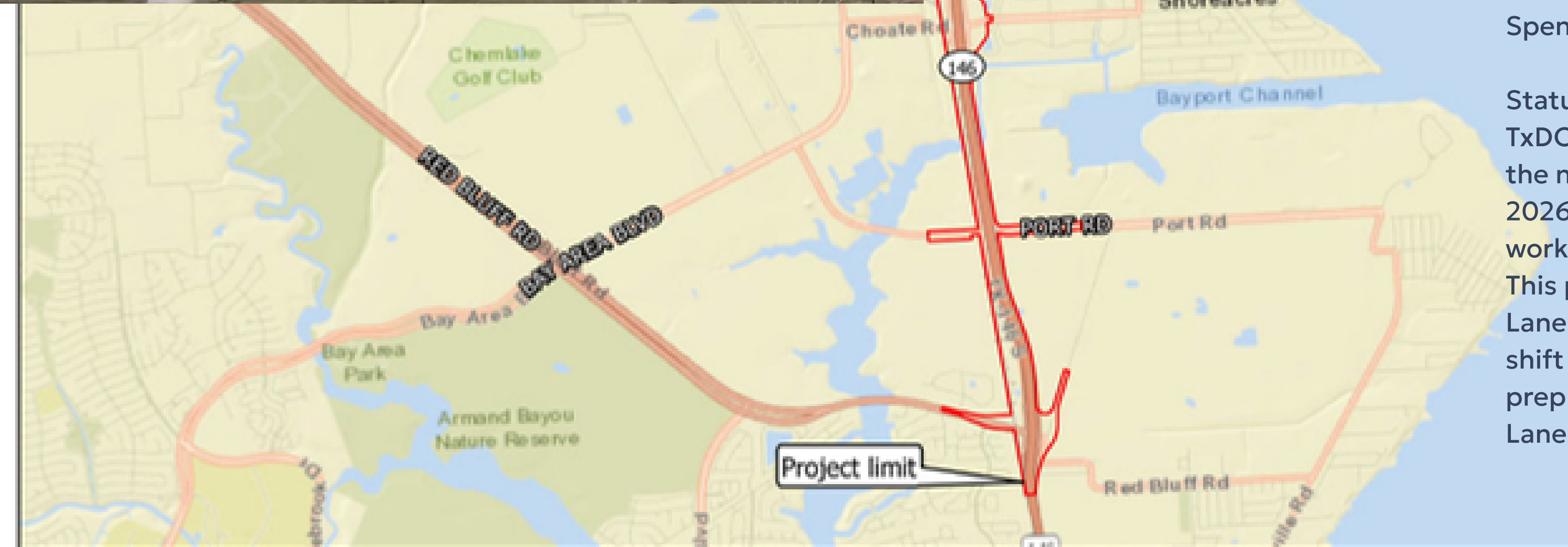


SH 146 - TxDOT PROJECT: RED BLUFF TO SPENCER

Agency: TxDOT

Purpose:
Add 3rd Lane from Red Bluff to
Spencer

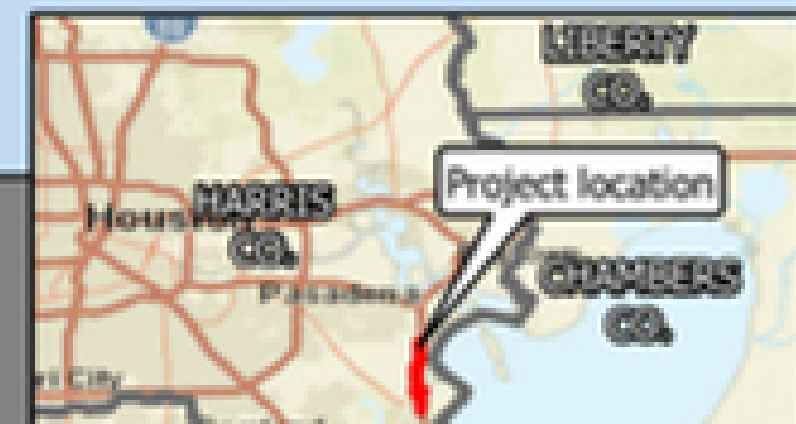
Status:
TxDOT contractor reports a reopen of
the new entrance ramp by Jan-Feb
2026. On the main lanes above, rebar
work started up again for Phase II.
This phase will complete the NB Main
Lanes with permanent pavement,
shift traffic and in Phase III start the
prep and construction of the SB Main
Lanes.



Project Location Map

SH 146
From Spencer Highway to Red Bluff Road

0 0.5 1
Miles



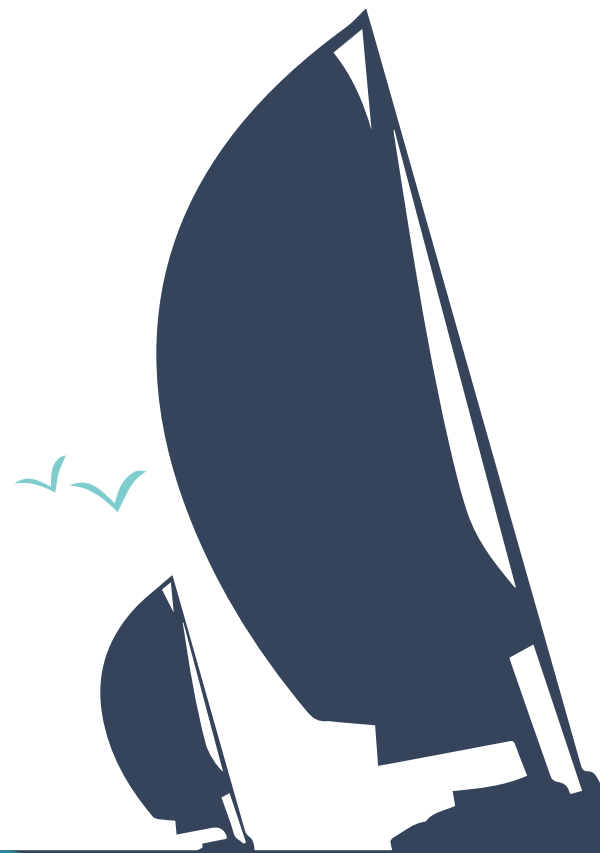
SOUTHERN ACCESS ROAD

Agency: Port Houston and Harris County

Purpose: Second ingress and egress to Bayport complex

Status: Port of Houston is targeting Q1 2026 for design to be complete and move to bidding phase

*****This project is being monitored by staff as the hiking trail in the area will be impacted and possibly closed during this construction.



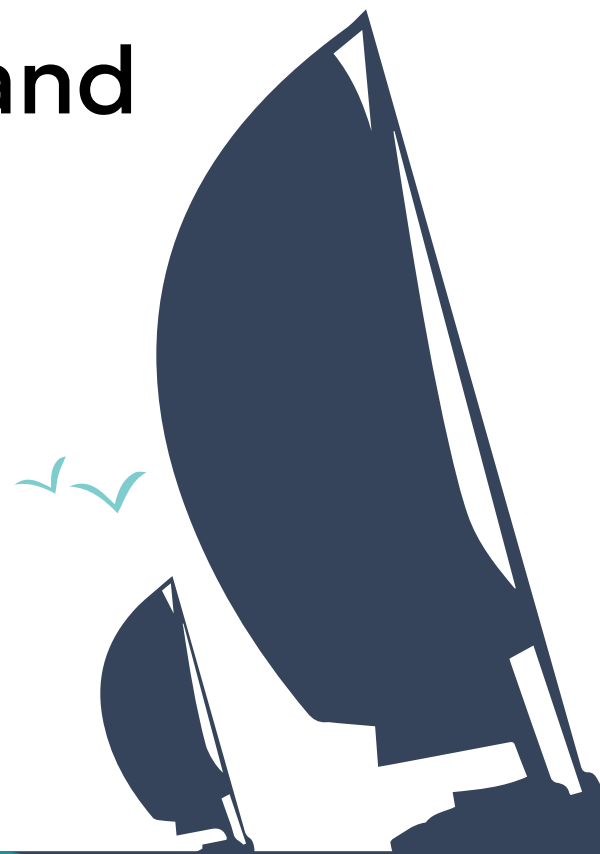
PORT RAIL SPUR

Agency: Port Houston and Federal Railroad Administration (FRA)

Purpose: Port Project to new phases of complex and warehouses

Status: Federal Government Shut Down was impacting City Quiet Zone application status.

