

**SEABROOK CITY COUNCIL
NOTICE OF REGULAR CITY COUNCIL MEETING
TUESDAY, FEBRUARY 17, 2015 - 7:00 PM**

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL WILL MEET ON **TUESDAY FEBRUARY 17, 2015 AT 7:00 PM** IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

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) 291-5600 OR FAX (281) 291-5710 FOR FURTHER INFORMATION.

PLEDGE OF ALLEGIANCE

1.0 PRESENTATIONS

 ATTACHMENT 1

- 1.1 Present an update of the Seabrook Strategic Plan. (Cook)

2.0 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. In accordance with the 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.

- 2.1 Mayor, City Council and/or members of the city staff may make announcements about city/community events. (Council)

3.0 BID AWARDS

 ATTACHMENT 2

- 3.1 Consider and approve the exchange of property owned by Pacific Ridge Development Company, LLC consisting of 8.071 acres of property out of Ritson Morris Survey, Abstract 52 for city owned property consisting of 3.405 acres out of the Ritson Morris Survey, Abstract 52, Harris County (Public Works Yard) and authorize the City Attorney to draft an Ordinance or Resolution outlining the terms/conditions of the exchange. (Cook)

4.0 CONSENT AGENDA - Council will discuss, consider and if appropriate, take action on the items listed below.

All consent agenda items are considered by the City Council to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a council member, city manager, city attorney or city secretary so requests, in which event the item will be removed from the Consent Agenda and considered immediately following the Consent Agenda.

📎 ATTACHMENT 3

- 4.1 Approve application for parade permit and waiver of fee for the Bayside Area Little League Opening Day Parade on March 28 from 7:00 a.m. to 10:00 a.m. (Applicant)

📎 ATTACHMENT 4

- 4.2 Approve a special event permits and temporary signs for Keels & Wheels Concours d' Elegance at Lakewood Yacht Club on May 2 and 3, 2015 from 10:00 a.m. to 5:00 p.m. contingent upon submission of the required certificate of insurance. (Applicant)

📎 ATTACHMENT 5

- 4.3 Consider approval of policies and procedures to administer the Chapter 380 Economic Development Program to attract and retain high quality development and jobs. This policy was approved by the Economic Development Corporation on March 14, 2013. (EDC)

📎 ATTACHMENT 6

- 4.4 Approve Investment Report for first quarter 2014/15 as required by Public Funds Investment Act. (Lab)

📎 ATTACHMENT 7

- 4.5 Approve proposed Resolution No. 2015-04, "Updating Water and Wastewater Utility Rates." (Lab)

A RESOLUTION UPDATING WATER AND WASTEWATER UTILITY RATES AND DEPOSITS EFFECTIVE WITH THE FEBRUARY 15-MARCH 15, 2015 BILLING CYCLE FOR THE CITY OF SEABROOK. THIS RESOLUTION REPLACES RESOLUTION NO. 2011-13 WHICH WAS APPROVED ON JULY 19, 2011.

📎 ATTACHMENT 8

- 4.6 Accept the street, drainage and utilities for Towers Boulevard. (Chairez)

📎 ATTACHMENT 9

- 4.7 Approve the January 2015 Building Department Report. (Landis)

 ATTACHMENT 10

- 4.8 Approve the minutes of the February 3, 2015 special City Council meeting, (Glaser)

 ATTACHMENT 11

- 4.9 Approve minutes of the February 3, 2015 regular City Council Meeting. (Glaser)

END OF CONSENT AGENDA

- 5.0 NEW BUSINESS - Council will discuss, consider and if appropriate, take action on the items listed below.**

 ATTACHMENT 12

- 5.1 Consider first and final reading of proposed Ordinance No. 2015-03, "Budget Amendments for FY 2013/14." (Lab)

AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2013 AND ENDING ON SEPTEMBER 30, 2014 FOR THE CITY OF SEABROOK.

 ATTACHMENT 13

- 5.2 Consider appointment of councilmember(s) to attend the BAHEP Aerospace Advocacy trip to Austin on March 2 and 3 and to Washington, D. C. on May 19-22, 2015. (Council)

- 6.0 ROUTINE BUSINESS - Council will discuss, consider and if appropriate, take action on the items listed below.**

 ATTACHMENT 14

- 6.1 Approve the Action Items Checklist which is attached and made a part of this agenda. (Council)

 ATTACHMENT 15

- 6.2 Establish future meeting dates and agenda items. (Council)

7.0 EXECUTIVE SESSION

The City Council will now hold a closed executive meeting pursuant to the provisions of the open meetings Act, Charter 551, Government Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in one or more of the following sections: Section 551.071, Consultation with Attorney; Section 551.072, Real Property; Section 551.073, Deliberation Regarding a Prospective Gift; Section 551.074, Personnel Matters; Section 551.076. Security Devices; and Section 551.087, Economic Development.

Section 551.072

- 7.1 Discuss the purchase, exchange, lease, or exchange of real property in closed session due to potential detrimental effect on City in negotiations with third party if conducted in open session, as provided by Section 551.072 of the Texas Government Code. (Cook)

8.0 OPEN MEETING

Council will reconvene in open session to allow for possible action on any of the agenda items listed above under "Executive Session".

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.

CERTIFICATE

I certify that this notice was posted on the bulletin board on or before Friday, February 13, 2015 and that this notice will remain posted until the meeting has ended.

Michele Glaser, TRMC
City Secretary



Strategic Plan Update
February 2015

Economic Development

Guiding Principle: Economic development strategies need to reflect the diversity, values, interests and desires of individual local communities and its citizenry.

Written Update and Presentation by Staff: 2/5/2015
Council Meeting: 2/17/2015

Economic Development					
Strategic Initiatives	Action Steps	Priority	Budget/Source(s)	Timeline	Update 2/5/2015
Initiative #1 Create and implement design standards for redevelopment to come from SH146 widening project	RFQ for consultant to lead development of comprehensive plan	High	TBD (Estimation \$60,000 - \$100,000) EDC / GF	In Progress	Complete
	Update, complete, and present Comprehensive Master Plan	High		April 2015	In Progress EDC Funded Project: done Council Approved Project: done EDC to Approve Contract Council to Approve Contract
	RFQ for Design Consultant to take Comprehensive Master Plan and expand on it for SH146		TBD (Estimation \$60,000 - \$100,000) EDC / GF	March – May 2015	Staff will be presenting and refining final scope for presentation to Commission, EDC and City Council. The Consultant will be proposing that the revised Comprehensive Plan include planning options if SH146 is started or not within the next 5 years.
	Complete and present with Design consultant a plan that will assist P&Z in creating standards for the SH 146 corridor			January 2016	In Progress

Economic Development					
Strategic Initiatives	Action Steps	Priority	Budget/Source(s)	Timeline	Update 2/5/2015
Initiative #2 Create opportunity to attract a diverse economic base	Create opportunity for Class “A” office space and higher-end retail space			Ongoing	EDC Director continues to work with regional economic development partners such as BAHEP, EAHPR, GHP on finding prospects for our community.
	Define and communicate areas prime for development	High		In Progress	HBJ Advertisements
	Maintain and expand existing incentive packages			Ongoing	Revision for Empowerment Zone (Proposal February 2015) to include Old Seabrook area not previously included. EDCs standing incentive agreement annually reviewed by the board for improvements.
	Expand and refine façade improvement incentives		EDC	Complete	EDC and Council approved revisions to incentive plan in the first quarter of 2015.
	Recruit a grocery anchor	High	EDC	In Progress	In progress. Staff is working with developers that have active communications with several major chains. The City started a Grocery Survey in which over 900 responses and comments were received. Kroger has contacted City for a meeting in the first quarter of 2015.
	Recruit a full service hotel	High	EDC	In Progress	Staff is actively working with a developer on a project

Economic Development					
Strategic Initiatives	Action Steps	Priority	Budget/Source(s)	Timeline	Update 2/5/2015
	Create destination type development	High	EDC	In Progress	Staff is working on a draft RFQ for firms to assist in design of a boardwalk
	Attract medical services			Ongoing	EDC Director continues to work with regional economic development partners such as BAHEP, EAHPR, GHP on finding prospects for our community.
	Attract professional office space			Ongoing	EDC Director continues to work with regional economic development partners such as BAHEP, EAHPR, GHP on finding prospects for our community.
Initiative #3 Develop and maintain city services to provide support services	Work with City Engineer on new CIP development	High	GF and EDC	September 2015	Staff met the week of January 26, 2015 to begin infrastructure updates to CIP. Other departments will be meeting in February and March 2015 to refine comprehensive list.
	Pasadena water contract	High		September 2014	Negotiations halted by City of Pasadena. Three (3) offers made in 2014. Water rate study will be presented to City Council on 2-3-2015 for approval and will include a 5 year plan to steadily increase rates in preparation for the close of existing contract.

Economic Development					
Strategic Initiatives	Action Steps	Priority	Budget/Source(s)	Timeline	Update 2/5/2015
	Seek out funding for infrastructure development and improvements			Ongoing	Staff has met with HGAC and more recently in 2015 a traffic engineer that can assist with updating a Thoroughfare Plan. With a new updated plan, the city could be in a more strategic position to look at applying for funding for major infrastructure improvements with regional funds on the TIP.

Team Facilitator: Paul Chavez
Team Members: Pam Lab, Sean Landis
Partners: Comprehensive Planning Committee
 Planning & Zoning Commission
 City Staff
 H-GAC / TXDOT
 BAHEP / Economic Alliance / Greater Houston Partnership
 City of Pasadena
 State and Federal Government Agencies

Area of Emphasis Communication

Guiding Principle: To inform and engage citizens, business and visitors by providing and responding with timely, reliable and accurate information.

Written Update and Presentation by Staff: 2/5/2015
Council Meeting: 2/17/2015

Communication					
Strategic Initiatives	Action Steps	Priority	Budget / Source(s)	Timeline	Update 2/17/15
Initiative #1 Comprehensive Communication Plan	Develop and present a Comprehensive Communication Plan	High	Cost staff time and CPC training program	Completed	Presented to and approved by Council in October 2014.
Initiative #2 Economic Development	Create new marketing materials that identify Seabrook as “Business Friendly”, “Available Incentives”, “Zoned Community” and “Easily Accessible”		Estimated budget for EDC marketing materials range from \$15,000 to \$40,000 annually	January 2015	In progress: 2015 Advertising Campaign “My Business Belongs in Seabrook”. This campaign includes 12 print ads in the Houston Business Journal plus a social media video push that links the ads to local businesses in Seabrook. Email and website advertising will also be incorporated.
	Improve measurables by providing a quarterly “Marketing Report” to both City Council and the SEDC		No outside cost needed at this time.	Ongoing	Ongoing with first report complete: Council was presented with their first quarterly marketing report in January 2015 and EDC will be given a report in February because the January meeting was canceled. A survey was released in January 2015 that gathered data about where residents shop for their groceries and

Communication					
Strategic Initiatives	Action Steps	Priority	Budget / Source(s)	Timeline	Update 2/17/15
					where they prefer to shop.
	Continue Buy Local Campaign		Estimated \$15,000 annually	Ongoing	Books were released in January and online ads have been uploaded... 84 businesses participated with 80 online ads.
	Create new marketing materials for major projects (i.e. Waterfront and SH 146)		Cost to be incorporated in project budget	Spring 2015	Light pole banners have been designed internally and installed along Waterfront Drive. We are now waiting for weather and vegetation to improve to hold a “grand opening” and take pictures for promotional materials.
Initiative #2 Organizational Development	Complete logo transition to improve city image	High	Minimal cost remaining	December 2014	If you see an old logo please bring it to management’s attention, whether it is on a digital document, printed document or piece of clothing.
	Customer Service– Provide new training to key personnel who deal with customers on a daily basis to ensure a consistent message is being delivered		Internal training for minimal cost	January 2016	HR is currently working on new policies and after those in place we will research and begin this project. Please note Timeline updated.
	Create new marketing materials for both staff and residents in regard to emergency events		Estimated \$4,000 from Public Safety funds	May 2015	Research and content creation has begun.
	Work with Human Resources to improve recruitment process by creating new marketing		Cost TBD	April 2015	Initial meetings with HR and PD have begun. We are currently in the research and content creation phase. Please note Timeline updated.

Communication					
Strategic Initiatives	Action Steps	Priority	Budget / Source(s)	Timeline	Update 2/17/15
	materials and other assets that will also help recruit and retain employees				
	Create informational materials for bond election.	High	Cost TBD	August 2014	Completed and successful informational campaign.
Initiative #3 Governance	Improve transparency by researching and purchasing technology		Cost TBD	Ongoing	The research and data that is being collected from the Marketing Reports is being used to improve our website and social media presence.
	Enhance citizen engagement	High	Cost TBD	December 2014	We have started releasing more videos which tend engage our audience more so than traditional text announcements. We are currently working on a citizen survey that will deploy in March so we have data for the 2015 Strategic Planning Sessions.
	Create quarterly Communications Report for City Council review		No outside cost needed at this time.	Ongoing	Council was presented with their quarterly marketing report in January 2015 with great success. The next report will be in May 2015.

Team Facilitator: LeaAnn Dearman
Team Members: Gayle Cook, Joyce Bice, Rene Trevino, George Szakacs
Partners: Mayor
City Council
City Management and Staff
Outside Vendors
Citizens
TML
TCU Certified Public Communicator Program
TAMIO (Texas Association of Municipal Information Officers)
TATOA (Texas Association of Telecommunication Officers and Advisors)
EDC Partners
Bay Area Houston Convention and Visitors Bureau
Bay Port Cruise Terminal
Seabrook Businesses and Hotels

Area of Emphasis Governance

Guiding Principle: Continue to have the governing body recognize their responsibility for proper governance and the need to conduct its business in an orderly and effective manner

Governance					
Strategic Initiatives	Action Steps	Priority	Budget / Source(s)	Timeline	Update 2/17/15
Initiative #1 Identify and address Charter limitations	Recommendation for review by Charter Review Commission amendment to term limits for elected officials	High		July 2014	Completed. Final Report to Council for approval on 2/3/2015
	Recommendation for review by Charter Review Commission amendment to spending limits for the city budget	↓		July 2014	Completed. Final Report to Council for approval on 2/3/2015
	Provide for a city charter review by Council and staff prior to the appointment of a Charter Review Commission			In Progress	Completed and was presented to commission at the beginning of the term.
Initiative #2 Develop a proactive approach to working with federal and state legislatures and agencies and with other cities.	Identify and utilize networking opportunities with national, state, and local organizations			Ongoing	BAHEP Legislative Trip TAG Transportation Trip

Governance					
Strategic Initiatives	Action Steps	Priority	Budget / Source(s)	Timeline	Update 2/17/15
	Research and investigate intergovernmental and interlocal models and agreements			In Progress	Staff is working with neighboring communities on the ESD concept. For 2015, staff will investigate more options to include projects on HGAC TIP
	Lobby and advocate for Seabrook			In Progress	Washington Advocacy Trip 2015
Initiative #3 Create a full disclosure policy for all city elected officials	Develop ordinance revisions to require annual disclosure	High		June - July 2014	Completed
	Review and research possible language for charter amendments by staff for Charter Review Commission			July – December 2014	Completed
	Provide annual training to elected officials on responsibilities and communicate ongoing training opportunities			Completed 2014 Session Update and keep ongoing	Ongoing The new 2015 will be set again for 5/2015

Team Facilitator: Gayle Cook
Team Members: Michele Glaser, Joyce Bice, LeaAnn Dearman, Rene Trevino, George Szakacs
Partners: Mayor
City Council
Management Staff
Charter Review Commission
TML
Neighboring Cities

Area of Emphasis Organizational Development

Guiding Principle: To be the driving force that serves this city and community

Written Update and Presentation by Staff: 2/5/2015

Council Meeting: 2/17/2015

Organizational Development					
Strategic Initiatives	Action Steps	Priority	Budget /Source (s)	Timeline	Update 2/5/2015
Initiative #1 Develop a successful bond election for Public Works facility replacement November 4, 2014 Bond Election	Conduct a need assessment (Directors)	High		In Progress	Completed
	Create a staff committee			Completed	Completed
	Workshops with architect, staff and council			July – August 2014	Completed
	Workshop to go over all costs			July – August 2014	Completed
	Schedule and informational push			August – November 2014	Completed
	Construction			January 2015	Proposed Schedule for groundbreaking in second quarter 2015
Initiative #2 Study and make recommendations for improvements to all existing city facilities to maximize efficiency	Conduct a need assessment by Management staff			February 2015	Fire Station City Hall: Police Station: Each of the above buildings have been identified by staff for significant repairs and upgrades. These proposed upgrades will be placed on the comprehensive CIP for review in the budget process.

Organizational Development					
Strategic Initiatives	Action Steps	Priority	Budget /Source (s)	Timeline	Update 2/5/2015
Initiative #3 Develop a Comprehensive 5 Year CIP	Meet with employees in departments			March 2015	Staff met PD, EM, HR, Court, and Utility for current needs. Additional departments will be interviewed by an assigned member of the committee.
	Detailed report prepared			April 2015	January 2015: Staff met in January with City Engineer on infrastructure needs and updates. February 2015: Staff will work on preliminary CIP that will continue to add sections to the plan for a more comprehensive approach to the city's overall capital needs in all areas and departments. March 2015: Draft Plan
	Meet with directors to prioritize report			April 2015	April 2015: Staff will complete a plan and presentation for council and schedule a special workshop dedicated to the reviewing and discussing the plan.
	Meet with finance to discuss financing options			April 2015	March-April 2015: The Finance Department will work on the funding options during staff sessions.
	Finance option selected to be inserted into CIP Matrix			May 2015	April 2015: As part of the approval process, the City Manager and the Director of Finance will discuss the funding options that will be taken forward to council.

Organizational Development					
Strategic Initiatives	Action Steps	Priority	Budget /Source (s)	Timeline	Update 2/5/2015
	Create a staff committee/ Management Meetings	High		In Progress	Will work on a revision of the CIP that is more comprehensive than the previous year with end product report to be included within budget process. Public Works Meeting with Engineer 2/28/15 Staff Meeting: _____
	Complete a Draft Comprehensive 5 Year CIP Plan	↓	Staff	July 2014	April 2015 – Next proposed updated draft for council workshop.
	Workshops on CIP with Council and Staff during Budget Process			July 2014	Begin in April –May 2015
	Finalize and approve completed CIP with timelines			September 2014	September 2015 The final approval will be as part of the final budget.
Initiative #4 Create a staff plan for recruitment, retention and replacement of retiring employees	Develop a RFP and conduct a Salary Survey by a consultant		\$22,000	February 2015	March 2015: Prepare and publish an RFP for pricing and consideration by city council during the FY 15-16 budget workshops.
	Develop a Draft 5 Year Personnel Plan		Staff	March 2015	March 2015 City Manager will work with individual Directors and then the management staff as a whole to develop a comprehensive plan of upcoming personnel needs. A 5 Year Personnel Plan will be presented as part of the budget planning session.

Organizational Development					
Strategic Initiatives	Action Steps	Priority	Budget /Source (s)	Timeline	Update 2/5/2015
	Develop and fund a Personnel Training and Certification Program to retain current employees and/or recruit outside uncertified employees		Staff and Training Costs	September 2015	FY 14-15: City Manager modified Certification and Education Policy for Public Safety 1-2015 allowing for Certification and Education Pay to incentivize retention and improve the recruitment process. FY 14-15: Additionally, a new recruitment incentive was the last Police Officer recruitment, to allow a \$3000 sign-on bonus for experienced police officers that were hired. FY 15-16: HR Department will conduct a survey of area cities to evaluate market and make recommendations for adjustments.
	Develop and Fund Recruitment Incentives			September 2015	The City Manager approved Education Pay and Sign On Pay for 2014 recruiting effort. For a city wide improvement, areas such as an increase in Longevity Pay, dropping some less utilized benefit programs and cost sharing changes in dependent health care will be investigated and proposed
	Develop Media Outreach			July 2015	LeaAnn Dearman met with Chief Wright and staff to outline updates to the website for Public Safety and discuss video recruiting concept. Video: In Progress

Organizational Development					
Strategic Initiatives	Action Steps	Priority	Budget /Source (s)	Timeline	Update 2/5/2015
					Website Update: In Progress
	Develop New Retention Strategies			July 2015	Succession Plans discussed with employees. New training programs will be offered for those employees showing potential and interest in possibly advancing. The City will add to training budgets to allow for the next level to be prepared when other employees begin to announce and plan for retirement.
	Develop and start Generational training			July 2015	HR Director will conduct in-house generation training. Other departments with higher levels of new hires will continue to train under their expertise on the subject matter.

Team Facilitator: Sean Wright
Team Members: Mike Gibbs, Arthur Chairez, Kevin Padgett, Jessica Ancira, Jeff Galyean and Myra Bergeron
Partners: City Engineer
Outside Consultants
TML and Professional Associations
HGAC
Training Academies and Institutions



***CITY
OF
SEABROOK***

**AGENDA
BRIEFING**

Date of Meeting: TUESDAY, FEBRUARY 17, 2015

Submitter/Requestor: Cook

Date Submitted: 2/10/2015 4:59:05 PM

Presenter: Cook

Description/Subject:

Consider and approve the exchange of city property - 3.405 acres out of the Ritson Morris Survey, Abstract 52, Harris County (Public Works Yard) and authorize City Attorney to draft an Ordinance

Purpose/Need: NA

Background/Issue(What prompted this need):

Last year, the City completed acquiring property for the relocation of the Public Works and Animal Control Complex. In November 2014, a successful bond program funded the project and it is in progress for completion for first quarter of 2016.

With this relocation, the City has identified this frontage to be of economic development value to the redevelopment during the expansion of SH146. Therefore, pursuant to Texas Local Government Code, Section 272.001, a bid notification was published on two separate dates to solicit bids for equal or higher value property off of SH146.

One bid was received from Pacific Ridge for 8.071 acres, Ritson Morris Survey, Abstract 52, Harris County Texas.

Recent appraisals of both the city property and the proposed property for exchange were included in the bid package along with an option to have the City lease back the property in the amount of \$1.00/year for a term of one year with (4) four additional (3) three month extensions. The City would be required to maintain insurance and pay any applicable taxes during the term of the lease.

Impacted Parties(Expected/Notified):

Miscellaneous Comments:

Attachments:

(Please list description of attachments and number of pages in each attachment)

Bid Proposal

Bid Notice

Fiscal Impact:	Budgeted	Yes	Finance Review:	Officer
	Budget Amendment Required	Yes		
	Future/Ongoing Impact	Yes		
	Budget Dept/Line Item Number			

Funding Comments:

Where on the agenda should this item be placed?

Bid Awards

Suggested Motion:

Agenda Language:

Consider and approve the exchange of property owned by Pacific Ridge Development Company, LLC consisting of 8.071 acres of property out of Ritson Morris Survey, Abstract 52 for city owned property consisting of 3.405 acres out of the Ritson Morris Survey, Abstract 52, Harris County (Public Works Yard) and authorize the City Attorney to draft an Ordinance or Resolution outlining the terms/conditions of the exchange. (Cook)

City Manager Review:

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances)

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

26 JAN 2015

CITY SECRETARY

CITY OF SEABROOK, TEXAS

1700 FIRST STREET

SEABROOK, TEXAS 77586

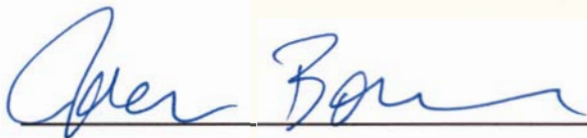
SEALED BID PROPOSAL

RESPONSE TO CITY PUBLIC NOTICE FOR SEALED BID PROPOSALS FOR PROPERTY IN EXCHANGE FOR CITY OWNED PROPERTY/PUBLIC WORKS YARD (COPY OF SAID PUBLIC NOTICE ATTACHED).

BIDDER (PACIFIC RIDGE DEVELOPMENT COMPANY, LLC) HEREBY SUBMITS THIS SEALED BID FOR THE EXCHANGE OF CITY PROPERTY (+/- 3.405 acres – Ritson Morris Survey, Abstract 52, Harris County, Texas) FOR BIDDERS PROPERTY (8.071 ACRES -RITSON MORRIS SURVEY, ABSTRACT 52, HARRIS COUNTY, TEXAS).

THE BIDDERS PROPERTY MEETS THE REQUIRED EXCHANGE CRITERIA:

- IT IS GREATER THAN 8.0 ACRES
- IT IS WITHIN 1 MILE OF THE PUBLIC WORKS PROPERTY
- IT HAS FRONTAGE ON LAKESIDE DRIVE
- IT IS OF GREATER VALUE THAN THE PUBLIC WORKS PROPERTY (\$525,000.00 VS \$405,000.00) – (RECENT APPRAISALS OF BOTH PROPERTIES HAVE BEEN INCLUDED).
- BIDDER HAS INCLUDED PROPOSED RENT CHARGE FOR A ONE YEAR TERM



John Boswell Manager 26 Jan 2015

Pacific Ridge Development Company, LLC

PROPOSED LEASE TERMS

The Pacific Ridge Development Company, LLC (Lessor) will execute a ground lease with Lessee (the City of Seabrook) for the exchange parcel (+/- 3.405 acres – Ritson Morris Survey, Abstract 52, Harris County, Texas).

The rent shall be \$1.00 per year.

The initial lease term shall be one year.

Lessee will pay property taxes during the lease term.

Lessee will maintain Liability Insurance throughout the lease term wherein Lessor is named as an additional insured party.

Lessee may unilaterally extend the aforementioned initial lease term by four additional three-month periods by written notice to Lessor.

Lessee to send said written notice to Lessor thirty days prior to the expiration of the initial lease term and or subsequent extension periods.

During the lease term the City may elect to remove the existing Public Works Facilities and the aforementioned water tank.

DEAL · SIKES

& a s s o c i a t e s

REAL ESTATE VALUATION & COUNSELING

MATTHEW C. DEAL, CRE

MARK O. SIKES

100 Waugh Drive, Sixth Floor • Houston, Texas 77007
office 713.662.3500 • fax 888.662.2955
www.dealsikes.com

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EXECUTIVE SUMMARY

Property Type:	Vacant Land
Location:	E/S of Lakeside Drive, at the terminus of Humble Drive
Legal Description:	8.071 acres our of the Riston Morris Survey, Abstract 52, Harris County, Texas
Effective Date of Appraisal:	August 26, 2013
Date of Report:	August 26, 2013
Report Type:	Summary Appraisal Report
Prepared For:	City of Seabrook
Value Estimate:	Market Value
Interest Appraised:	Fee Simple
Intended Use of the Appraisal:	Consideration of Market Value
Intended Users of the Report:	City of Seabrook and their representatives
Valuation Methodology:	Sales Comparison Approach
Zoning:	Single Family Residential
Highest and Best Use:	Single-Family Residential or civic or community center use consistent with Seabrook's R-1 zoning classification
Estimate of Market Value	\$525,000

APPRAISAL REPORT

SCOPE OF WORK: We employed the appraisal process to estimate the market value of the property as follows:

- Research and analyze the region in which the property is located;
- Research and analyze the market area in which the property is located;
- Inspect the property and market area;
- Research and analyze the physical, legal and economic characteristics of the property;
- Research and analyze the credible and reliable approaches to utilize in estimating the market value of the property;
- Employ the sales comparison approach to develop an opinion of the market value of the property;
- Report our findings and conclusions.

We interviewed owners in the market area, buyers, sellers, and their representatives. Additionally, we reviewed and analyzed documents publicly available, including but not limited to the property photographs, tax records, demographic data and other information. Further, we physically inspected the property and the market area in which it is located.

The property appraised consists of a total of 8.071 acres of land improved with a public works yard. We did not utilize the cost approach or the income capitalization approach as they are not reliable methodologies for this property type in this market area.

DEFINITION OF MARKET VALUE: Market Value as used herein is defined as:

The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in terms equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest, and assuming that neither is under duress.¹

DEFINITION OF FEE SIMPLE INTEREST: Fee Simple Interest as used herein is defined as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power and escheat.²

COMPETENCY PROVISION: We have significant experience developing opinions of market value of properties similar to the subject property and providing owners, buyers and sellers counsel regarding valuation of similar properties. As such, we completed this assignment with competence.

¹ Dictionary of Real Estate Appraisal, Fifth Edition (Appraisal Institute: Chicago, 2010)

² Dictionary of Real Estate Appraisal, Fifth Edition (Appraisal Institute: Chicago, 2010)

APPRAISAL REPORT

JURISDICTIONAL EXCEPTION: This appraisal assignment is subject to the Uniform Standards of Professional Appraisal Practice's (USPAP) **Jurisdictional Exception Rule** and if any part of the report is contrary to the public legal restrictions that govern this property and assignment, only the specific portion of the standard shall be void and not applicable to this assignment. If any part of the Uniform Standards of Professional Appraisal Practice is contrary to the public legal restrictions that govern this property and assignment, only the specific portion of the standard shall be void and not applicable to this assignment.

PROPERTY HISTORY: *Seabrook Venture II*, is the current owner of the property. The property has not been involved in an arms-length transaction in the three years prior to the date of this report and is not currently listed for sale.

REGIONAL ANALYSIS: The property is located in the greater Houston area, and is part of the Houston Primary Metropolitan Statistical Areas (PMSA). At approximately 6,000 square miles, the Houston PMSA is the largest in Texas and includes Chambers, Fort Bend, Harris, Liberty, Montgomery and Waller counties. With over 5.6 million in population, it is the 6th largest in the nation and fourth fastest growing area of the top 20 PMSAs in the country. Houston is the most populous city in the state, and fourth in the nation. The Houston PMSA is part of a large 10 county Metropolitan Statistical Area (MSA) that includes Austin, Brazoria, Galveston, and Washington counties. The area has consistently ranked in the top 5 MSA's in employment and employment growth due to the diverse economy which serves as a financial, trade, manufacturing and petrochemical center.