Issues: Report has been given that the crossings are alarming and an open case is in progress.





EMS FIRE STATION ADDITION AND RENOVATION - BOND PROJECT

- Utilities prepared
- Electrical run prepped
- Rebar delivered
- Forming for foundation
- Pour in 2025

Target Completion:
April 2026



MUNICIPAL POOL - BOND PROJECT

- Pool Design Completed
- August 2026

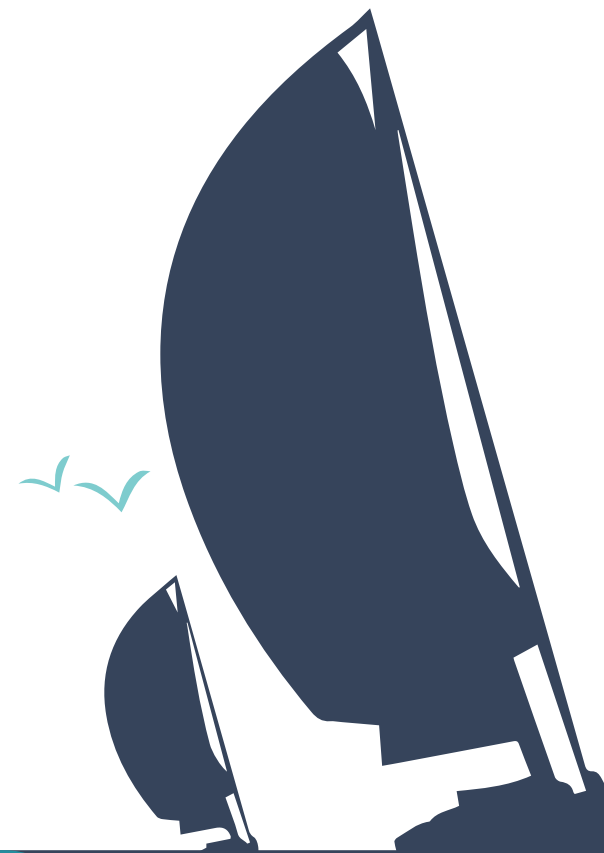
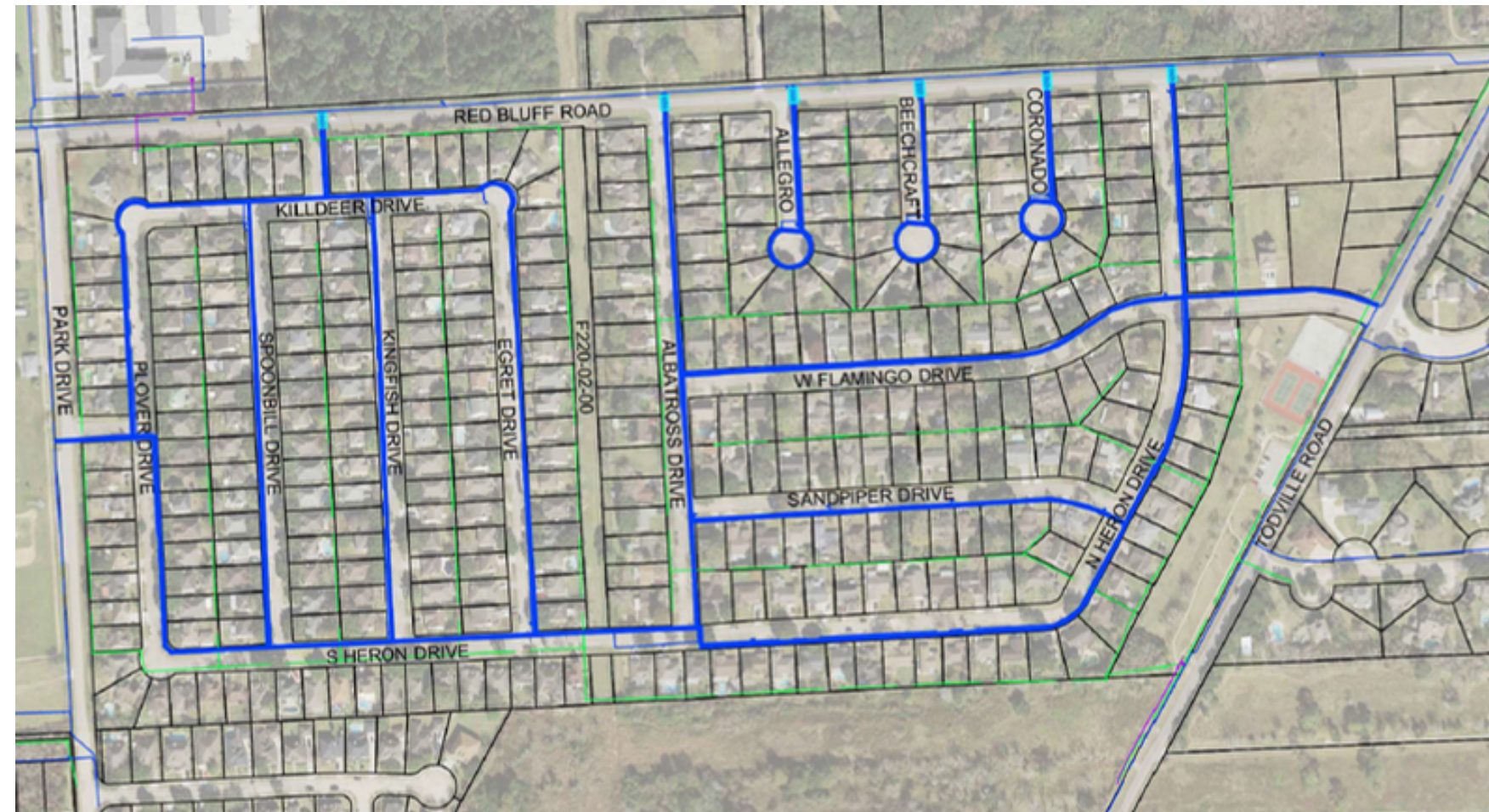


WATER PROJECTS



W31 - SEASCAPE WATER LINES

- SUBSTANTIALLY COMPLETE





Thank You



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WWW.SEABROOKTX.GOV



**MORE PEOPLE VISITED PUBLIC GARDENS
LAST YEAR THAN DISNEYLAND,
DISNEYWORLD AND ALL NORTH
AMERICAN AMUSEMENT PARKS
COMBINED**

**Robert W. Benfield
New Directions in Garden Tourism**

A lush garden scene featuring a winding gravel path that meanders through various plant beds. The garden is filled with a diverse array of plants, including tall purple flowers, clusters of pink and red blossoms, and several clumps of ornamental grasses in shades of green and gold. The background is composed of dense, dark green trees and shrubs, creating a sense of depth and enclosure. The overall atmosphere is one of a well-maintained, colorful public space.

Exploring Carothers Coastal Gardens: A Waterfront Public Garden in Seabrook, Texas

Discovering history, design and community.



Agenda Overview

- **History of Carothers Coastal Gardens**
- **Landscape Design and Garden Features**
- **Budget and Next Steps**

4/2013

Carothers Community Garden

502

614

Google Earth



**Carothers
Coastal
Gardens TASK
FORCE I**



**Carothers
Coastal
Gardens TASK
FORCE II**



Results of Task Force II

Established an outline for the development of the property.

Aimed at creating a dedicated public green space to showcase native coastal plants and support environmental education.

Established a Timeline and Budget

Using the TMLIRP insurance proceeds from the loss of the Carothers home, we set about to design a workable plan that we believed could be done for the roughly 300k

Preparation of Drawings and Specifications

With input from the Carothers 501(c)3 non-profit, we were able to produce workable drawings, specifications and a realistic budget.

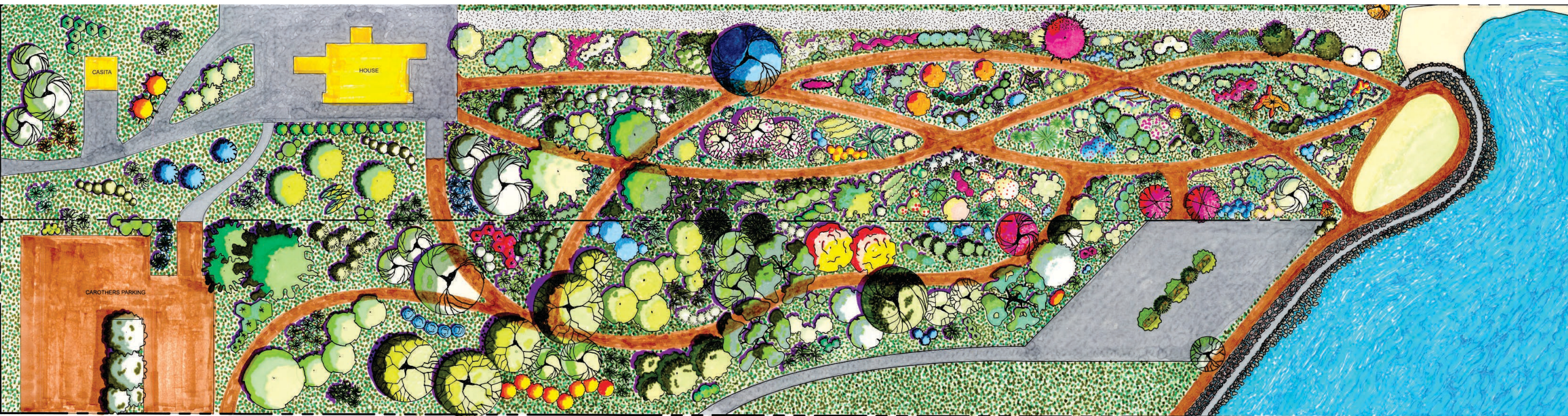
PRIORITIES

The major priorities outlined below are based on the task force's assessment of budget and timing phases to create the most value for Seabrook citizens.

PRIORITIES	PHASE 1 FY 21-22	PHASE 2 FY 22-23	PHASE 3 PENDING FUNDING
PRIORITY 1 Community Gardens	1) Plumbing infrastructure 2) 30 raised beds 3) Fencing and gates 4) Casita improvements 5) Recruit gardeners	1) Plant orchards 2) Expand/enhance raised garden beds and pathways as needed	
PRIORITY 2 East Tract Infrastructure & Trails	1) Demo tennis court 2) Water grid, electrical infrastructure 3) Mark trails & berms 4) Construct berms & trails		
PRIORITY 3 East Tract Strolling Gardens	1) House, tennis court site reclamation (soil, plants) 2) Map out planting areas 3) Prepare soil 4) Initial planting (gardens, prairies, trees)	Continue more intensive tree and garden plantings	
PRIORITY 4 Waterfront Observation Deck	Grant funds available per Gayle for Shoreline		Plan and construct observation deck and additional waterfront trails, as needed
PRIORITY 5 Carothers Learning Center		1) Assess community needs 2) Explore partnerships 3) Raise funding	Design and construct new facility
PRIORITY 6 West Tract Trail Loop			Extend trail system through West Tract with wetland boardwalk viewing and seating

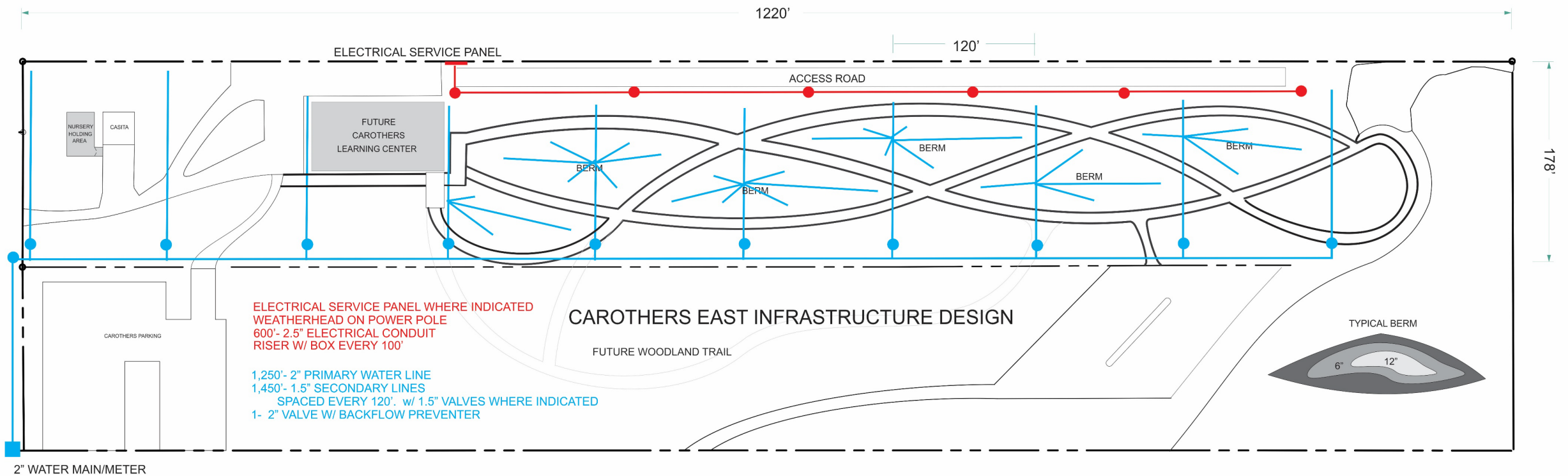
Based on these priorities, the initial budget estimate for Phases 1 and 2 is outlined below. To create the most value for Seabrook citizens as soon as possible, the task force strongly recommends that cash on hand from the insurance claim settlement be put to work now to accomplish these major grounds improvements while planning and building capacity to secure external funding for Phase 3 facility and grounds improvements.

Landscape Design and Garden Features



**CAROTHERS**
COASTAL GARDENS

Next Step... Water and Electrical



SOURCES OF FUNDING	TOTAL	COMPLETED	BUDGETED	PHASE 3	Notes
TMLIRP Insurance Proceeds	\$297,000				After House Removal
Total Income	\$297,000				
EXPENDITURES					
Park Improvements					
Property Line Fence/Gates		\$19,000			Sanchez Fence
Dead Tree Removal		\$11,800			Outside Contractor
Survey		\$4,000			High Tide Surveying
Engineering		\$11,000			Norex Engineering
Dirt work- Swales & Berms		\$135,000			Eitali Construction
Granite Trail Construction					City of Seabrook (3200 linear ft.)
Water Infrastructure			\$32,500		Outside Contractor
Electrical Infrastructure			\$5,500		Conduit- 600' with 6 risers/boxes. Weatherhead/Panel
Planting area/bed material			\$22,000		Texas Native Organic Soil 1000 sq. yards
Garden Design Consultant			\$8,000		Thomas Design
Trees and plants			\$40,000		Native Texas Nursery
Mulch			\$7,500		Texas Native Soil- 1000 sq. yards
Contingency			\$12,000		
Misc Infrastructure				\$30,000	Benches, Fountains, Statuary
East Gate				\$45,000	Gate at East entrance from Pine Gully
501(c)3 Endowment					Future upkeep
Total Expenditures		\$180,800	\$127,500	\$70,000	\$378,300

Essential Next Steps

Request from Parks and Trails Committee.....

Council to approve moving forward with Water and Irrigation infrastructure.

Council to approve moving forward with Electrical Infrastructure.

Council to approve hiring a Garden Consultant to begin planting design and plant list for Spring planting.