MARKET AREA ANALYSIS: The subject is located within the City of Seabrook and is approximately 30 miles southeast of downtown Houston. The market area is bound by TX-225 to the north, Galveston Bay to the east, Dickinson to the south, and Highway 3 to the west. The property is located just west of State Highway 146, which will become a part of the Grand Parkway within the next few years.

Major north/south thoroughfares that traverse the market area are Highway 146, Highway 3, Red Bluff Road, and Space Center Boulevard. Major east/west thoroughfares that traverse the market area are Clear Lake City Boulevard, Bay Area Boulevard, Nasa Road 1, and FM 646. State Highway 146 at the property line will soon be expanded to become the Grand Parkway connecting Seabrook to the Gulf Freeway. This public improvement project is scheduled to begin construction in 2015. Once completed, the Grand Parkway will be the third and outer most loop servicing the Houston PMSA, circling 184-miles around Greater Houston.

The widening of SH-146 and its conversion to the Grand Parkway will have a significant, positive effect on properties west of the existing highway. Along the west side of SH-146 are an existing Union Pacific Railroad right of way, pipeline corridor, and power line corridor. These encumbrances have severely limited the development potential of properties west of SH-146. Conversely, the east side of SH-146 does not have any such encumbrances and these properties are densely developed with a wide variety of impulse retail uses. These uses will be largely wiped out by the widening of the highway for its conversion to the Grand Parkway. The widening will also include the acquisition of the UP Railroad right-of-way along the east side of

APPRAISAL REPORT

the subject giving the subject property frontage along the new frontage road. This design will bring the highway closer to those properties west of SH-146.

Once complete the Grand Parkway will greatly improve the development potential of properties west of SH 146. Not only will the highway be in closer proximity to these properties, but also existing users along the east side of the highway will desire to be relocated within the thriving Seabrook market area. We anticipate much of this relocation will occur west of SH-146.

The subject's demographics within a 1, 3 and 5 mile radius demonstrate similar population growth than the City of Houston and Harris County as a whole. However, income levels in the market area are significantly higher than those of the City of Houston and Harris County. The market area benefits from its proximity to the City of Houston, the Port of Houston including Barbours Cut, Galveston Island, and access to the Grand Parkway. As of the date of the appraisal, the region and market area are undergoing a period of significant growth, which we project will continue in the foreseeable future.

SITE ANALYSIS: The site is an 8.071 acre (351,594 SF) tract that is irregularly shaped, with frontage along Lakeside Drive. The property is within the 500-year flood plain and utilities are readily available via the City of Seabrook. The subject property is zoned R-1 for single family residential development. We know of no environmental issues that could potentially limit the use of the property and we have assumed that the property is environmentally clean. The property is surrounded by a church to the north, vacant land to the south, a school west, and State Highway 146 (Future Grand Parkway) to the east

REAL PROPERTY TAX ANALYSIS: The property's Harris County Appraisal District account number is 063-145-000-0036 and the property is subject to the taxing jurisdiction of Clear Creek ISD, Harris County, Harris County Flood Control, Port of Houston Authority, Harris County Hospital District, Harris County Education Department, and the City of Seabrook. The 2013 tax rate is 2.661829%.

HIGHEST AND BEST USE ANALYSIS: Highest and best use is defined as "the reasonably probable and legal use of vacant land or an improved property that is legally permissible, physically possible, appropriately supported, financially feasible, and that results in the highest value."³ Estimating the appropriate highest and best use of the property is critical in developing a credible opinion of market value. The opinion of highest and best use provides the basis for the market data that will be compared to the property in forming the estimate of market value. Following is our estimate of the highest and best use:

As Vacant

Legally Permissible: The property is located within the City of Seabrook and is zoned R-1, for single family residential. Uses permitted in an R-1 zone include residential dwellings, and related religious, educational, and recreational facilities. The property is not subject to any other legal restrictions.

³ The Appraisal of Real Estate, Thirteenth Edition (Appraisal Institute: Chicago, 2008)

APPRAISAL REPORT

Physically Possible: The property is an 8.071 acre tract that is located within the 500-year flood plain and is irregularly shaped. All utilities are provided to site via the City of Seabrook. The subject property is of sufficient size to support a small single family residential development or a civic/community center use consistent with its R-1 zoning classification.

Financially Feasible: The subject property is located in proximity to State Highway 146 which will be expanded to become the Grand Parkway. However, it is surrounded by residential development and civic uses, including a church and a school. The market area is delineated by commercial uses along the major thoroughfares and civic/community center uses off of the smaller streets. Lakeside Drive and Repsdorph road were recently extended in 2011 efficiently connecting Red Bluff Road to the north, SH-146 to the east, and Nasa Road 1 to the south. This roadway extension improved overall mobility within Seabrook west of SH-146, and it enhances the marketability of the subject property. We estimate either residential or civic/community center uses would be financially feasible at the subject property.

Maximally Productive: The characteristics of the subject property and location in proximity to the future Grand Parkway and along the recently improved Lakeside Drive/Repsdorph Road greatly enhance the subject. Further, the subject property is of a sufficient size to support a residential or civic/community center use. After consideration of the legally permissible, physically possible, financially feasible, and maximally productive uses, we estimate that the highest and best use of the site is a residential or civic/community center use.

MARKET VALUE ESTIMATE: We employed the sales comparison approach to estimate the market value of the whole property. The following is a summary of our analysis.

The sales comparison approach is based on the principle of substitution that is when several similar or commensurate commodities, goods, or services are available the one with the lowest price attracts the greatest demand and widest distribution. Through application of this approach the subject property is compared to similar, comparable and competitive properties that have sold in the market.

APPRAISAL REPORT

The unit of comparison for improved transactions similar to the subject in the market area is price per square foot. We analyzed four transactions, one contract, and one listing that we consider competitive to the subject. The sales occurred between September 2011 and April 2013, including a listing and contract expected to close at the end of August 2013. The unit prices range from \$1.30 to \$4.65 per square foot. The comparables in the following chart are those considered similar to the subject property.

Land Sales Comparables - Lakeside Drive				
No	Date	Location	Size (Ac.)	PSF
1	Contract	S/C of Beaumont Street and Bauer Avenue	8.184	\$1.30
2	04/23/13	S/S of Barbours Cut Road, E of N 4th Street	1.234	\$4.65
3	04/08/13	W/S of Hwy 146, S of B Street	1.148	\$4.40
4	01/07/13	W/S of Winfield Lane, S of Delesandri Lane	3.672	\$1.72
5	09/27/13	N/C of Dickinson Avenue and Beaumont Street	1.060	\$2.70
6	Listing	Wraps NW/C of Nasa Road 1 and Hwy 146	14.872	\$3.50

Land Sales Map



The unit of comparison for the land transactions in the market area is price per square foot of land area. Those factors considered most pertinent to the valuation include property rights conveyed, financing, condition of sale, market conditions (time), location, and physical

APPRAISAL REPORT

characteristics. Each sale was compared to the property and adjusted based on these factors. The following is a table that shows our adjustments:

Adjustment Grid						
No	1	2	3	4	5	6
Date	Contract	04/23/13	04/08/13	01/07/13	09/27/13	Listing
Size	8.184	1.234	1.148	3.672	1.060	14.872
Price/SF	\$1.30	\$4.65	\$4.40	\$1.72	\$2.70	\$3.50
Property Rights	C	C	C	C	C	C
Financing	C	C	C	C	C	C
Conditions of Sale	C	C	C	C	C	S
Market Conditions	C	C	C	C	I	C
Location	C	S	S	C	S	S
Physical Charac.	C	S	S	C	S	I
Overall	C	S	S	C	S	S

All of comparable involved similar property rights and financing. Therefore these properties do not require any adjustment for their elements of comparison.

Comparable 6 is a current listing and requires a downward adjustment for conditions of sale. The remaining sales and contract are comparable and require no adjustment for this element of comparison.

Comparables 1, 2, 3, 4, and 6 were all sold or are currently listed in similar market conditions. Comparable 5 was sold in 2011 and requires an upward adjustment for market conditions.

Comparables 2, 3, and 6 are all located along busier thoroughfares and are therefore superior in location to the subject property. Comparable 5 is located on a hard corner and requires a downward adjustment for this element of comparison. Comparables 1 and 4 are similarly located to the subject property.

Typically smaller properties trade a higher price per unit than larger properties. Comparables 2, 3 and 5 are significantly smaller than the subject property and require a downward adjustment for physical characteristics. Comparables 1 and 4 have similar physical characteristics as the subject property and require no adjustment. Comparable 6 is significantly larger and inferior to the subject property.

APPRAISAL REPORT

The following table ranks the comparables based on the overall comparison to the subject property:

Comparison Chart		
Comparable No.	Comparison	Price/Square Foot
2	Superior	\$4.65
3	Superior	\$4.40
6	Superior	\$3.50
5	Superior	\$2.70
4	Comparable	\$1.72
Subject	-	-
1	Comparable	\$1.30

Based on the above described transactions we estimate the market value of the property as of August 26, 2013 to be as follows:

Whole Property Size in SF (8.071 ac)	351,594
Market Value Estimate per Square Foot	x <u>\$1.50</u>
Whole Property - Market Value Estimate	\$527,391
Rounded Market Value Estimate	\$525,000

\$525,000

FIVE HUNDRED TWENTY FIVE THOUSAND DOLLARS

MAPS AND PHOTOGRAPHS

Regional Map



Market Area Map



MAPS AND PHOTOGRAPHS

Aerial Photograph



Oblique Aerial (Facing North)



MAPS AND PHOTOGRAPHS

Property Photographs



MAPS AND PHOTOGRAPHS

Property Photographs



LAND COMPARABLES

LAND COMPARABLE NO. 1

General Data

Property Type	:	Vacant Land
City, County, State	:	League City, Galveston County, TX
Location	:	Wraps the S/C of Bauer Avenue and Beaumont Street, League City, Galveston County, TX 77573
Legal Description	:	8.184 acres being part of Lots 24 & 25, Division B League City, Abstract 3 & 18, Galveston County, TX

Recording Data

Date of Sale	:	Contract
Grantor	:	E Vince Matthews, et al
Tax ID No.	:	R135440

Property Data

Size (Ac.)	:	8.184
Size (SF)	:	356,495
Zoning	:	N/A
Frontage	:	Beaumont Street: 674 FF Bauer Avenue: 350 FF
Utilities	:	All Available
Flood Plain	:	None known to affect property

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$465,000
Price/SF	:	\$1.30
Proposed Use	:	Single Family Residential
Comments	:	This property is currently under contract and expected to close on August 30th, 2013. The property is being sold with all structures, however there will be no financial consideration.

LAND COMPARABLES

LAND COMPARABLE NO. 2

General Data

Property Type	:	Vacant Land
City, County, State	:	La Porte, Harris County, TX
Location	:	S/S of Barbours Cut Boulevard, E of N. 4th Street, La Porte, Harris County, TX 77571
Legal Description	:	1.234 acres being Tracts 1 & 2, Lots 10-12, part of Lot 13, 17-22 & 25-32, Block 330, Town of LaPorte Subdivision, Harris County, TX

Recording Data

Date of Sale	:	April 23, 2013
Grantor	:	Narsi, Inc.
Grantee	:	RWC Express LLC
Tax ID No.	:	024-039-030-0019; -0017; 0023; 0028
Recording No.	:	2013.0197577

Property Data

Size (Ac.)	:	1.234
Size (SF)	:	53,750
Zoning	:	N/A
Frontage	:	Barbours Cut: 125 FF N. 4th Street: 80 FF
Utilities	:	All Available
Flood Plain	:	None known to affect property

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$250,000
Price/SF	:	\$4.65
Proposed Use	:	Commercial
Comments	:	Grantor was in process of purchasing the remainder tract out of bankruptcy, but deemed the land excess to their needs. Grantee purchased this tract from grantor with the intention of buying the rest out of bankruptcy.

LAND COMPARABLES

LAND COMPARABLE NO. 3

General Data

Property Type	:	Vacant Land
City, County, State	:	La Porte, Harris County, TX
Location	:	W/S of State Highway 146, S of B Street, La Porte, Harris County, TX 77571
Legal Description	:	1.148 acres being all of Lots 17 thru 32, inclusive, in Block 23 of LaPorte Townsite Subdivision, Harris County, TX

Recording Data

Date of Sale	:	April 08, 2013
Grantor	:	JSLF Marks Investments Ltd.
Grantee	:	PV Land & Locations LLC
Tax ID No.	:	023-164-023-0018
Recording No.	:	2013.0163959

Property Data

Size (Ac.)	:	1.148
Size (SF)	:	50,007
Zoning	:	GC-General Commercial
Frontage	:	State Highway 146 B Street
Utilities	:	All Available
Flood Plain	:	100% within the 500-year flood plain

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$220,000
Price/SF	:	\$4.40
Proposed Use	:	Commercial
Comments	:	The property will be used as truck rental location.

LAND COMPARABLES

LAND COMPARABLE NO. 4

General Data

Property Type	:	Vacant Land
City, County, State	:	Kemah, Galveston County, TX
Location	:	W/S of Winfield Lane, S of Delesandri Lane, Kemah, Galveston County, TX 77565
Legal Description	:	3.672 acres out of Lot 4, Block 7, Jarbo Addition, M. Muldoon Grant, J C League Survey , Galveston County, TX

Recording Data

Date of Sale	:	January 07, 2013
Grantor	:	David John Homan, et al
Grantee	:	JMB Properties Ltd.
Tax ID No.	:	R159888
Recording No.	:	2013.002699

Property Data

Size (Ac.)	:	3.672
Size (SF)	:	159,952
Zoning	:	Commercial
Frontage	:	Winfield Lane: 300 FF
Utilities	:	None
Flood Plain	:	Partially within the 500-year flood plain

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$275,000
Price/SF	:	\$1.72
Proposed Use	:	Commercial
Comments	:	The broker states that the property will be developed into a small subdivision in the future.

LAND COMPARABLES

LAND COMPARABLE NO. 5

General Data

Property Type	:	Vacant Land
City, County, State	:	League City, Galveston County, TX
Location	:	N/C of Dickinson Avenue and Beaumont Street, League City, Galveston County, TX 77573
Legal Description	:	1.060 acres being Lot 1 and part of Lot 23, Ghirardi #3 Subdivision, Division B League City, Galveston County, TX

Recording Data

Date of Sale	:	September 27, 2011
Grantor	:	Kenneth S. Davis, et al
Grantee	:	T & DGK Enterprises LLC
Tax ID No.	:	R422458
Recording No.	:	2011.049757

Property Data

Size (Ac.)	:	1.060
Size (SF)	:	46,174
Zoning	:	N/A
Frontage	:	Dickinson Avenue: 208 FF Beaumont Street: 200 FF
Utilities	:	All Available
Flood Plain	:	None known to affect property

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$124,456
Price/SF	:	\$2.70
Proposed Use	:	Commercial

LAND COMPARABLES

LAND COMPARABLE NO. 6

General Data

Property Type	:	Vacant Land
City, County, State	:	Seabrook, Harris County, TX
Location	:	NW/C of Nasa Road 1 and State Highway 146, Seabrook, Harris County, TX 77586
Legal Description	:	14.872 acres being Tracts 2, 2A, 3 & 3C. Lots 1-17, Block 1, Lots 1-10, Block 2, Lots 1-10, Block 31 & Lots 1-32, Block 32, R. Morris Survey, Abstract 52, Harris County, TX

Recording Data

Date of Sale	:	Listing
Seller	:	Technical Automation, et al
Tax ID No.	:	041-008-009-0300; -0015; 032-133-001-0001; 032-140-031-0001

Property Data

Size (Ac.)	:	14.872
Size (SF)	:	647,824
Zoning	:	Commercial
Frontage	:	Access to SH 146 and Nasa Road 1
Utilities	:	Utilities can be extended to the site
Flood Plain	:	100% within the 100-year flood plain

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$2,267,385
Price/SF	:	\$3.50
Proposed Use	:	Commercial
Comments	:	This site consists of multiple parcels.

ASSUMPTIONS & LIMITING CONDITIONS

1. This report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, in the appraisal of realty and realty rights except to the extent that the appraisal required invocation of USPAP's Jurisdictional Exception Rule.
2. The appraiser assumes no responsibility for matters legal in character, nor does he render any opinion as to the title, which is assumed to be good. Unless otherwise specified in the report, the property is analyzed as though free and clear and under responsible ownership and competent management.
3. Information furnished by others is assumed to be true, correct and reliable. A reasonable effort has been made to verify such information; however, the appraiser assumes no responsibility for its accuracy. The value conclusions are subject to the correctness of said data.
4. The appraiser assumes that all applicable use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report. The appraiser assumes that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
5. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has made no engineering survey. Except as specifically stated, data relative to size and areas were taken from sources considered reliable. The utilization of the land and improvements, if applicable, is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

ASSUMPTIONS & LIMITING CONDITIONS

7. The distribution of the total valuation in this report between land, improvements and estimated damages applies only under the reported highest and best use of the property. Such, if applicable, allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
8. The appraisal is for purposes of valuation only and is not to be taken, used or represented as an endorsement or guarantee of the physical, structural or equipment conditions which exist in the property. It is assumed that there are no hidden defects that would not be apparent from visual inspection and, if applicable, that all equipment is operable unless otherwise indicated by the owner or owner's representative.
9. All maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. Unless so noted, they should not be considered as surveys or relied upon for any other purpose
10. Consideration has not been given in this appraisal to personal property located on the premises, or to the cost of moving or relocating such personal property unless otherwise stated.
11. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relation, news, sales or other media without the written consent and approval of Mathew C. Deal or Mark O. Sikes. The appraiser acknowledges that a copy of the report will be provided to the client, or their representative. No opinion is expressed as to the value of subsurface oil, gas, or mineral rights and that the property is not subject to surface entry for the exploration or removal of such materials except as is expressly stated.
12. It is assumed that drainage, the surface condition of the land and easements, access, and will not be detrimental to the value of the property, unless otherwise stated and addressed in the report.

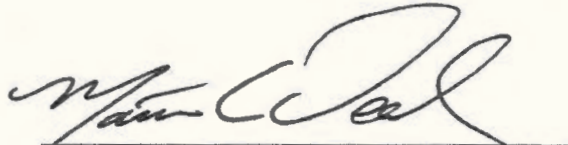
CERTIFICATION

In accordance with the Uniform Standards of Professional Appraisal Practice, we certify that, to the best of our knowledge and belief:

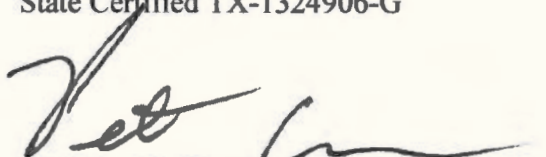
1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*, the Code of Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.
8. Matthew C. Deal made a personal inspection of the property that is the subject of this report.
9. No one provided significant real property appraisal assistance to the persons signing this certification.
10. As of the date of this report, I (Matthew C. Deal) have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

CERTIFICATION

11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.


Matthew C. Deal, CRE
State Certified TX-1324906-G

August 26, 2013
Date


Peter L. Crew
State Licensed TX-1340512-T

August 26, 2013
Date

QUALIFICATIONS

Matthew C. Deal, CRE

Educational Background

- 1984 – Graduated the Kinkaid School in Houston, Texas
- 1988 – Bachelor of Arts Degree, University of Texas at Austin

Professional Employment Experience

- 1989-2008 – Lewis Realty Advisors, co-managing appraiser and consultant
- 2009 – Deal Sikes & Associates, partner

Specialized Professional Competency

- Valuation and counseling for public and private sector clients for virtually every property type.
- Qualified as testifying expert in civil, county, district and federal courts.
- Testified in numerous forums – state legislature, depositions, jury and bench trials, mediations, arbitrations and special commissioner's hearings.

Representative Assignments and Achievements

- Counseled and testified regarding public improvement projects along Interstate Highways 10 and 45, United States Highway 59, State Highways 6 and 249, the Hardy Toll Road, the Grand Parkway, and many other roadways in Houston and other portions of the United States.
- Served as the acquisition counselor and expert valuation witness for the acquisition of Minute Maid Park and Toyota Center by the Harris County-Houston Sports Authority.
- Leads the acquisition counseling and appraisal review team for the Metropolitan Transit Authority of Harris County, Texas for its expansion of light rail throughout Greater Houston.
- Lead the Uptown Development Authority's negotiating team in the acquisition of private property for the widening of San Felipe Road, Sage Road, South Rice Road, and Uptown Park Boulevard.

QUALIFICATIONS

Publications/Presentations

“Decisions, Decisions: Determining the Size of the Subject Property,” CLE International Eminent Domain Conference, Houston, Texas

“Utilizing the Appraiser as Acquisition Counselor,” CLE International Eminent Domain Conference, Houston, Texas

“Potential Impacts of Leaking Underground Storage Tanks on Real Property Value,” Mealey’s Underground Storage Litigation Conference, Amelia Island, Florida

“Eminent Domain – The Government’s Most Awesome Power over Private Property,” San Francisco, California

“Case Studies in Condemnation Litigation,” International Right-of-Way Association, College Station, Texas

Authored and co-authored several articles and speeches related to real property value, acquisition and disposition, and published by the Appraisal Institute, Houston Business Journal and Houston Chronicle

Professional Affiliations

- State Certified General Real Estate Appraiser – License No. TX-1324906-G
- Counselors of Real Estate – CRE designation
- Appraisal Institute – Associate Member
- International Right-of-Way Association

Special Assignments, Awards, and Civic Activities

- Board of Directors – YMCA of Greater Houston, 2013
- Speaker Committee Chairman – Appraisal Institute, 2012
- Chairman – Houston/Gulf Coast Chapter, Counselors of Real Estate, 2011
- Committee Member – Business Issues Subcommittee, Counselors of Real Estate, 2011
- Committee Member – Dispute Resolution Committee, Counselors of Real Estate, 2010-2011
- Speaker Committee Co-Chairman – Appraisal Institute, 2011
- Advisory Board – Houston Achievement Place, 2010
- Business Development Board – Bank of Houston, 2009-2010
- Board of Directors – Houston Achievement Place, 2005-2009
- Board of Directors – Houston Chapter of the Appraisal Institute, 2006-2008
- Key Person Award – Appraisal Institute, 2008
- Board of Directors – Houston Chapter of the Appraisal Institute, 2003-2005
- Public Relations Committee Chairman – Appraisal Institute, 2004
- Region VIII Representative, New Orleans, LA – Appraisal Institute, 2003
- Leadership Development and Advisory Council, Washington, D.C. – Appraisal Institute, 2002
- Board of Directors Award – Appraisal Institute, 2001
- Key Man Award – Appraisal Institute, 2000

QUALIFICATIONS

Peter L. Crew

Educational Background

- 2008 – Graduated from Seven Lakes High School in Katy, Texas
- 2012 – B.B.A. in Finance, Texas A&M University, College Station, Texas

Professional Real Estate Employment Experience

- 2012 – Deal Sikes & Associates, associate appraiser and consultant

Specialized Professional Competency

- Executed deed research and conducted market research and analysis in the Houston Metropolitan Area.
- Performed market research of land and improved transactions and leases.
- Researched rational and quantification for discounting undivided interests held in a real property.
- Assisted in locating contiguous properties of approximately equal utility for a land exchange.
- Consulted a major governmental entity regarding competitive pricing for a transportation corridor.
- Researched legal and physical characteristics for numerous properties for estate planning.
- Reported on alleged damages resulting from a pipeline easement condemnation.
- Applied the appraisal process in multiple properties involved in condemnation proceedings.

Professional Affiliations

- State Licensed Real Estate Appraiser Trainee – License No. TX-1340512-T
- Appraisal Institute -- Associate Member

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REAL ESTATE VALUATION & COUNSELING

MATTHEW C. DEAL, CRE
MARK O. SIKES

100 Waugh Drive, Sixth Floor • Houston, Texas 77007
office 713.662.3500 • fax 888.662.2955
www.dealsikes.com

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EXECUTIVE SUMMARY

Property Type:	3.405 acres of land improved with a public works yard
Location:	SW/C of Humble Drive and State Highway 146
Legal Description:	3.405 acres our of the Riston Morris Survey, Abstract 52, Harris County, Texas
Effective Date of Appraisal:	August 26, 2013
Date of Report:	August 26, 2013
Report Type:	Summary Appraisal Report
Prepared For:	City of Seabrook
Value Estimate:	Market Value
Interest Appraised:	Fee Simple
Intended Use of the Appraisal:	Consideration of Market Value
Intended Users of the Report:	City of Seabrook and their representatives
Valuation Methodology:	Sales Comparison Approach
Zoning:	Commercial
Highest and Best Use:	Commercial
Estimate of Market Value	\$405,000

APPRAISAL REPORT

SCOPE OF WORK: We employed the appraisal process to estimate the market value of the property as follows:

- Research and analyze the region in which the property is located;
- Research and analyze the market area in which the property is located;
- Inspect the property and market area;
- Research and analyze the physical, legal and economic characteristics of the property;
- Research and analyze the credible and reliable approaches to utilize in estimating the market value of the property;
- Employ the sales comparison approach to develop an opinion of the market value of the property;
- Report our findings and conclusions.

We interviewed owners in the market area, buyers, sellers, and their representatives. Additionally, we reviewed and analyzed documents publicly available, including but not limited to the property photographs, tax records, demographic data and other information. Further, we physically inspected the property and the market area in which it is located.

The property appraised consists of a total of 3.405 acres of land improved with a public works yard. We did not utilize the cost approach or the income capitalization approach as they are not reliable methodologies for this property type in this market area.

DEFINITION OF MARKET VALUE: Market Value as used herein is defined as:

The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in terms equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest, and assuming that neither is under duress.¹

DEFINITION OF FEE SIMPLE INTEREST: Fee Simple Interest as used herein is defined as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power and escheat.²

COMPETENCY PROVISION: We have significant experience developing opinions of market value of properties similar to the subject property and providing owners, buyers and sellers counsel regarding valuation of similar properties. As such, we completed this assignment with competence.

¹ Dictionary of Real Estate Appraisal, Fifth Edition (Appraisal Institute: Chicago, 2010)

² Dictionary of Real Estate Appraisal, Fifth Edition (Appraisal Institute: Chicago, 2010)

APPRAISAL REPORT

JURISDICTIONAL EXCEPTION: This appraisal assignment is subject to the Uniform Standards of Professional Appraisal Practice's (USPAP) **Jurisdictional Exception Rule** and if any part of the report is contrary to the public legal restrictions that govern this property and assignment, only the specific portion of the standard shall be void and not applicable to this assignment. If any part of the Uniform Standards of Professional Appraisal Practice is contrary to the public legal restrictions that govern this property and assignment, only the specific portion of the standard shall be void and not applicable to this assignment.

PROPERTY HISTORY: *The City of Seabrook* is the current owner of the property. The property has not been involved in an arms-length transaction in the five years prior to the date of this report and is not currently listed for sale.

REGIONAL ANALYSIS: The property is located in the greater Houston area, and is part of the Houston Primary Metropolitan Statistical Areas (PMSA). At approximately 6,000 square miles, the Houston PMSA is the largest in Texas and includes Chambers, Fort Bend, Harris, Liberty, Montgomery and Waller counties. With over 5.6 million in population, it is the 6th largest in the nation and fourth fastest growing area of the top 20 PMSAs in the country. Houston is the most populous city in the state, and fourth in the nation. The Houston PMSA is part of a large 10 county Metropolitan Statistical Area (MSA) that includes Austin, Brazoria, Galveston, and Washington counties. The area has consistently ranked in the top 5 MSA's in employment and employment growth due to the diverse economy which serves as a financial, trade, manufacturing and petrochemical center.

MARKET AREA ANALYSIS: The subject is located within the City of Seabrook and is approximately 30 miles southeast of downtown Houston. The market area is bound by TX-225 to the north, Galveston Bay to the east, Dickinson to the south, and Highway 3 to the west. The property is located just west of State Highway 146, which will become a part of the Grand Parkway within the next few years.

Major north/south thoroughfares that traverse the market area are Highway 146, Highway 3, Red Bluff Road, and Space Center Boulevard. Major east/west thoroughfares that traverse the market area are Clear Lake City Boulevard, Bay Area Boulevard, Nasa Road 1, and FM 646. State Highway 146 at the property line will soon be expanded to become the Grand Parkway connecting Seabrook to the Gulf Freeway. This public improvement project is scheduled to begin construction in 2015. Once completed, the Grand Parkway will be the third and outer most loop servicing the Houston PMSA, circling 184-miles around Greater Houston.

The widening of SH-146 and its conversion to the Grand Parkway will have a significant, positive effect on properties west of the existing highway. Along the west side of SH-146 are an existing Union Pacific Railroad right of way, pipeline corridor, and power line corridor. These encumbrances have severely limited the development potential of properties west of SH-146. Conversely, the east side of SH-146 does not have any such encumbrances and these properties are densely developed with a wide variety of impulse retail uses. These uses will be largely wiped out by the widening of the highway for its conversion to the Grand Parkway. The widening will also include the acquisition of the UP Railroad right-of-way along the east side of

APPRAISAL REPORT

the subject giving the subject property frontage along the new frontage road. This design will bring the highway closer to those properties west of SH-146.

Once complete the Grand Parkway will greatly improve the development potential of properties west of SH 146. Not only will the highway be in closer proximity to these properties, but also existing users along the east side of the highway will desire to be relocated within the thriving Seabrook market area. We anticipate much of this relocation will occur west of SH-146.