PROJECT: MAIN STREET WASTEWATER TREATMENT PLANT DEMOLITION

CLIENT: CITY OF SEABROOK

DATE OF BID OPENING: OCTOBER 30, 2025

TIME: 2 PM

CFA PROJECT NUMBER: 1912-001-22

SEABROOK PROJECT NUMBER: 2025-14-422

BASE BID

				BIDDER NO. 1		BIDDER NO. 2	
				JTR Constructors, Inc.		American Integrated Services, Inc.	
Item No.	Item Description	Unit	Quantity	Unit Price	Extended Price	Unit Price	Extended Price
1	Mobilization (No Greater Than 5% of Total Bid)	LS	1	\$ 56,000.00	\$ 56,000.00	\$ 56,550.00	\$ 56,550.00
2	Demolition and Removal of Above Ground Structures, Including Requirements in Asbestos Report, Including Haul-Off and Disposal	LS	1	\$ 350,000.00	\$ 350,000.00	\$ 491,670.00	\$ 491,670.00
3	Excavation Below Foundations to 4' Below Grade, Including Haul-Off and Disposal	CY	2615	\$ 35.00	\$ 91,525.00	\$ 430.64	\$ 1,126,123.60
4	Overall Site Excavation and Regrading, Including Tree/Brush Removal and Clearing, Including Select Earth Fill Material to Grades Shown on Plans, Complete in Place	LS	1	\$ 372,260.00	\$ 372,260.00	\$ 135,870.00	\$ 135,870.00
5	Remove and Dispose of Existing Pavement, Curb and Base (All Types and Depths), Includes all Saw-Cutting Required, Includes Haul-Off and Disposal	SY	2,088	\$ 9.00	\$ 18,792.00	\$ 19.31	\$ 40,319.28
6	Utility Disconnection, Including Removal Existing Pipe (All Sizes), Includes Haul-Off and Disposal	LS	1	\$ 117,000.00	\$ 117,000.00	\$ 69,847.00	\$ 69,847.00
7	SWPPP Measures per the Drawings, Including Inspection, Maintenance, Reporting, and Other Permits Requiring Coordination	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 10,842.00	\$ 10,842.00
8	Chain Link Fence for Lift Station, Including Access Gates, Including Beige Privacy Slats, Complete in Place	LF	268	\$ 161.00	\$ 43,148.00	\$ 124.24	\$ 33,296.32
9	6-Inch Reinforced Concrete Driveway, Including 6-Inch Cement Stabilized Sand and Curb Removal, Complete in Place	SF	470	\$ 50.00	\$ 23,500.00	\$ 24.18	\$ 11,364.60
10	4-1/2-Inch Reinforced Concrete Sidewalk, Including 6-Inch Cement Stabilized Sand and Curb Removal, Complete in Place	SF	195	\$ 31.00	\$ 6,045.00	\$ 29.54	\$ 5,760.30
11	Odor Vent System, Including 100 LF of 8" Piping and Installation of Above Ground Piping to the Existing Electrical Platform Structure, Complete in Place	LS	1	\$ 75,000.00	\$ 75,000.00	\$ 61,738.00	\$ 61,738.00
12	Furnish, Install, Fertilize and Water Hydro-Mulch Seeding for Erosion Control for All Disturbed Areas, Complete in Place	AC	2	\$ 1,515.00	\$ 3,030.00	\$ 6,532.00	\$ 13,064.00
TOTAL BID					\$ 1,166,300.00		\$ 2,056,445.10



**RE: EXHIBIT A – Scope of Work
Bayside Park – Construction Documents
Seabrook, Texas**

Date: October 28, 2025

Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Consultant”) is pleased to submit this EXHIBIT A to **the City of Seabrook** (“the Client” and “City”) for providing professional services for the above referenced project. Kimley-Horn’s project understanding, scope of services, and fee are below.

PROJECT ASSUMPTIONS

- It is our understanding the Client would like to enter into a professional services agreement with the Consultant for the design of Bayside Park located on Main Street at the Former Wastewater Treatment Plant (“the Site”).
- The scope of services is based on the City Council and City Economic Development Corporation approved Illustrative Master Plan and Opinion of Probable Construction Cost (OPCC) prepared by Kimley-Horn dated 8/19/2025 as shown below. The Main Street improvements outside of the red outline on the graphic are not included. Scope includes:
 - Elevated, custom pre-engineered Sail Pavilion with electrical service and security lighting
 - Lift Station enclosure and fencing/gate with park signage and placemaking features
 - Lower Plaza with pre-engineered, small sail shade structures
 - Streetscape along park frontage – no modifications to the roadway.
 - Prefabricated, mobile restroom (to be selected by City) with enclosure, ramp access, and utilities
 - Plaza area and entry stair / ramp access
 - Nature Play with prefabricated play components and play surfacing
 - Play Lawn
 - Coastal Prairie Trail
 - Landscaping – park frontage, play lawn, trees and coastal prairie area only. Excludes enhanced vegetative shoreline (to be provided by others).
 - Irrigation – permanent for park frontage and play lawn only. Temporary for establishment of the coastal prairie area.
 - Waterside Improvements:
 - Wetland Overlook with Step access to water level
 - Water Edge Access and riprap shoreline stabilization – no shoreline plantings included (to be provided by others).
- The project construction budget communicated is \$2.3M
- Conceptual design and stakeholder engagement have all been completed previously under a separate contract to the City
- It is our understanding that the existing wastewater treatment plan will be demolished and mass grading will be completed under a separate consultant, Cobb, Fendley & Associates, Inc. It is our understanding that the wastewater treatment plant demolition and mass grading will complete construction in Spring 2026. Any design requirements or restrictions related to the decommissioning will be provided to the Consultant and will be relied upon. City to provide said plans in pdf and CAD format.

- Since the existing wastewater treatment demolition and mass grading plans are under construction, the Consultant will rely upon a post construction survey provided by Cobb, Fendley & Associates, Inc. Any environmental permitting triggered by Cobb Fendley & Associates, Inc scope of work is not included herein, and is assumed to be provided by Cobb Fendley & Associates, Inc.
- Since the existing wastewater treatment demolition and mass grading plans are under construction, geotechnical borings of the fully constructed condition cannot be completed and no geotechnical recommendations will be available for design purposes. The Consultant recommends the City budget for additional geotechnical borings of the fully constructed condition, and engage a geotechnical engineer for design recommendations as it relates to the park improvements. Kimley-Horn assumes design recommendations will be provided prior to Design Development Plans are produced, so they may be relied upon.
- Client will provide property ownership information suitable for permitting.
- The site development lies within flood zone VE according to FIRM Panel No. 48201C1095M, dated January 1, 2017, as established by the Federal Emergency Management Agency (FEMA).
- It is assumed that Stormwater detention will not be required per City of Seabrook drainage criteria as the site has the ability to directly drain to the bay.
- SWPPP report & NOI will be prepared and submitted by the contractor and is not included in this scope of services. Kimley-horn will prepare erosion control drawings, details, and notes that can be included as part of the SWPPP report provided by the contractor.
- The site has an increase in impervious cover of more than 0.2 acres, and a Storm Water Quality Management Plan will be required.
- It is assumed that utilities will be required to service the mobile restrooms structures. It is assumed that public utilities providing service to the site are adequate in size and capacity, and will not require offsite improvements.
- It is assumed that Traffic Control Plans (TCP) will not be required for this site development.
- Permitting will be required through City of Seabrook.
- It is anticipated that waterside improvements will trigger environmental permitting. See Tasks 8-10. Landside improvements do not anticipate environmental permitting.
- There are no existing pipelines, public utilities, or easements running through the site that will be required to be relocated.
- Opinion of Probable Construction Costs (OPCC): Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids, or actual costs will not vary from its cost estimates.
- It is assumed the custom pre-engineered shade sail pavilion manufacturer will collaborate with the design team to prepare a custom pavilion. It is assumed the manufacturer will provide design intent drawings and specifications to include in the plans. Kimley-Horn structural design is limited to the foundation design only. The Consultant will be reliant on the manufacturer to provide applicable design parameters. The Contractor will provide engineered shop drawings as a deferred submittal during construction.
- Kimley-Horn will prepare design intent drawings only for the placemaking feature and lift station enclosure fencing/gate for purposes of bidding. Contractor to provide engineered shop drawings as a deferred submittal during construction.

- It is assumed Galveston Bay Foundation or another organization can provide shoreline planting or habitat establishment, and associated permitting (if any) as a separate project with the City. No scope is included herein for shoreline planting design.
- It is assumed Galveston Bay Foundation or another organization can provide coastal prairie grass specifications, and installation guidance to be incorporated into Consultant's plans.

INFORMATION TO BE PROVIDED BY THE CITY

Kimley-Horn shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client acknowledges that verifying the accuracy and completeness of such items is not part of the Kimley-Horn's Scope of Services. The Client shall provide all information requested by Kimley-Horn during the project, including but not limited to the following:

- Existing plans / policies/ standards, and information regarding facilities, roadway and public improvements both existing and proposed
- Wastewater Treatment Plant (WWTP) demolition plans – in pdf and CAD.
- Boundary survey
- WWTP Post-Construction Topographic Survey will be provided upon completion of the WWTP construction and prior to Design Development plans are prepared for the park
- Previous Geotechnical reports
- New Geotechnical report will be provided upon completion of the WWTP construction and prior to Design Development plans are prepared for the park
- Mobile restroom plans and specifications

SITE



SCOPE OF WORK

Kimley-Horn will provide the services specifically set forth below.