The subject's demographics within a 1, 3 and 5 mile radius demonstrate similar population growth than the City of Houston and Harris County as a whole. However, income levels in the market area are significantly higher than those of the City of Houston and Harris County. The market area benefits from its proximity to the City of Houston, the Port of Houston including Barbours Cut, Galveston Island, and access to the Grand Parkway. As of the date of the appraisal, the region and market area are undergoing a period of significant growth, which we project will continue in the foreseeable future.

SITE ANALYSIS: The site is a 3.405 acre (148,308 SF) tract that is generally rectangular, with frontage along the west side of an existing UP railroad right-of-way that within several years will be the Grand Parkway frontage road. The property is within the 500-year flood plain and utilities are readily available via the City of Seabrook. The eastern 1.716 acres of the property is currently encumbered by numerous pipeline easements. The property is zoned for commercial development. We know of no environmental issues that could potentially limit the use of the property and we have assumed that the property is environmentally clean. The property is surrounded by destination oriented commercial to the east, residential development to the west, and commercial development to the north and south.

IMPROVEMENT ANALYSIS: Currently the subject property includes improvements utilized by the City of Seabrook as a public works yard. These improvements do not contribute economically to the site.

REAL PROPERTY TAX ANALYSIS: The property's Harris County Appraisal District account number is 063-145-000-0030 and the property is subject to the taxing jurisdiction of Clear Creek ISD, Harris County, Harris County Flood Control, Port of Houston Authority, Harris County Hospital District, Harris County Education Department, and the City of Seabrook. The 2013 tax rate is 2.661829%.

APPRAISAL REPORT

HIGHEST AND BEST USE ANALYSIS: Highest and best use is defined as “the reasonably probable and legal use of vacant land or an improved property that is legally permissible, physically possible, appropriately supported, financially feasible, and that results in the highest value.”³ Estimating the appropriate highest and best use of the property is critical in developing a credible opinion of market value. The opinion of highest and best use provides the basis for the market data that will be compared to the property in forming the estimate of market value. Following is our estimate of the highest and best use:

As Vacant

Legally Permissible: The property is located within the City of Seabrook and is zoned C-2, for medium commercial development. The subject property is significantly encumbered by numerous pipeline easements on the eastern 1.716 acres of the property. We consider that paving and landscaping over these easements would be permissible, but vertical improvements would not be allowable.

Physically Possible: The property is a 3.405 acre tract that is located within the 500-year flood plain. The property is sufficiently large enough to support a retail commercial development. As previously stated the eastern 1.716 acres of the subject property is encumbered by numerous pipeline easements rendering the 1.689 acre western portion usable for building improvements. Based on reviewing easement documents we estimate that portion of the property could be developed into a parking field with associated site improvements.

Financially Feasible: Currently the subject property is located just west of State Highway 146 along a Union Pacific right-of-way, but only gains access to SH-146 via Humble Drive. As SH 146 is expanded in the next several years access to the subject property will greatly improve. The Grand Parkway will be a catalyst for growing demand in the market area for properties west of the existing SH-146.

Maximally Productive: The subject property’s characteristics and location along the future Grand Parkway greatly enhances its desirability. However, the expansion of Highway 146 in the Seabrook area will commence in approximately 18 months and currently the subject property has limited access to the existing highway. After consideration of the legally permissible, physically possible, financially feasible, and maximally productive uses, we estimate that the highest and best use of the site is to hold for future commercial development in conjunction with the property’s new location along the Grand Parkway.

MARKET VALUE ESTIMATE: We employed the sales comparison approach to estimate the market value of the whole property. The following is a summary of our analysis.

The sales comparison approach is based on the principle of substitution that is when several similar or commensurate commodities, goods, or services are available the one with the lowest price attracts the greatest demand and widest distribution. Through application of this approach

³ The Appraisal of Real Estate, Thirteenth Edition (Appraisal Institute: Chicago, 2008)

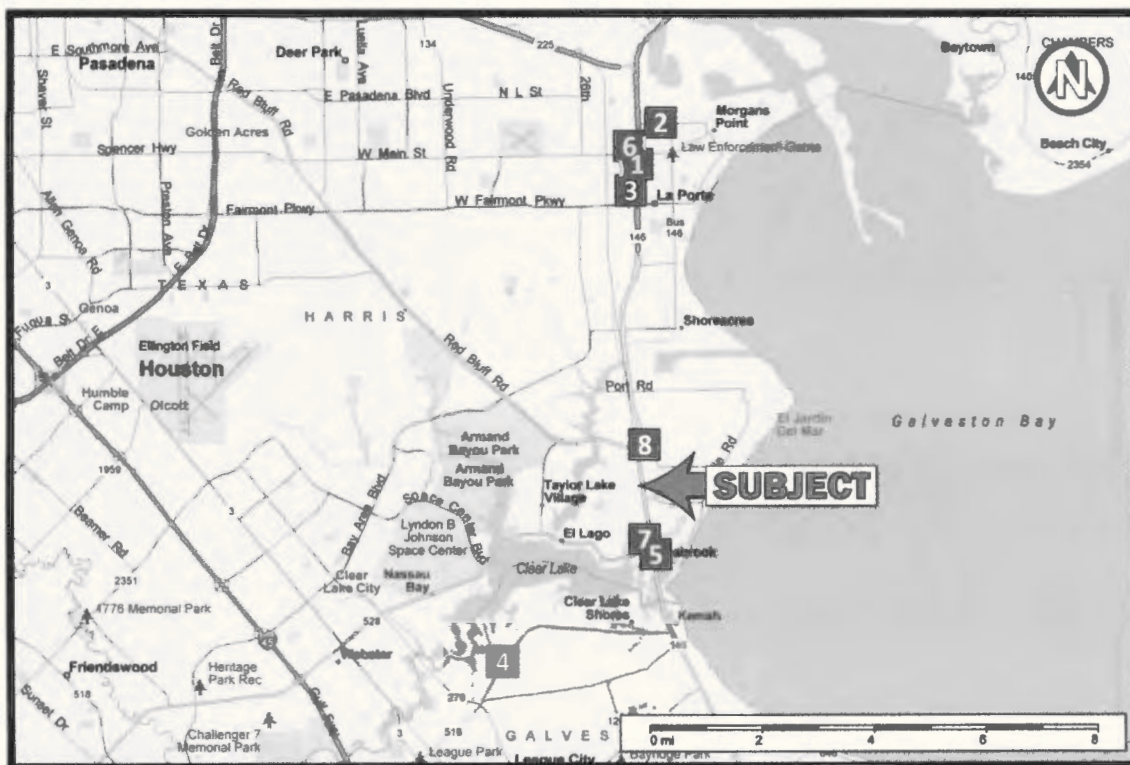
APPRAISAL REPORT

the subject property is compared to similar, comparable and competitive properties that have sold in the market.

The unit of comparison for improved transactions similar to the subject in the market area is price per square foot. We analyzed five transactions, one contract, and two listing that we consider competitive to the subject. The sales occurred between April 2011 and April 2013, the two listings are current, and the contract is expected to close in mid-September. The unit prices range from \$3.50 to \$11.09 per square foot. The comparables in the following chart are those considered similar to the subject property.

Land Sales Comparables - Highway 146				
No	Date	Location	Size (Ac.)	PSF
1	Contract	W/S of Hwy 146, N of B Street	2.500	\$6.50
2	04/23/13	S/S of Barbours Cut Road, E of N 4th Street	1.234	\$4.65
3	04/08/13	W/S of Hwy 146, S of B Street	1.148	\$4.40
4	07/25/12	N/C of Marina Bay Drive and Constellation Blvd	2.401	\$7.00
5	05/09/12	E/S of Hwy 146, S of 3rd Street	2.589	\$11.09
6	04/25/11	S/S of W. Main Street, W of Hwy 146	1.315	\$5.24
7	Listing	Wraps NW/C of Nasa Road 1 and Hwy 146	14.872	\$3.50
8	Listing	E/S of Hwy 146, N of Red Bluff Road	16.900	\$5.00

Land Sales Map



APPRAISAL REPORT

The unit of comparison for the land transactions in the market area is price per square foot of land area. Those factors considered most pertinent to the valuation include property rights conveyed, financing, condition of sale, market conditions (time), location, and physical characteristics. Each sale was compared to the property and adjusted based on these factors. The following is a table that shows our adjustments:

Adjustment Grid								
No	1	2	3	4	5	6	7	8
Date	Contract	04/23/13	04/08/13	07/25/12	05/09/12	04/25/11	Listing	Listing
Size	2.500	1.234	1.148	2.401	2.589	1.315	14.872	16.900
Price/SF	\$6.50	\$4.65	\$4.40	\$7.00	\$11.09	\$5.24	\$3.50	\$5.00
Property Rights	C	C	C	C	C	C	C	C
Financing	C	C	C	C	C	C	C	C
Conditions of Sale	C	C	C	C	C	C	S	S
Market Conditions	C	C	C	C	C	I	C	C
Location	S	I	I	S	S	C	C	C
Physical Charac.	S	S	C	S	S	S	I	I
Overall	S	C	I	S	S	C	I	C

All of comparable involved similar property rights and financing. Therefore these properties do not require any adjustment for their elements of comparison.

Comparables 7 and 8 are current listings and require a downward adjustment for conditions of sale. The remaining sales and contract are comparable and require no adjustment for this element of comparison.

Comparables 1, 2, 3, 4, and 5 were sold in similar market conditions. Comparables 7 and 8 are listed in similar market conditions. Comparable 6 traded in 2011 in inferior market conditions and requires an upward adjustment for this element of comparison.

Comparable 1 is located along State Highway 146 where the highway has been expanded. This location is superior to the subject property. Comparables 4 and 5 are located in areas surrounded by more dense commercial developments than the subject and are considered superior to the subject property for this element of comparison. Comparables 6, 7, and 8 are in locations similar to the subject property and require no adjustment for this element of comparison. Comparable 2 is located off of Barbours Cut road and requires an upward adjustment for location. Comparable 3 is located along SH-146, but is located at the entrance to an on-ramp which results in a denial of access to the property. This location is considered inferior in location to the subject property.

Typically smaller properties trade a higher price per unit than larger properties. Comparables 1, 2, 4, 5, and 6 are all smaller than the subject property and require a downward adjustment for physical characteristics. Comparable 3 is smaller than the subject but is oddly shaped. We consider Comparable 3 similar to the subject property. Comparables 7 and 8 are significantly

APPRAISAL REPORT

larger than the subject property and require an upward adjustment for this element of comparison.

The following table ranks the comparables based on the overall comparison to the subject property:

Comparison Chart		
Comparable No.	Comparison	Price/Square Foot
5	Superior	\$11.09
4	Superior	\$7.00
1	Superior	\$6.50
6	Comparable	\$5.24
8	Comparable	\$5.00
Subject	-	-
2	Comparable	\$4.65
3	Inferior	\$4.40
7	Inferior	\$3.50

As previously stated the eastern 1.716 acres of the property are heavily encumbered by pipeline easements, we estimate that this portion of the subject property is worth 10% of the per square foot value of the unencumbered property. Based on the above described transactions we estimate the market value of the property as of August 26, 2013 to be as follows:

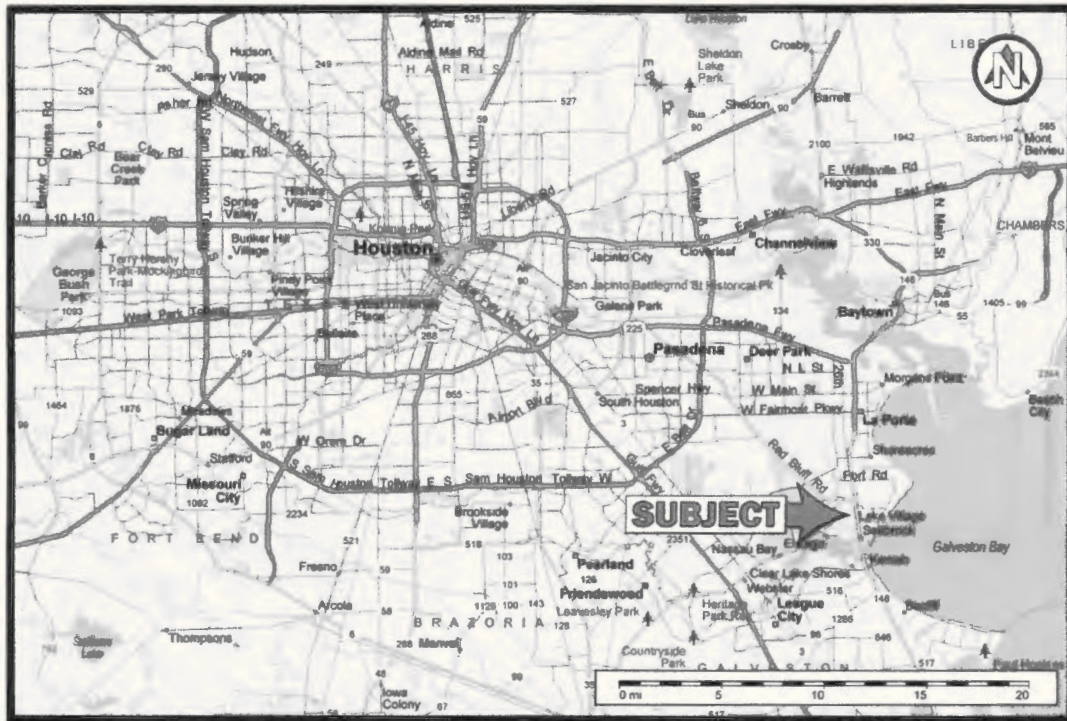
Unencumbered Property Size in SF (1.689 ac)	73,560
Market Value Estimate per Square Foot	x <u>\$5.00</u>
Unencumbered Property Market Value Estimate	\$367,799
Encumbered Property Size in SF (1.716 ac)	74,749
Market Value Estimate per Square Foot	x <u>\$0.50</u>
Encumbered Market Value Estimate	\$37,374
Unencumbered Property Market Value Estimate	\$367,799
Encumbered Market Value Estimate	+ <u>\$37,374</u>
Whole Property Market Value Estimate	\$405,173
Rounded Market Value Estimate	\$405,000

\$405,000

FOUR HUNDRED FIVE THOUSAND DOLLARS

MAPS AND PHOTOGRAPHS

Regional Map



Market Area Map



MAPS AND PHOTOGRAPHS

Aerial Photograph



Oblique Aerial (Facing North)



MAPS AND PHOTOGRAPHS

Property Photographs



MAPS AND PHOTOGRAPHS

Property Photographs



LAND COMPARABLES

LAND COMPARABLE NO. 1

General Data

Property Type	:	Vacant Land
City, County, State	:	La Porte, Harris County, TX
Location	:	W/S of State Highway 146, S of Main Street, La Porte, Harris County, TX 77571
Legal Description	:	2.500 acres out of Block 47, La Porte Townsite, Harris County, TX

Recording Data

Date of Sale	:	Contract
Grantor	:	JSLF Marks Investments, Ltd.
Tax ID No.	:	023-182-047-0033

Property Data

Size (Ac.)	:	2.500
Size (SF)	:	108,900
Zoning	:	GC-General Commercial
Frontage	:	SH 146: 500 FF
Utilities	:	All Available
Flood Plain	:	Within the 500-year flood plain

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's Length
Sales Price	:	\$707,850
Price/SF	:	\$6.50
Proposed Use	:	Commercial
Comments	:	The property is 2.5 acres under contract with an option pending for an additional 1.5 acres.