Task 1 – Project Management

The Consultant will perform the following services:

- A. Data Collection
 - a. Consultant will work with the City Project Manager to collect the above listed 'Information provided by City'
- B. Project Management
 - a. Coordination with the City Project Manager. Coordination will include email correspondence and phone calls.
 - b. Communicate project status with the City with the monthly invoice.
 - c. It is assumed the project design phase will last 9 months.

- C. Coordination with Galveston Bay Foundation – effort to assist City with preparation of best practices for establishment of a coastal prairie including soil preparation, nurse crop specifications, and design of a coastal prairie grass area based on their specifications and guidance.

Task 2 – Design Development

Based upon the approved Illustrative Master Plan, Kimley-Horn will prepare Design Development plans. The Design Development plans will show layout and details for review and preliminary pricing, but they will not include enough detail for construction. The Design Development plans are intended to guide the design, planning, and programming of the project and to refine the Opinion of Probable Construction Cost.

These drawings will include basic layout, basic material selections, and basic grading information for pricing. These plans will become the basis for further design efforts.

The Consultant will respond to the Design Development comments by incorporation into the Construction Document deliverable. A comment response letter will be provided with each subsequent deliverable.

Meetings:

- A. One (1) virtual meeting with the Client to kick off the project.
- B. One (1) virtual meeting with the Client to discuss review comments related to the Design Development Plans.
- C. Up to four (4) virtual bi-weekly coordination meetings.

Deliverables:

- A. An electronic file (PDF) of the Design Development Plans
- B. An electronic file (PDF) of the Design Development OPCC

Task 3 – Construction Documents

Upon the Client approved Design Development Plans, Kimley-Horn will develop the construction document package for the project. The development of the construction document package consists of the following:

- A. Cover Sheet
- B. Index
- C. General Notes Kimley-Horn will prepare general construction notes and specifications for the project.
- D. Plan Sheets: The Construction documents package will include the plan sheets for the scope of work described. The design for the sheets will be created as part of the design tasks in this scope. This effort is for the creation of the sheets to communicate the design intent and illustrate the design to the contractor for construction.
 - a. Key Map
 - b. Existing Conditions/Demolition Plan
 - c. Erosion Control Plan and SWPPP
 - d. Dimension Control and Paving Plan
 - e. Hardscape Plan
 - f. Grading Plan

- g. Utility Plan
- h. Drainage Plan and Drainage Area Map
- i. Landscape Plan, limited to:
 - i. Land side planting beds and trees
 - ii. Coastal Prairie Grass Area – based on Galveston Bay Foundation, or other organization's recommendations.
- j. Site Lighting Plan –through a subconsultant, Infrastructure Associates. Limited to:
 - i. Electrical service and distribution
 - ii. Site security lighting
- k. Structural Design – limited to:
 - i. Pavilion Stage foundation for pre-engineered shade pavilion, stage platform and retaining walls – vendor to provide engineered shop drawings of shade pavilion only.
 - ii. Small Sail Shade foundation for pre-engineered shade structures - vendor to provide engineered shop drawings of shade structures only.
 - iii. Lift station CIP Concrete walls and fence enclosure – fence drawings to be prepared as design intent only.
 - iv. Mobile restroom CIP concrete docking station enclosure and platform for stairs / ramp – City to provide Mobile restroom plans and specifications. No pedestal or foundation design included for restroom.
 - v. Entry stair / ramp retaining walls
 - vi. Lift Station place making feature foundation design – place making feature to be prepared as design intent only. Contractor to provide structural engineered shop drawings.
 - vii. Security light poles foundations
- E. Details Kimley-Horn will include detail sheets showing elements included in the Plan Sheets, consisting of details, sections, and elevation views. Certain submittals, shop drawings, samples, cut sheets and mockups will be listed for approval.
- F. Project Manual Kimley-Horn will prepare a bid form and technical specifications to be included in the project manual as part of this task and provide the bid form to be included with the project manual. The Client will provide the preferred front-end documents and procurement language to Kimley-Horn to be included in the project manual. Kimley-Horn will compile the technical specifications, the bid form, and the Client provided front-end contract documents into the project manual for the project bid. Kimley-Horn will provide the project manual as part of the 90% and 100% submittals.
- G. Revise per Client Comment: Kimley-Horn will respond to the 90% comments by incorporation into the 100% deliverable. The 100% deliverable will be submitted for permitting and TDLR review. It is understood that one (1) round of minor and concurrent revisions will be incorporated into 100% deliverable for permit resubmittal and bidding. A comment response letter will be provided with subsequent deliverables. Resubmission of plans at each deliverable is not part of this agreement but can be provided as an additional service.
- H. Opinion of Probable Construction Costs at each submittal.

Meetings:

- A) Up to one (1) in person meeting with the Client to discuss review comments related to the 90% Plans.
- B) Up to one (1) in person meeting with the Client to discuss review comments related to the 100% Plans.

- C) Up to fifteen (15) virtual bi-weekly coordination meetings.

Deliverables:

- A) Up to Five 24"x36" copies of the permitting plans. This includes one (1) copy intended for Client use and one (1) copy is a courtesy copy for the Contractor.
- B) An electronic file (PDF) of the 90%, and 100% Construction Plans.
- C) An electronic file (PDF) of the 90%, and 100% Technical Specifications and Bid Form (Item F).
- D) An electronic file (PDF) comment response letter following the 90% and 100% submittals (Item G).
- E) An electronic file (PDF) of the 90%, and 100% Opinion of Probable Construction Costs (Item H).

Task 4 – Bidding Phase Services

Based on the permitted and bid ready package, the Consultant will provide bid phase services to the Client during bidding of this project. This proposal assumes one (1) bid package to select a single general contractor. Should the need for additional bid packages, or should the Client engage multiple contractors for the project, it will be considered additional services. Because the extent of the services is unknown at this time, we have budgeted approximately forty-five (45) hours of effort. If additional effort is requested by Client, it will be billed as an additional service. Additional services will be provided on an hourly basis in accordance with the attached rate schedule, as authorized by the Client or their representatives.

The Consultant will provide the following professional services under this task:

- A. Attend one (1) in person pre-bid meeting.
- B. Provide clarifications related to documents during the solicitation period as requested by the Client and review responses with Client.
- C. Issue Client approved addenda of Construction Plans and Technical Specifications after the pre-bid meeting to clarify design intent.
- D. Attend one (1) in person bid-opening meeting.
- E. Prepare Issue-for-Construction Documents and provide digital file (PDF) to City and selected contractor.
- F. Tabulate the bids received and evaluate the compliance of the bids received with the bidding documents.
- G. Participate in one (1) virtual meeting for review of bids.
- H. Prepare a written summary of the tabulation and evaluation for award recommendation.

During the Bidding Phase, the Client will perform the following tasks:

- A. Upload pdf files of all plans and contract documents onto Civcast (or similar website) for access by potential bidders.
- B. Host the pre-bid meeting. The Client will coordinate the date, time, and location of the pre-construction conference with the Consultant.
- C. Host bid opening. The Client will coordinate the date, time, and location of the pre-construction conference with the Consultant.

Task 5 – Construction Phase Services

The Consultant will professional construction phase services as specifically stated below. Because the extent of the services is unknown at this time, we have budgeted approximately two hundred forty (240) hours of effort. If additional effort is requested by Client, it will be billed as an additional service. Additional services will be provided on an hourly basis in accordance with the attached rate schedule, as authorized by the Client or their representatives.

- A. Pre-Construction Conference: Consultant will attend one (1) Pre-Construction Conference prior to commencement of Work at the Site as requested by the Client.
- B. Project Meetings: Consultant will attend biweekly construction meetings. It is assumed active construction will be up to 6 months long with alternate meetings virtual (assumes up to six (6) in person and seven (6) virtual meetings).
- C. Visits to Site and Observation of Construction: Consultant will provide up to six (6) in person site visits concurrent with the Project Meetings, and up to two (2) additional on-site construction observation services during the construction phase. Consultant will make visits at intervals as directed by Client in order to observe the progress of the Work. Such visits and observations by Consultant are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on Consultant's exercise of professional judgment. Based on information obtained during such visits and such observations, Consultant will evaluate whether Contractor's work is generally proceeding in accordance with the Contract Documents, and Consultant will prepare a site report after each visit to keep Client informed of the general progress of the Work.
The purpose of Consultant's site visits will be to enable Consultant to better carry out the duties and responsibilities specifically assigned in this Agreement to Consultant, and to provide Client a greater degree of confidence that the completed Work will conform in general to the Contract Documents. Consultant shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control over Contractor's work, nor shall Consultant have authority over or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, nor for any failure of Contractor to comply with laws and regulations applicable to Contractor's furnishing and performing the Work. Accordingly, Consultant neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.
- D. Recommendations with Respect to Defective Work: Consultant will recommend to Client that Contractor's work be disapproved and rejected while it is in progress if, on the basis of such observations, Consultant believes that such work will not produce a completed Project that conforms generally to Contract Documents.
- E. Clarifications and Interpretations: Consultant will respond to reasonable and appropriate Contractor requests for information and issue necessary clarifications and interpretations of the Contract Documents to Client as appropriate to the orderly completion of Contractor's work. Any orders authorizing variations from the Contract Documents will be made by Client.
- F. Change Orders: Consultant may recommend Change Orders to Client, and will review and make recommendations related to Change Orders submitted or proposed by the Contractor.
- G. Shop Drawings and Samples: Consultant will review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required

- to submit, but only for conformance with the information given in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs.
- H. Final Notice of Acceptability of the Work: Consultant will conduct a final site visit to determine if the completed Work of Contractor is generally in accordance with the Contract Documents and the final punch list so that Consultant may recommend, in writing, final payment to Contractor. Accompanying the recommendation for final payment, Consultant shall also provide a notice that the Work is generally in accordance with the Contract Documents to the best of Consultant's knowledge, information, and belief based on the extent of its services and based upon information provided to Consultant upon which it is entitled to rely.
 - I. Limitation of Responsibilities: Consultant shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. Consultant shall not have the authority or responsibility to stop the work of any Contractor.
 - J. TDLR: As part of the Services provided, the Consultant shall obtain the Notice of Substantial Compliance for the Project from the Texas Department of Licensing and Regulation ("TDLR").
 - a. Submission of Construction Documents to TDLR – The Consultant shall send the Construction Documents to TDLR not later than five (5) calendar days after the Consultant issues the Construction Documents for the Project.
 - b. Completion of Registration Form to TDLR – The Consultant shall complete an Elimination of Barriers Project Registration Form ("Form") for each subject building or facility within the Scope of the Project, and submit the registration form(s) along with the applicable fees not later than fourteen (14) calendar days after the Consultant completes the submittal of the Construction Documents to TDLR.
 - c. TDLR Approval of Construction Documents – After review of the Construction Documents by TDLR, The Consultant shall be notified in writing of the results; however, it is Consultant's responsibility to obtain TDLR's written comments. The Consultant shall address all comments that prevent TDLR approval of the Construction Documents, including comments relating to conditional approval that must be addressed in the design and construction of the Project. The Consultant shall resubmit Construction Documents to TDLR for review prior to the completion of construction of the Project.
 - d. TDLR Project Inspection – The Consultant shall request an inspection from TDLR or a TDLR locally approved RAS no later than thirty (30) calendar days after the completion of construction of the Project. The Consultant shall advise City in writing of the results of each Project inspection. City reserves the right to verify the written results with TDLR at any time during design, construction, or at the completion of the Project.
 - e. Corrective Modifications following TDLR Project Inspection – When corrective modifications to achieve substantial compliance are required, the TDLR inspector or the RAS shall provide the Consultant a list of deficiencies and a deadline for completing the modifications. The Consultant shall provide City with this list within five (5) calendar days of receipt. It is the sole responsibility of Consultant to completely address the deficiencies by the stated deadline or to obtain a written notice of extension from the TDLR. When the corrective measures have been completed, the Consultant shall provide the TDLR (and/or the RAS who completed the inspection) and City with written verification of the corrective measures completed.

The Client will provide the following items during the construction phase services:

- A. Pre-Construction Conference. The Client will host a Pre-Construction Conference prior to commencement of Work at the Site. The Client will coordinate the date, time, and location of the pre-construction conference with the Consultant and the Contractor.
- B. Inspections and Testing.

Task 6 – Irrigation Plans

Through a subconsultant, James Pole Irrigation Consultants, the Consultant will prepare irrigation design for the Site. The Coastal Prairie areas shall receive temporary irrigation for establishment only. All other areas will receive traditional irrigation. Plans will be incorporated into the 90% and 100% Construction Plans. This task includes Construction Phase Services support for review of contractor submittals, response to RFIs, and review provided punch walk notes related to the irrigation plans.

Task 7 – Waterside Improvements

Upon project Kickoff and authorization of the Tasks (7-10), Kimley-Horn will develop the construction document package for the waterside improvements. Waterside improvements consist of:

- Wetland Overlook with Step access to water level – assume retaining wall and step design only. No bulkhead or rip rap improvements.
- Water Edge Access and riprap shoreline stabilization – assumes rip rap design only. No retaining wall improvements.

These plans will be incorporated into the Design Development and Construction Document packages as outlined in Task 3-4.

This includes a Coastal Report that will be prepared through a subconsultant identifying the below recommendations. Kimley-Horn will utilize the report recommendations for the design of the waterside improvements.

- Perform a literature review of available online documentation or documents provided by Kimley-Horn or the Client to determine the historical and/or projected water levels at the Site
- Assess the expected water levels, wind speeds, and fetch and depth limited wave heights for 25, 50, and 100-year return interval storm events
- Calculate and specify the minimum rock size for proposed riprap revetment design based on the Hudson formula

Task 8 - Aquatic Resources Delineation

Upon project Kickoff and authorization of the Tasks (7-10), Kimley-Horn will locate readily available resource documents and related data for a preliminary review of site conditions and then perform a site visit to evaluate the existence and approximate locations of aquatic resources on the site generally following the US Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual and the applicable USACE Regional Supplement.

Kimley-Horn will prepare exhibits showing the boundaries, acreage, and linear footage (if applicable) of aquatic resources identified onsite during the site visit. Appropriate feature data, locations, and extents will be collected with a GPS with sub-meter accuracy as required by the USACE.

This scope of work does not include flagging; however, if warranted by the Client, features can be flagged for an additional fee to allow for surveyors to collect the data at a later date.

Kimley-Horn will prepare a report for the project documenting the results of the Aquatic Resources Delineation performed onsite. The report will address the applicable regulatory framework, describe the assessment methodology, limitations, and findings. The report will also include applicable maps/exhibits, site photographs, and data sheets/forms.

The Environmental Protection Agency (EPA) and the USACE occasionally issue guidance concerning what they intend to assert jurisdiction over. Changes that impact our strategy or scope will cause additional work and will be addressed as an additional service amendment to this agreement. Observations will be made under the applicable regulatory guidance at the time of the observations. The report will present Kimley-Horn's opinions as the presence / absence of aquatic resources, as well as their respective jurisdictionality. However, the USACE is the ultimate authority on the presence / absence or jurisdictional status of any aquatic feature.

After the field delineation, Kimley-Horn, or Kimley-Horn representatives, will prepare a report suitable for submission to the USACE for wetland delineation verification and/or an Approved Jurisdictional Determination (AJD). The report will include a description of the site location and general conditions, descriptions of jurisdictional areas (including their approximate sizes and locations), field data forms, and a site map identifying the jurisdictional areas and locations of specific data-collection points.

This Task does not include consultation with the USACE or permitting of any kind.

Task 9 - Protected Species Assessment

Upon project Kickoff and authorization of Tasks (7-10), Kimley-Horn will perform a protected species assessment in an effort to assess potential impacts to wildlife species protected by federal laws including the Endangered Species Act (ESA), the Migratory Bird Treaty Act (MBTA), and/or the Bald and Golden Eagle Protection Act (BGEPA) enforced by the U.S. Fish and Wildlife Service (USFWS). Potential impacts to wildlife species protected by state laws enforced by the state specific wildlife department/agency will also be assessed.