LAND COMPARABLES

LAND COMPARABLE NO. 2

General Data

Property Type	:	Vacant Land
City, County, State	:	La Porte, Harris County, TX
Location	:	S/S of Barbours Cut Boulevard, E of N. 4th Street, La Porte, Harris County, TX 77571
Legal Description	:	1.234 acres being Tracts 1 & 2, Lots 10-12, part of Lot 13, 17-22 & 25-32, Block 330, Town of LaPorte Subdivision, Harris County, TX

Recording Data

Date of Sale	:	April 23, 2013
Grantor	:	Narsi, Inc.
Grantee	:	RWC Express LLC
Tax ID No.	:	024-039-030-0019; -0017; 0023; 0028
Recording No.	:	2013.0197577

Property Data

Size (Ac.)	:	1.234
Size (SF)	:	53,750
Zoning	:	N/A
Frontage	:	Barbours Cut: 125 FF N. 4th Street: 80 FF
Utilities	:	All Available
Flood Plain	:	None known to affect property

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$250,000
Price/SF	:	\$4.65
Proposed Use	:	Commercial
Comments	:	Grantor was in process of purchasing the remainder tract out of bankruptcy, but deemed the land excess to their needs. Grantee purchased this tract from grantor with the intention of buying the rest out of bankruptcy.

LAND COMPARABLES

LAND COMPARABLE NO. 3

General Data

Property Type	:	Vacant Land
City, County, State	:	La Porte, Harris County, TX
Location	:	W/S of State Highway 146, S of B Street, La Porte, Harris County, TX 77571
Legal Description	:	1.148 acres being all of Lots 17 thru 32, inclusive, in Block 23 of LaPorte Townsite Subdivision, Harris County, TX

Recording Data

Date of Sale	:	April 08, 2013
Grantor	:	JSLF Marks Investments Ltd.
Grantee	:	PV Land & Locations LLC
Tax ID No.	:	023-164-023-0018
Recording No.	:	2013.0163959

Property Data

Size (Ac.)	:	1.148
Size (SF)	:	50,007
Zoning	:	GC-General Commercial
Frontage	:	: FF : FF : FF
Utilities	:	All Available
Flood Plain	:	100% within the 500-year flood plain

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$220,000
Price/SF	:	\$4.40
Proposed Use	:	Commercial
Comments	:	The property will be used as truck rental location.

LAND COMPARABLES

LAND COMPARABLE NO. 4

General Data

Property Type	:	Vacant Land
City, County, State	:	League City, Galveston County, TX
Location	:	N/C of Marina Bay Drive and Constellation Boulevard, League City, Galveston County, TX 77573
Legal Description	:	2.401 acres being Lot A, Marina West Subdivision, Section 5, Abstract 18, Galveston County, TX

Recording Data

Date of Sale	:	July 25, 2012
Grantor	:	South Shore Harbour Development
Grantee	:	Medpro Development LLC
Tax ID No.	:	R517895
Recording No.	:	2012.039699

Property Data

Size (Ac.)	:	2.401
Size (SF)	:	104,609
Zoning	:	N/A
Frontage	:	Marina Bay Drive: 200 FF Constellation Boulevard: 300 FF
Utilities	:	All Available
Flood Plain	:	None known to affect property

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$731,808
Price/SF	:	\$7.00
Proposed Use	:	Commercial

LAND COMPARABLES

LAND COMPARABLE NO. 5

General Data

Property Type	:	Vacant Land
City, County, State	:	Seabrook, Harris County, TX
Location	:	E/S of State Highway 146, S of 3 rd Street, Seabrook, Harris County, TX 77586
Legal Description	:	2.589 acres being Lots 1-10, Block 39, Lots 8-10 and a portion of Lots 1-4, 6 & 7, Block 38, Seabrook Addition, Ritson Morris League, Abstract 52, Harris County, TX

Recording Data

Date of Sale	:	May 09, 2012
Grantor	:	Seabrook United Methodist Church
Grantee	:	Onion Group LLC
Tax ID No.	:	133-895-001-0001
Recording No.	:	2012.0214736

Property Data

Size (Ac.)	:	2.589
Size (SF)	:	112,757
Zoning	:	Commercial
Frontage	:	State Highway 146: 312 FF 3 rd Street: 250 FF Moskowitz Avenue: 250 FF
Utilities	:	All Available
Flood Plain	:	100% within the 100-year flood plain

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$1,250,000
Price/SF	:	\$11.09
Proposed Use	:	Commercial
Comments	:	The property is the former site of Seabrook United Methodist Church; however, the site was severely damaged by Hurricane Ike and was demolished shortly after.

LAND COMPARABLES

LAND COMPARABLE NO. 6

General Data

Property Type	:	Vacant Land
City, County, State	:	La Porte, Harris County, TX
Location	:	S/S of W. Main Street, W of Hwy 146, La Porte, Harris County, TX 77571
Legal Description	:	1.315 acres being Lots 1 through 6 & 27 through 31, Tract 7, Block 48 and a portion of 47, Town of LaPorte Subdivision, Harris County, TX

Recording Data

Date of Sale	:	April 25, 2011
Grantor	:	JSLF Marks Investments, Ltd.
Grantee	:	EMROJC LLC
Tax ID No.	:	023-182-047-0034; 023-180-048-0001
Recording No.	:	2001.0166051

Property Data

Size (Ac.)	:	1.315
Size (SF)	:	57,266
Zoning	:	N/A
Frontage	:	W. Main Street: 250 FF
Utilities	:	All Available
Flood Plain	:	Partially within the 100-year and 500-year flood plain

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$300,000
Price/SF	:	\$5.24
Proposed Use	:	Investment
Comments	:	The property contains no sales conditions that would have affected the sales price. The property contains no environmental concerns. There is a used car sales building totaling 1,588 square feet that sits on the property which may be used for a redevelopment project. The buyer purchased the property for future development.

LAND COMPARABLES

LAND COMPARABLE NO. 7

General Data

Property Type	:	Vacant Land
City, County, State	:	Seabrook, Harris County, TX
Location	:	NW/C of Nasa Road 1 and State Highway 146, Seabrook, Harris County, TX 77586
Legal Description	:	14.872 acres being Tracts 2, 2A, 3 & 3C. Lots 1-17, Block 1, Lots 1-10, Block 2, Lots 1-10, Block 31 & Lots 1-32, Block 32, R. Morris Survey, Abstract 52, Harris County, TX

Recording Data

Date of Sale	:	Listing
Seller	:	Technical Automation, et al
Tax ID No.	:	041-008-009-0300; -0015; 032-133-001-0001; 032-140-031-0001

Property Data

Size (Ac.)	:	14.872
Size (SF)	:	647,824
Zoning	:	Commercial
Frontage	:	Access to SH 146 and Nasa Road 1
Utilities	:	Utilities can be extended to the site
Flood Plain	:	100% within the 100-year flood plain

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$2,267,385
Price/SF	:	\$3.50
Proposed Use	:	Commercial
Comments	:	This site consists of multiple parcels.

LAND COMPARABLES

LAND COMPARABLE NO. 8

General Data

Property Type	:	Vacant Land
City, County, State	:	Seabrook, Harris County, TX
Location	:	E/S of Highway 146, N of Red Bluff Road, Seabrook, Harris County, TX 77586
Legal Description	:	16.900 acres out of the Houston Suburban Heights Subdivision, Whitney Britton Survey, Harris County, TX

Recording Data

Date of Sale	:	Listing
Seller	:	The Estate of John B. Carter, Jr.
Tax ID No.	:	041-008-003-0007

Property Data

Size (Ac.)	:	16.900
Size (SF)	:	736,164
Zoning	:	Commercial
Frontage	:	Highway 146: 1,053 FF Old Highway 146: 726 FF
Utilities	:	All Available
Flood Plain	:	Partially within the 100-year and 500-year flood plain

Sales Data

Interest Sold	:	Fee Simple
Financing	:	Cash to Seller
Conditions of Sale	:	Arm's-Length
Sales Price	:	\$3,680,820
Price/SF	:	\$5.00
Proposed Use	:	Commercial

ASSUMPTIONS & LIMITING CONDITIONS

1. This report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, in the appraisal of realty and realty rights except to the extent that the appraisal required invocation of USPAP's Jurisdictional Exception Rule.
2. The appraiser assumes no responsibility for matters legal in character, nor does he render any opinion as to the title, which is assumed to be good. Unless otherwise specified in the report, the property is analyzed as though free and clear and under responsible ownership and competent management.
3. Information furnished by others is assumed to be true, correct and reliable. A reasonable effort has been made to verify such information; however, the appraiser assumes no responsibility for its accuracy. The value conclusions are subject to the correctness of said data.
4. The appraiser assumes that all applicable use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report. The appraiser assumes that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
5. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has made no engineering survey. Except as specifically stated, data relative to size and areas were taken from sources considered reliable. The utilization of the land and improvements, if applicable, is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

ASSUMPTIONS & LIMITING CONDITIONS

7. The distribution of the total valuation in this report between land, improvements and estimated damages applies only under the reported highest and best use of the property. Such, if applicable, allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
8. The appraisal is for purposes of valuation only and is not to be taken, used or represented as an endorsement or guarantee of the physical, structural or equipment conditions which exist in the property. It is assumed that there are no hidden defects that would not be apparent from visual inspection and, if applicable, that all equipment is operable unless otherwise indicated by the owner or owner's representative.
9. All maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. Unless so noted, they should not be considered as surveys or relied upon for any other purpose
10. Consideration has not been given in this appraisal to personal property located on the premises, or to the cost of moving or relocating such personal property unless otherwise stated.
11. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relation, news, sales or other media without the written consent and approval of Mathew C. Deal or Mark O. Sikes. The appraiser acknowledges that a copy of the report will be provided to the client, or their representative. No opinion is expressed as to the value of subsurface oil, gas, or mineral rights and that the property is not subject to surface entry for the exploration or removal of such materials except as is expressly stated.
12. It is assumed that drainage, the surface condition of the land and easements, access, and will not be detrimental to the value of the property, unless otherwise stated and addressed in the report.

CERTIFICATION

In accordance with the Uniform Standards of Professional Appraisal Practice, we certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*, the Code of Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.
8. Matthew C. Deal made a personal inspection of the property that is the subject of this report.
9. No one provided significant real property appraisal assistance to the persons signing this certification.
10. As of the date of this report, I (Matthew C. Deal) have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

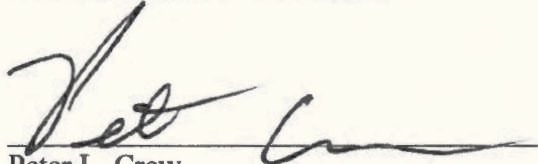
CERTIFICATION

11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.


Matthew C. Deal, CRE
State Certified TX-1324906-G

August 26, 2013

Date


Peter L. Crew
State Licensed TX-1340512-T

August 26, 2013

Date

QUALIFICATIONS

Matthew C. Deal, CRE

Educational Background

- 1984 – Graduated the Kinkaid School in Houston, Texas
- 1988 – Bachelor of Arts Degree, University of Texas at Austin

Professional Employment Experience

- 1989-2008 – Lewis Realty Advisors, co-managing appraiser and consultant
- 2009 – Deal Sikes & Associates, partner

Specialized Professional Competency

- Valuation and counseling for public and private sector clients for virtually every property type.
- Qualified as testifying expert in civil, county, district and federal courts.
- Testified in numerous forums – state legislature, depositions, jury and bench trials, mediations, arbitrations and special commissioner's hearings.

Representative Assignments and Achievements

- Counseled and testified regarding public improvement projects along Interstate Highways 10 and 45, United States Highway 59, State Highways 6 and 249, the Hardy Toll Road, the Grand Parkway, and many other roadways in Houston and other portions of the United States.
- Served as the acquisition counselor and expert valuation witness for the acquisition of Minute Maid Park and Toyota Center by the Harris County-Houston Sports Authority.
- Leads the acquisition counseling and appraisal review team for the Metropolitan Transit Authority of Harris County, Texas for its expansion of light rail throughout Greater Houston.
- Lead the Uptown Development Authority's negotiating team in the acquisition of private property for the widening of San Felipe Road, Sage Road, South Rice Road, and Uptown Park Boulevard.

QUALIFICATIONS

Publications/Presentations

“Decisions, Decisions: Determining the Size of the Subject Property,” CLE International Eminent Domain Conference, Houston, Texas

“Utilizing the Appraiser as Acquisition Counselor,” CLE International Eminent Domain Conference, Houston, Texas

“Potential Impacts of Leaking Underground Storage Tanks on Real Property Value,” Mealey’s Underground Storage Litigation Conference, Amelia Island, Florida

“Eminent Domain – The Government’s Most Awesome Power over Private Property,” San Francisco, California

“Case Studies in Condemnation Litigation,” International Right-of-Way Association, College Station, Texas

Authored and co-authored several articles and speeches related to real property value, acquisition and disposition, and published by the Appraisal Institute, Houston Business Journal and Houston Chronicle

Professional Affiliations

- State Certified General Real Estate Appraiser – License No. TX-1324906-G
- Counselors of Real Estate – CRE designation
- Appraisal Institute – Associate Member
- International Right-of-Way Association

Special Assignments, Awards, and Civic Activities

- Board of Directors – YMCA of Greater Houston, 2013
- Speaker Committee Chairman – Appraisal Institute, 2012
- Chairman – Houston/Gulf Coast Chapter, Counselors of Real Estate, 2011
- Committee Member – Business Issues Subcommittee, Counselors of Real Estate, 2011
- Committee Member – Dispute Resolution Committee, Counselors of Real Estate, 2010-2011
- Speaker Committee Co-Chairman – Appraisal Institute, 2011
- Advisory Board – Houston Achievement Place, 2010
- Business Development Board – Bank of Houston, 2009-2010
- Board of Directors – Houston Achievement Place, 2005-2009
- Board of Directors – Houston Chapter of the Appraisal Institute, 2006-2008
- Key Person Award – Appraisal Institute, 2008
- Board of Directors – Houston Chapter of the Appraisal Institute, 2003-2005
- Public Relations Committee Chairman – Appraisal Institute, 2004
- Region VIII Representative, New Orleans, LA – Appraisal Institute, 2003
- Leadership Development and Advisory Council, Washington, D.C. – Appraisal Institute, 2002
- Board of Directors Award – Appraisal Institute, 2001
- Key Man Award – Appraisal Institute, 2000

QUALIFICATIONS

Peter L. Crew

Educational Background

- 2008 – Graduated from Seven Lakes High School in Katy, Texas
- 2012 – B.B.A. in Finance, Texas A&M University, College Station, Texas

Professional Real Estate Employment Experience

- 2012 – Deal Sikes & Associates, associate appraiser and consultant

Specialized Professional Competency

- Executed deed research and conducted market research and analysis in the Houston Metropolitan Area.
- Performed market research of land and improved transactions and leases.
- Researched rational and quantification for discounting undivided interests held in a real property.
- Assisted in locating contiguous properties of approximately equal utility for a land exchange.
- Consulted a major governmental entity regarding competitive pricing for a transportation corridor.
- Researched legal and physical characteristics for numerous properties for estate planning.
- Reported on alleged damages resulting from a pipeline easement condemnation.
- Applied the appraisal process in multiple properties involved in condemnation proceedings.