Kimley-Horn, or representatives, will review readily available resources in an attempt to identify potentially suitable habitat for protected species to be evaluated in the field or "spot-checked." Resources may include, but may not be limited to:

- Federally and state listed threatened and endangered species on a county-wide basis
- USFWS Information for Planning and Consultation (IPaC) portal
- Current and historical topographic maps
- Current and historical aerial photographs
- State ecoregion maps vegetation information/data
- Soil survey data
- USFWS NWI data
- Available existing information regarding topography and geology of the site

Site observations will be performed to evaluate the presence of federally and/or state-listed threatened and endangered species and the presence of suitable habitat for federally listed threatened and/or endangered species. Additionally, the presence of migratory birds, bald eagles, golden eagles, and suitable habitats will be evaluated. While performing the site visit, species locations (if observed) will be collected with a GPS unit and will be displayed on an exhibit as part of the report. If observed, a preliminary map will be provided to the Client prior to preparation and issuance of the report. Preliminary findings will be provided to the Client following the site visit.

Kimley-Horn will prepare a protected species assessment report that will include the applicable regulatory framework, describe the assessment methodology, provide limitations and findings, and provide site-specific conclusions and recommendations.

This task does not include field surveys, permitting, or mitigation of any kind.

Task 10 - Desktop Cultural Resources Review

Upon project Kickoff and authorization of Tasks (7-10), Kimley-Horn will engage a professional archeologist subconsultant to perform a desktop cultural resources review. Desktop assessment activities include:

- Perform basic archival research of available online resources, including the Texas Historical Commission's (THC) *Texas Archeological Sites Atlas* and *Texas Historic Sites Atlas* online databases, the General Land Office (GLO), the National Park Service's (NPS) online National Register Information System (NRIS), and/or other relevant archives for information on previous cultural resources investigations conducted in the vicinity of the project area and previously recorded archeological sites and historic properties within and in the vicinity of the project area. Desktop archival studies will examine a 1.0-mile radius surrounding the project area.
- Review the abovementioned archives; historical, geological, topographic, and soil maps; and aerial photographs to evaluate the potential for encountering significant cultural resources within the project area.
- Prepare a written memorandum summarizing the results of desktop research and evaluating the potential for previously unrecorded prehistoric and historic-age cultural resources, including project maps depicting the locations of known cultural resources (not for public disclosure).

This task does not include field surveys, agency consultation, or permitting of any kind.

ADDITIONAL SERVICES

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates. Such additional services shall include but are not limited to the following:

- Bulkhead Design and Seawall Replacement
- Franchise Utility Coordination
- Lift Station design
- Variance Requests
- SWPPP Report and NOI
- Additional meetings
- Additional effort based on an extended project schedule
- Additional bid packages
- Record drawings
- Revisions due to changes in regulations
- Revisions to Documents after Design Approval
- Construction Phase services in excess of that described above

SCHEDULE

Kimley-Horn will work to prepare a mutually agreed upon schedule with the Client.

FEE AND EXPENSES

Kimley-Horn will perform the Tasks 1-3 and 6-10 on a total lump sum fee basis (LS). Tasks 4-5 will be performed on a hourly (HR) labor fee plus expense basis with the maximum labor fee shown below. The services in this agreement will be billed as follows.

PROFESSIONAL SERVICES

Task 1 Project Management	\$ 13,000 LS
Task 2 Design Development	\$ 42,000 LS
Task 3 Construction Documents	\$ 112,500 LS
Task 4 Bid Phase Services	\$ 13,000 HR
Task 5 Construction Phase Services	\$ 53,000 HR
Task 6 Irrigation Plans	\$ 2,000 LS
Task 7 Waterside Improvements	\$ 20,000 LS
Task 8 Aquatic Resources Delineation	\$ 8,500 LS
Task 9 Protected Species Assessment	\$ 7,500 LS
Task 10 Desktop Cultural Resources Review	\$ 4,500 LS
Estimated Subtotal	\$ 276,000

All permitting, application, and similar project fees will be paid directly by the Client.

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 30 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Kimley-Horn will not exceed the total maximum labor fee shown without authorization from the Client. Individual task amounts are provided for budgeting purposes only. Kimley-Horn reserves the right to reallocate amounts among tasks as necessary. Labor fee will be billed on an hourly basis according to our then-current rates.

CLOSURE

In addition to the matters set forth in this EXHIBIT A, our scope of services shall include and be subject to, and only to, the terms and conditions in the Professional Services Agreement. As used in the Professional Services Agreement, the term "Consultant" shall refer to Kimley-Horn and Associates, Inc., and the term the "Client" shall refer to the City of Seabrook. Fees and times stated in this Proposal are valid for sixty (60) days after the date of this EXHIBIT A.

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Attached:

Hourly Rate Schedule

Kimley-Horn and Associates, Inc.

Hourly Labor Rate Schedule

Classification	<i>Rate</i>
Analyst I	\$145 - \$175
Analyst II	\$185 - \$220
Professional	\$215 - \$250
Senior Professional I	\$265 - \$345
Senior Professional II	\$360 - \$430
Senior Technical Support	\$130 - \$310
Technical Support	\$105 - \$180
Support Staff	\$95 - \$160

Effective through June 30, 2026

Subject to annual adjustment thereafter



City of Seabrook, Texas

Final Pricing Results Presentation

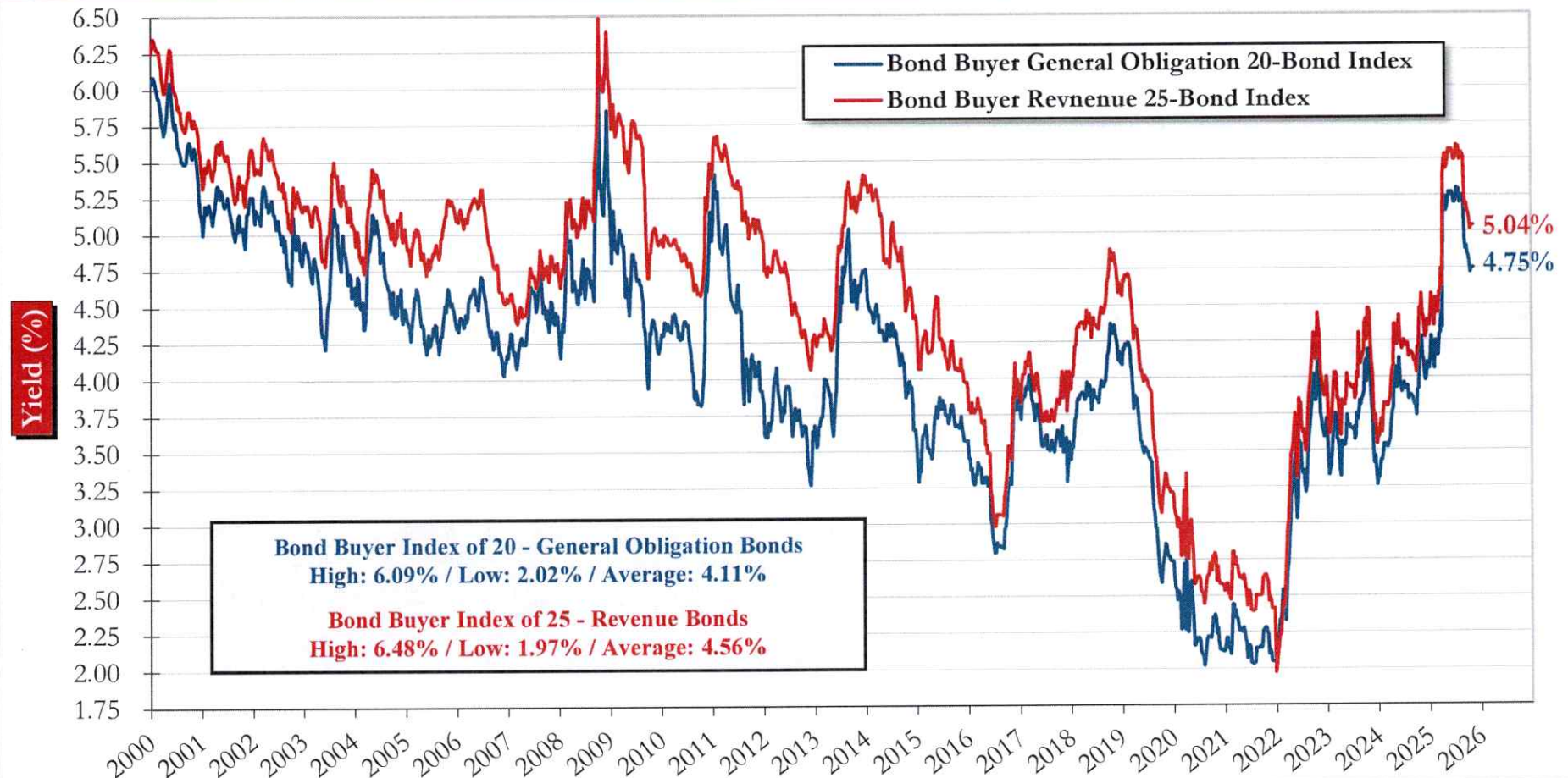
\$3,965,000 General Obligation Bonds, Series 2025

November 18, 2025



Securities, insurance, and advisory services offered through BOK Financial Securities, Inc., member FINRA/SIPC and an SEC registered investment adviser. Services may be offered under our trade name, BOK Financial Advisors. Investment and insurance products are: **NOT FDIC INSURED | NO BANK GUARANTEE | MAY LOSE VALUE**

The Bond Buyer Index January 1, 2000 To The Present



The BBI 20 is published every Thursday. The rate consists of general obligation bonds maturing in 20 years with an average rating equivalent to Moody's "Aa2" and S&P's "AA." The BBI 25 is also published every Thursday. The rate consists of revenue bonds maturing in 30 years with an average rating equivalent to Moody's "A1" and S&P's "A+."



General Obligation Bonds, Series 2025

Summary of Bids

The following bids were received via a sealed bid process on or before 10:00 am CST on Tuesday, November 18, 2025, to buy the proposed General Obligation Bonds, Series 2025.

City of Seabrook, Texas \$3.965,000 General Obligation Bonds, Series 2025

Summary of Bids

Bidder	Net Interest Cost Bid
Robert W. Baird & Co., Inc.	3.913086%
The Baker Group	3.945164%
HilltopSecurities	3.952690%
Raymond James & Associates, Inc.	4.060514%
Stifel, Nicolaus & Co., Inc.	4.077423%
Crews & Associates, Inc.	4.105751%



General Obligation Bonds, Series 2025

Final Sources and Uses of Funds

\$3,965,000

General Obligation Bonds, Series 2025

Principal Amount of the Bonds:		\$3,965,000
Plus: Net Premium:		169,191
Less: Expenses:		134,191
Underwriters' Discount	\$67,808	
Bond Counsel	26,500	
Rating Agencies	16,550	
Financial Advisor	14,913	
Attorney General Fee	3,965	
Miscellaneous	2,955	
Paying Agent/Trustee	750	
Printing/Distribution	750	
Total Proceeds:		\$4,000,000

"All Cost" True Interest Rate (a): 4.063%

Average Life: 15.31 Years

Sale Date: November 18, 2025

Delivery/Closing Date: December 16, 2025

(a) Includes issuance costs.



General Obligation Bonds, Series 2025

Final Debt Service Requirements

FY Ending (9/30)	Current Total Debt Service	Less: Self-Supported Debt Service (a)	Plus: The Series 2025 General Obligation Bonds (b)			Total Debt Service Requirements
			Principal	Interest	Total	
2026	\$4,032,731	\$1,136,807		\$119,872	\$119,872	\$3,015,797
2027	4,032,259	1,134,152	\$70,000	169,231	239,231	3,137,338
2028	3,514,980	1,517,487	95,000	165,731	260,731	2,258,225
2029	3,515,349	1,515,686	100,000	160,981	260,981	2,260,645
2030	3,511,296	1,514,338	105,000	155,981	260,981	2,257,940
2031	3,509,621	1,513,977	115,000	150,731	265,731	2,261,375
2032	3,314,942	1,318,835	120,000	144,981	264,981	2,261,088
2033	3,313,283	1,316,630	125,000	138,981	263,981	2,260,634
2034	3,313,719	1,316,847	130,000	132,731	262,731	2,259,603
2035	2,500,227	1,228,996	140,000	126,231	266,231	1,537,463
2036	2,496,707	1,230,183	150,000	119,231	269,231	1,535,755
2037	2,500,583	1,231,588	155,000	113,231	268,231	1,537,226
2038	2,491,354	1,223,150	160,000	107,031	267,031	1,535,235
2039	2,208,700	940,959	170,000	100,631	270,631	1,538,372
2040	2,169,150	920,209	195,000	93,831	288,831	1,537,773
2041	1,423,000	384,800	175,000	86,031	261,031	1,299,231
2042	1,038,200		180,000	79,031	259,031	1,297,231
2043	1,036,450		190,000	71,831	261,831	1,298,281
2044	1,037,950		200,000	64,231	264,231	1,302,181
2045	1,037,450		210,000	56,231	266,231	1,303,681
2046	1,037,850		215,000	47,831	262,831	1,300,681
2047	1,036,825		225,000	39,231	264,231	1,301,056
2048	1,034,375		235,000	30,231	265,231	1,299,606
2049	1,035,500		245,000	20,831	265,831	1,301,331
2050			260,000	10,725	270,725	270,725
Totals	\$56,142,502	\$19,444,644	\$3,965,000	\$2,505,616	\$6,470,616	\$43,168,474

(a) Includes a portion of the City' Series 2016 Certificates of Obligation, the Series 2016A Certificates of Obligation and Series 2020 Certificates of Obligation, which are paid from revenue of the Waterworks and Sewer System (the "System") and Seabrook Economic Development Corporation ("EDC") pursuant to a policy determination by City Council, which is subject to change.

(b) Generates \$4,000,000 in proceed for the City.



General Obligation Bonds, Series 2025

Schedule of Events

\$3,965,000

General Obligation Bonds, Series 2025

October - 2025						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November - 2025						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

December - 2025						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Date	Action	Role
Wednesday, October 1, 2025	First Draft of Preliminary Official Statement ("POS")	FA
Monday, October 13, 2025	Second Draft POS	City, FA, BC
Week of October 20, 2025	Credit Rating Call	City, FA
Tuesday, October 21, 2025	City Council Meeting Review Financing Plan and Schedule of Events for General Obligation Bonds (the "Bonds")	City, FA, BC
Monday, October 27, 2025	Third Draft POS	City, FA, BC
Friday, November 7, 2025	Final Draft POS	City, FA, BC
Monday, November 10, 2025	Post/Distribute Final POS	BOKFS
Tuesday, November 18, 2025	Sale of General Obligation Bonds City Council Meeting City Council to Approve Sale of the Bonds	City, FA, BC
Tuesday, December 16, 2025	Closing/Delivery of the Bonds	City, FA, BC

Participants

City - City of Seabrook, Texas
FA - BOK Financial Securities, Inc. (Financial Advisor)
BC - Orrick, Herrington & Sutcliffe LLP (Bond Counsel)

THE IMPORTANCE OF PURGING RECORDS

City of Seabrook

Codes and Retention

LOCAL & STATE STATUTES

- Seabrook Chapter 2, Article VII establishes that our City follows the Texas Local Government Code.
- Texas Local Government Code Chapters 201-205 governs records management.
- State Code establishes the Texas State Library and Archives Commission Retention Schedules.

WHY PURGE?

Purging protects the City:

- Reduces data-management costs
- Preserves only true historical and permanent records
- Speeds up searches and workflows

RETENTION SCHEDULES PROTECT WHAT MATTERS

- Permanent records are always kept.
- TSLAC schedules are designed by experts to preserve key documents.
- Routine or lower-value records are safely destroyed.

TRANSPARENT PROCESS

- Nothing is destroyed without documentation.
- The City Secretary's Office must approve all destruction of documents proposed by department heads (based on TSLAC schedules).

LEGAL AUTHORITY: RECORDS MANAGER- CITY SECRETARY

- Role is officially designated under Seabrook City Codes, Chapter 2, Article VII
- Responsible for implementing the City's records management program.
- Follow the approved TSLAC retention schedule and ensure compliance with Texas Local Government Code Chapters 201 -205.