Professional Affiliations

- State Licensed Real Estate Appraiser Trainee – License No. TX-1340512-T
- Appraisal Institute – Associate Member

**PUBLIC NOTICE
FOR REQUEST OF SEALED BID PROPOSALS -
REQUEST FOR SUITABLE PROPERTY TO EXCHANGE FOR THE
CURRENT CITY OF SEABROOK PUBLIC WORKS YARD,
(APPROXIMATELY 3.405 ACRES).**

NOTICE TO INTERESTED PARTIES:

PLEASE READ THIS NOTICE AND DISCLOSURE CAREFULLY, IN THAT IT AFFECTS THE LEGAL DUTIES AND RESPONSIBILITIES OF ANY POTENTIAL BIDDER FOR PROPERTY TO BE OFFERED BY BIDDERS FOR PROPERTY IN EXCHANGE FOR THE CITY OF SEABROOK PUBLIC WORKS YARD PROPERTY.

Notice is hereby given that the City of Seabrook, Texas will conduct offers for proposed property in exchange for the City of Seabrook Public Works Yard, approximately 3.405 acres out of the Ritson Morris Survey, Abstract 52, Harris County, Texas, generally located east Lakeside Drive and west of SH 146 (the "Public Works Property"), by sealed bid/proposal pursuant to Texas Local Government Code Section 272.001.

Sealed bids must be delivered in a sealed envelope labeled "Response to City Request for Property in Exchange for City Owned Property/Public Works Yard" to the City Secretary of the City of Seabrook, Texas, 1700 First St., Seabrook, TX 77586 by mail, or via hand delivery. Sealed bids must be received by 2:00 p.m. February 2, 2015. The bidder's name shall appear on the outside of the envelope. The bid proposal submission date will not be delayed for any reason. Sealed bids must be received and time stamped by the City Secretary prior to the aforementioned time, when they will be publicly opened and read aloud in Suite 204 by the City Manager for evaluation and confirmation of compliance with bid procedures. Bid proposals are expressly subject to confirmation by City Council on February 17, 2015 at the City Council Chambers, 1700 First Street, Seabrook, Texas in a public meeting. The successful bidder submitting the proposal for property to be exchanged for City property (Public Works Yard) shall pay its proportional cost of closing, and any title insurance shall be at the costs of the respective acquirer. The City of Seabrook reserves the right to reject any or all bids and waive any informalities and irregularities in the bids received. ***NO PROPERTY SUBMITTED FOR EXCHANGE WILL BE ACCEPTED FOR LESS THAN MARKET VALUE OF THE PUBLIC WORKS PROPERTY, (PRIOR APPRAISAL DETERMINED TO BE \$405,000 BY INDEPENDENT APPRAISAL -(A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE CITY SECRETARY OF THE CITY OF SEABROOK AND MAY BE EXAMINED BY ANY INTERESTED PERSONS DURING NORMAL BUSINESS HOURS). THE CITY IS IN THE PROCESS OF OBTAINING***

**AN UPDATED APPRAISAL FOR PURPOSES OF ESTABLISHING
CURRENT FAIR MARKET VALUE REQUIRED FOR THIS
EXCHANGE.**

All persons interested in offering property in exchange for the subject Public Works Property are advised to make such tests and investigation of such property as they may deem desirable and necessary prior to the bid proposal. The Public Works Property to be exchanged will be in the condition, "As Is", "Where Is", and subject to such encumbrances, faults, hazards or other detriments that may exist of record, be visible on the surface of the property or that may be otherwise not readily apparent. The City maintains a water well on the Public Works Yard Property and will require retention of ingress and egress rights for its maintenance, and the City plans related changes to the Public Works Property commensurate with the potential relocation of its public works yard. Preliminary engineering reports and related information regarding City requirements for the proposed exchange of the Public Works Property are on file with the City and subject to public inspection.

Additionally, bidders are notified that the property offered in exchange for the Public Works Property must meet the following criteria:

Be equal to or greater than 8 acres;
Be within the 1 mile radius of Public Works property named in notice;
Have frontage on Lakeside Drive within Seabrook, Texas;
Be of equal or greater value than the Public Works Property;
Have a recent appraisal; and
Be subject to a lease back to the City for a period of at least one year after conveyance. **Bidder shall include the proposed rent charge for this one year term as part of its Bid.**

The conveyances of exchange, once confirmed by the City Council of the City of Seabrook, , shall be by Special Warranty Deed and related terms/ conditions deemed appropriate by City Council. **ALL POTENTIAL PERSONS SUBMITTING PROPERTY EXCHANGE PROPOSALS ARE PUT ON NOTICE THAT THE SUBJECT CITY PROPERTY, AS DESCRIBED WILL BE EXCHANGED SPECIFICALLY SUBJECT TO CITY COUNCIL APPROVAL PURSUANT TO THE TERMS AND PROVISIONS OF THIS NOTICE.**

THE CITY COUNCIL OF THE CITY OF SEABROOK DOES HEREBY ORDER THAT THIS NOTICE SHALL BE PROMULGATED IN ACCORDANCE WITH LAW AS AN OFFICIAL NOTICE OF THE CITY OF SEABROOK, TEXAS.

DATED THIS THE 6th DAY OF JANUARY, 2015.

Glenn R. Royal
Mayor

ATTEST:

Michele L. Glaser, TRMC
City Secretary

Revised 01/12

**CITY OF SEABROOK
PARADE, CARNIVAL, SHOW, FESTIVAL,
SPECIAL OR COMMUNITY EVENT
APPLICATION**

*will bring
\$100
deposit*

Date of Application: 2/10/15 Name of Applicant: Erin Siebenlist

Full Address of Applicant: 1325 Plymouth Rock Ln

Day Time Phone 889 474 3115 Night time phone () _____

e-mail address: erinsiebenlist@yahoo.com

Name of Organization, Firm or Corporation on whose behalf this application is made:

Bayside Area Little League

Address of Organization (if different from above): PO Box 357

City Seabrook State Tx Zip Code 77586

Phone Number of Organization (if different from above): () _____

Is the organization recognized as a non-profit organization for tax purposes? yes

Requested Date(s) and Times of the Event: March 28, 2015

Location of the Event: Minimar Shopping Center to Don El Mar to Ron Meyer to Bayside field

Will any portion of this event be held on city property? If so, where? see above

Note: If you will hold the event in a city park or facility, you must also complete an additional application to use city facilities.

Give a brief description of the event: Annual Parade for Opening Day at Bayside Area Little League. Teams will ride in trucks as their floats, Challenger team on firetruck and dignitaries in convertibles

Estimated No. of Workers 20 Board Members Estimated No. of Attendees 600+

Will the event be held in a parking area? See above If so, how many parking spaces will be temporarily lost? 1/2 - 3/4 of lot

How many parking spaces are you providing for the event? parking at Bayside and

Will alcohol be served? NO If so, you are required to pay an additional deposit if you wish to serve alcohol on city property. You must also contact the Texas Alcoholic Beverage Commission.

Will admission be charged for this event? NO

People begin showing up at 7am and Parade Starts at 8am

Special Events Application
Revised 01/12
Page 2

Do you want to display temporary signs or banners to advertise this event? NO

Number of signs for this event 0 Complete the sign permit application attached to the packet. Please note that signs may only be displayed on private property, with the property owners' permission and with a city permit. Signs are not permitted in any street rights-of-way.

If this event is a parade, please answer the following additional questions.

Proposed Route (Attach Map): Begin at Mirimar Shopping Center to Don El Mar, to Ron Meyer to B into Bayside Baseball fields

Estimated number and kind of animals to be used: None

Estimated number of parade participants including, animals and riders, bicycle riders, animal-drawn vehicles, floats motor vehicles, motorized displays and marching units or organizations, such as bands, color-guards, and drill teams:

around 45 teams on trucks (as the vehicle). each team in a truck
approx 12 runner team.

THIS SECTION NEEDS TO BE COMPLETED IN ORDER TO PROCESS YOUR APPLICATION.

This application has been reviewed by the Seabrook Police Chief or designee and the signature below verifies that adequate provisions for security have been made by the applicant.

Bryan Brand
Print name
Police Department Representative

2/10/15
Date Approved

[Signature]
Signature
Police Department Representative

Comments: Security is agreed upon. Public
works will need deliver & pickup cones/barricade

I have enclosed the following items as part of my application and have initialed each relevant item:

- ✓ completed applications form including approval by the Seabrook Police Department.
- ✓ If the event is to be held on city property, an additional application for the use of city facilities.
- ✓/X Permit fee in the amount of \$ 50.00. (Non-profit organizations may substitute a letter of request to the City Council requesting a waiver of the permit fee.

Special Events Application
Revised 01/12
Page 3

4. ☒ If event is a parade a deposit fee of N/A is included. Deposits are not waived.
5. ☒ A certificate of insurance, naming the City of Seabrook as certificate holder. This insurance provides protection of not less than \$100,000 against liability for damages to property and protection of not less than \$100,000 for protection of injury to the death of one person and of not less than \$300,000 for protection against injury to death of two or more persons in a single accident or occurrence. (A sample certificate of insurance is enclosed.)
6. ☒ For special events, a site plan is attached as required by the Code of the City of Seabrook, Section 4.07. (See attached excerpt.)
7. ☒ *See back of this* For parades, a map showing the parade route is attached.

NO APPLICATION WILL BE ACCEPTED UNLESS ALL ITEMS LISTED ABOVE ARE PROVIDED.

As applicant, I certify that all information contained in this application is true and correct to the best of my knowledge. I state that I am fully authorized to act and contract for any persons, organizations, firms or corporations on whose behalf this application is made. As applicant for the above organization, I do contract and agree that they will jointly and severally, indemnify and hold the City of Seabrook harmless against liability for any and all claims for damage to property or injury to or death of persons arising out of or resulting from the issuance of the permit or the conduct of the participants. As applicant, I understand that I may be held liable as principal in place of the organization for the cost of cleaning or repairing city property which may have sustained damage as a result of the special event. I understand that a special events permit may be issued for no more than five consecutive days. If the permit is granted, I, as representative, agree to adhere to all city ordinances regarding the special event.

I understand that if I am applying to use a city park, community house or other city facility to hold this event, additional applications and fees will be required. I also understand that all required applications, accompanying documents and fees must be submitted to the City Secretary's Office at least 30 days prior to the date of the event, and that the event may not be held without approval of the Seabrook City Council. I have read and have agreed to the above conditions.

Erin Siebenlist
Signature of Applicant

Erin Siebenlist
Printed Name of Applicant

2/10/15
Date Submitted

FOR OFFICE USE ONLY

Reviewed by City Secretary _____ Date _____

If applicable: Fire Marshal notified _____ Building Official Notified _____ City Mgr _____

This application has been reviewed by the Seabrook City Council on _____
and has been APPROVED DENIED.

The following conditions are placed upon this event: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/9/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Harris County Insurance Center 608 Rollingbrook Baytown TX 77521		CONTACT NAME: Yolanda Perez PHONE (A/C, No, Ext): (281) 427-6511 FAX (A/C, No): (281) 422-0554 E-MAIL ADDRESS: yolanda@harriscountyinsurance.com	
INSURED Bayside Area Little League P.O. Box 357 Seabrook TX 77586		INSURER(S) AFFORDING COVERAGE INSURER A: Scottsdale Insurance INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: CL152904063

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			CPS2094089	3/1/2015	3/1/2016	EACH OCCURRENCE \$ 1,000,000
	☒ COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	☐ CLAIMS-MADE ☒ OCCUR						MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	☒ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO						BODILY INJURY (Per person) \$
	☐ ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
	☐ SCHEDULED AUTOS						\$
	☐ NON-OWNED AUTOS						\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED						\$
	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 CERTIFICATE HOLDER IS LISTED AS ADDITIONAL INSURED.

CERTIFICATE HOLDER

CANCELLATION

CITY OF SEABROOK
 1805 MYER
 SEABROOK, TX 77586

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

**CITY OF SEABROOK
PARADE, CARNIVAL, SHOW, FESTIVAL,
SPECIAL OR COMMUNITY EVENT
APPLICATION**

Date of Application: _____ Name of Applicant: Keels + Wheels Concours
Full Address of Applicant: PO Box 1576 Seabrook, TX 77586
Day Time Phone (713) 521-0105 Night time phone (_____) 713-256 8707
e-mail address: bfulter@4u.com

Name of Organization, Firm or Corporation on whose behalf this application is made:
LVC Concours Corp.

Address of Organization (if different from above): 2511 NASA PKWY

City SEABROOK State TX Zip Code 77586

Phone Number of Organization (if different from above): (_____) _____

Is the organization recognized as a non-profit organization for tax purposes? YES

Requested Date(s) and Times of the Event:

MAY 2 & 3, 2015 10-5
Location of the Event: LAKewood Yacht Club

Give a brief description of the event: Classic Automobile & Vintage
Wooden Boat show

Estimated No. of Workers 350 Estimated No. of Attendees 15,000

Will the event be held in a parking area? NO If so, how many parking spaces will be temporarily lost? _____

How many parking spaces are you providing for the event? 2000

Will any portion of this event be held on city property? If so, where?
NO

Will alcohol be served? NO If so, you are required to pay an additional deposit if you wish to serve alcohol on city property. You must also contact the Texas Alcoholic Beverage Commission.

Will admission be charged for this event? YES

Do you want to display temporary signs or banners to advertise this event? YES

Special Events Application**Revised 03/11****Page 2**

Number of signs for this event 30 Complete the sign permit application attached to the packet. Please note that signs may only be displayed on private property, with the property owners' permission and with a city permit. Signs are not permitted in any street rights-of-way.

If this event is a parade, please answer the following additional questions.

Proposed Route (Attach Map): _____

Estimated number and kind of animals to be used: _____

Estimated number of parade participants including, animals and riders, bicycle riders, animal-drawn vehicles, floats motor vehicles, motorized displays and marching units or organizations, such as bands, color-guards, and drill teams:

THIS SECTION NEEDS TO BE COMPLETED IN ORDER TO PROCESS YOUR APPLICATION.

This application has been reviewed by the Seabrook Police Chief or designee and the signature below verifies that adequate provisions for security have been made by the applicant.

SEAN WRIGHT
Print name
Police Department Representative

2-10-15
Date Approved

Sen Wright
Signature
Police Department Representative

Comments: SEABROOK WILL PROVIDE SECURITY / TRAFFIC
CONTROL FOR EVENT.

I have enclosed the following items as part of my application:

1. A completed application form including approval by the Seabrook Police Department.
2. Permit fee in the amount of \$ 50.00. (Non-profit organizations may substitute a letter of request to the City Council requesting a waiver of the permit fee.
3. If event is a parade a deposit fee of is included. Deposits are not waived.
4. A certificate of insurance, naming the City of Seabrook as certificate holder. This insurance provides protection of not less than \$100,000 against liability for damages to property and protection of not less than \$100,000 for protection of injury to the death of one person and of not less than \$300,000 for protection against injury to death of two or

more persons in a single accident or occurrence. (A sample certificate of insurance is enclosed.)

5. For special events, a site plan is attached as required by the Code of the City of Seabrook, Section 4.07. (See attached excerpt.)
6. For parades, a map showing the parade route is attached.

NO APPLICATION WILL BE ACCEPTED UNLESS ALL ITEMS LISTED ABOVE ARE PROVIDED.

As applicant, I certify that all information contained in this application is true and correct to the best of my knowledge. I state that I am fully authorized to act and contract for any persons, organizations, firms or corporations on whose behalf this application is made. As applicant for the above organization, I do contract and agree that they will jointly and severally, indemnify and hold the City of Seabrook harmless against liability for any and all claims for damage to property or injury to or death of persons arising out of or resulting from the issuance of the permit or the conduct of the participants. As applicant, I understand that I may be held liable as principal in place of the organization for the cost of cleaning or repairing city property which may have sustained damage as a result of the special event. I understand that a special events permit may be issued for no more than five consecutive days. If the permit is granted, I, as representative, agree to adhere to all city ordinances regarding the special event.

I understand that if I am applying to use a city park, community house or other city facility to hold this event, additional applications and fees will be required.

I understand that all required applications, accompanying documents and fees must be submitted to the City Secretary's Office at least 30 days prior to the date of the event, and that the event may not be held without approval of the Seabrook City Council. I have read and have agreed to the above conditions.



Signature of Applicant

Robert Fuller

Printed Name of Applicant

1/30/15

Date Submitted

FOR OFFICE USE ONLY

Reviewed by City Secretary _____ Date _____

If applicable: Fire Marshal notified _____ Building Official Notified _____ City Mgr _____

This application has been reviewed by the Seabrook City Council on _____
and has been APPROVED DENIED.

The following conditions are placed upon this event: _____

Sign Permit CITY OF SEABROOK

Applicant to complete all numbered spaces. Incomplete applications will not be processed.

Site Address

1 2511 NASA Pkwy #104 71586 713-521-0105

Sign Owner

Mail Address

Zip

Phone

2

Contractor/Installer

Mail Address

Zip

Phone

3 Robert Fuller

Type of Sign

4 Band +

Describe purpose of sign (ie. election, special event, etc.)

5

Parking directions
same sign of varying sizes 18x20 to 2'x3' 4x8 Banners

Project Value

Approved by

Issuance of this permit all allows for on-site inspections during the time of construction until the time of the final inspection.

DESCRIPTION OF SIGN

Total Height		TYPE OF LIGHTING	
Total square feet of faces of one face:		Internal Diffused	☐
Total square feet of all faces:		Indirect	☐
Minimum clearance beneath sign:		Neon	☐
TYPE OF SIGN (please check all that apply)		Directly Lighted	☐
Freestanding	☒	MATERIALS	
Roof mounted	☐	Foundation:	☐
Building mounted	☐	Sign Board:	☐
Shopping Center ID sign	☐	Support Structure:	☐
Permanent	☐	Face Material	☐
Temporary	☐	* Signs in right-of-ways and easements are prohibited and will be removed at the owner's expense*	
Conventional	☐		
Spectacular	☐		

* Please attach drawings of sign specifications for permanent signs *

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of the laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of this permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or performance of construction.

Signature of contractor or Authorized Agent

Date

Signature of Owner (if owner is builder)

Date

CITY OF SEABROOK
COMMUNITY DEVELOPMENT DEPARTMENT
1700 FIRST STREET
SEABROOK, TEXAS 77586
PHONE #: (281) 291-5669 FAX #: (281) 291-5690

PLEASE LIST LOCATIONS OF ALL TEMPORARY SIGNS

1. NASH PARKWAY
2. Hwy 146
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

Agenda Item:

Executive Summary

Chapter 380 of the Local Government Code provides legislative authority for Texas municipalities to provide either a grant or a loan of city funds or services in order to promote economic development.

The guidelines provided under Chapter 380 are well known and understood by consultants and site location specialists for their business expansion clients.

The Seabrook Economic Development Council has voted unanimously in support of the utilization of a Chapter 380 agreement for business incentive purposes.

The request before city council is for the general approval on the use of these types of Chapter 380 agreements for business incentive purposes to promote new development as determined by City Council on a case by case basis.

CITY OF SEABROOK

CHAPTER 380 ECONOMIC DEVELOPMENT PROGRAM

POLICIES AND PROCEDURES

I.

General Statement of Purpose and Policy

The City of Seabrook is committed to the promotion of high quality development in all parts of the City and to an ongoing improvement in the quality of life for its citizens. The City of Seabrook has previously developed economic development programs and incentives designed to encourage high quality business, commercial, maritime and manufacturing concerns to locate, remain, and expand in the City of Seabrook. Now the City of Seabrook seeks to enhance its economic development efforts to attract and retain high quality development and jobs by establishing these Chapter 380 Economic Development Program Policies and Procedures.

These Policies and Procedures are established in an effort to develop and expand the local economy by promoting and encouraging development and redevelopment projects that enhance the City's economic base, and diversify and expand job opportunities or by promoting and encouraging projects that create additional revenue for the city without substantially increasing the demand on City services or infrastructure. The ultimate goal and public purpose of programs established hereunder is to protect and enhance the City's fiscal ability to provide high quality municipal services for the safety, comfort and enjoyment of Seabrook residents.

In furtherance of these objectives, the City of Seabrook will, on a case-by-case basis, give consideration to providing economic incentives to applicants in accordance with these Policies and Procedures as authorized by Chapter 380 of the Texas Local Government Code, as amended from time to time.

Nothing in this document is intended to imply or suggest that the City of Seabrook is under any obligation to provide economic incentives to any applicant. All applicants shall be considered on a case-by-case basis. The decision to approve or deny economic incentives shall be at the discretion of the City Council. Each applicant granted economic incentives as a Chapter 380 Economic Development Program (also referred to as Program) under these Policies and Procedures must enter into an agreement with the City of Seabrook containing all terms required by these Policies and Procedures and by state law to protect the public interest of receiving a public benefit in exchange for public funds, assets and services invested to stimulate economic development in Seabrook.

II.

Program Requirements

A. To be considered for incentives as a Chapter 380 Economic Development Program under these Policies and Procedures, a project must at least meet the following minimum requirements:

1. Either the project
 - a. will result in a minimum increased taxable value for the City of \$1,000,000 in real and business personal property (excluding inventory and supplies); **or**

- b. will result in a minimum increased taxable value for the City of \$250,000 in real and business personal property (excluding inventory and supplies); **or**
- c. is specifically determined by resolution of the Seabrook City Council to bring benefit to the City consistent with the General Statement of Purpose and Policy as stated in Section I above; **and**

2. In addition, the project

- a. is qualified as a target industry according to the City of Seabrook Incentive Policy; **or**
- b. will make a unique or unequaled contribution to development or redevelopment efforts in the City of Seabrook, due to its magnitude, significance to the community or aesthetic quality; **or**
- c. will enhance the City's fiscal ability to provide high quality municipal services for the safety, comfort and enjoyment of Seabrook residents.

B. A project shall not be eligible for incentives under these Policies and Procedures if a building permit has been issued for the project **prior** to making application in accordance with these Policies and Procedures.

C. Incentives provided in accordance with these Policies and Procedures will be provided only to the extent that the revenue realized by the City and attributable to a project exceeds a minimum amount established by the Agreement. The public benefit or amount of revenue realized by the City and attributable to the project must be commensurate with value of any incentives granted under this Program.

III.

Additional Considerations

Additional factors to be considered by the City Council in determining whether to authorize an Agreement for incentives as a Chapter 380 Economic Development Program (Program) are:

- A. the number and types of jobs to be created or retained;
- B. the financial capacity of the applicant to undertake and complete the proposed project;
- C. other incentive programs for which the applicant has applied or is qualified;
- D. the market conditions and growth potential for the business activity, and
- E. any other factors the City Council finds helpful and relevant to accomplishing the City's economic development objectives.

IV.

Application Process

- A. An application for consideration as a Program is available as Attachment C in the City of Seabrook Economic Development Incentive Policy. An applicant may be required to provide additional information to show compliance with minimum Program requirements. If City staff determines minimum Program requirements have been met, City staff shall prepare and present a proposed Agreement with the applicant to the City Council.
- B. The City Council may consider the proposed Agreement and may take action on the proposal as it deems appropriate. Nothing in these Policies and Procedures and nothing in the application form and process shall create any property, contract, or other legal right in any person to have the City Council consider or grant incentives.

V.

Agreement Terms

An Agreement established for a Program must include:

- A. a timetable and list of the kind of improvements or development that the Program will include, and conditions to assure that the Program meets or exceeds the City's requirements pertaining to property values and revenues, which in no event shall be less than the minimum Program requirements established in Section II above;
- B. a complete description of the location of the proposed Program or projects included in the Program;
- C. a timetable and list of the kind and amount of property values, revenues, incomes or other public benefits that the proposed Program will provide;
- D. a provision establishing the duration the Agreement;
- E. a provision identifying the method for calculating and source of funding for any grant, loan or other incentives provided in the Agreement;
- F. a provision providing a tangible means for measuring whether the applicant and other responsible parties have met their obligations under the Agreement;
- G. a provision providing for access to and authorizing inspection of the property and applicant's pertinent business records by municipal employees in order to determine compliance with the Agreement;
- H. a provision for cancellation of the Agreement and/or nonpayment of incentives if the Program is determined to not be in compliance with the Agreement;
- I. a provision for recapturing City funds granted or loaned, or for recapturing the value of other public assets granted or loaned, if the applicant does not meet its duties and obligations under the terms of the Agreement;

- J. a provision that allows assignment of the Agreement with prior written approval of the City Council, or without the prior written approval of the City Council provided that:
 - 1. all rights, duties, obligations and liabilities under the Agreement are assigned from the assignor to the assignee; and
 - 2. the assignment is made subject and subordinate to the Agreement and the Chapter 380 Economic Development Program Policies and Procedures; and
 - 3. the assignment document is in a form and contains content acceptable to the City Attorney's Office;
- K. provisions relating to administration, delinquent taxes, reporting requirements and indemnification;
- L. a provision that the Agreement may be amended by the parties to the Agreement by using the same procedure for approval as is required for entering into the Agreement; and
- M. such other provisions as the City Council shall deem appropriate.

This policy shall be in effect until further notice. For questions about qualifications under this program, please contact the Economic Development Department of the City of Seabrook.

INVESTMENTS



CHART O

MONTHLY INVESTMENT REPORT

TEXPOOL REPORT

MONTH OF OCTOBER 2014

0.0268%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted Oct)	ENDING BALANCE	PURPOSE OF FUND
GENERAL FUND - UNRESTRICTED	3,806,546.27	(419,681.04)	89.05	3,386,954.28	Working capital
ENTERPRISE FUND - UNRESTRIC	2,019,406.00	375,925.26	49.52	2,395,380.78	Working capital
ENTERPRISE FUND - RESTRICTEI	300,000.00	0.00	incl in above	300,000.00	Customer liability
CAPITAL IMPACT FEES	2,355,729.86	0.00	53.56	2,355,783.42	Water & sewer lines extensions & expansions
PARK FEES	5,719.15	14,500.00	0.14	20,219.29	Reserved for acquisition & development of park land
SEIZURE	75,004.38	0.00	1.71	75,006.09	Solely to purchase equipment for Law Enforcement
CHILD SAFETY PROGRAMS	32,125.76	0.00	0.73	32,126.49	Reserved for Child Safety/School Zones
FEDERAL SEIZURE	32,088.67	0.00	0.73	32,089.40	Criminal Investigation - Federal Funds
HOTEL/MOTEL FUND	1,137,224.97	(586.19)	25.85	1,136,664.63	Restricted for promotion of tourism
DEBT SERVICE FUND	1,725,595.68	2,097.98	39.25	1,727,732.91	Restricted for General fund reserves & yearly debt service
WTR/SWR BONDS	306,115.99	(14,000.00)	6.95	292,122.94	Funds transferred from Bond Mkt Acct to allow liquidity
FIRE BONDS	4,370.42	0.00	0.10	4,370.52	Funds transferred from Bond Mkt Acct to allow liquidity
STREET BONDS	(0.00)	0.00	0.00	(0.00)	Funds transferred from Bond Mkt Acct to allow liquidity
PINE GULLY PARK BONDS	0.00	0.00	0.00	0.00	Funds transferred from Bond Mkt Acct to allow liquidity
LIBRARY BONDS	570.53	(500.00)	0.01	70.54	Funds transferred from Bond Mkt Acct to allow liquidity
LAKE SIDE DRIVE CERT DEP	354,703.00	0.00	8.06	354,711.06	
CAROTHERS	25,005.36	0.00	0.57	25,005.93	
CRIME DISTRICT	323,089.81	(11,827.72)	7.18	311,269.27	Funds transferred from Bond Mkt Acct to allow liquidity
SEDC II - UNRESTRICTED	1,808,837.15	54,071.71	46.10	1,862,954.96	Seabrook Economic Development Corporation II
SEDC II - RESTRICTED FOR BONI	0.00	0.00	incl in above	0.00	SEDC II - Reserve for revenue bond debt service
SEDC II - RESTRICT FOR EMERG	180,000.00	0.00	incl in above	180,000.00	Emergency Reserve
STEP FUND	33,481.10	0.00	0.76	33,481.86	
PUBLIC SAFETY	173,262.37	0.00	3.94	173,266.31	
MUNI COURT - SECURITY FUND	21,412.34	0.00	0.49	21,412.83	Funds from fines to be used for security
COURT - TIME PAYMENT FEES	9,625.38	0.00	0.21	9,625.59	Funds from fines to be used to improve court
MUNI COURT - TECHNOLOGY FUNI	6,484.64	0.00	0.15	6,484.79	
PEG Fund	0.00	0.00	0.00	0.00	
STABILIZATION FUND	801,560.68	0.00	18.22	801,578.90	
TOTAL TEXPOOL FUND	15,537,959.51	(0.00)	353.28	\$15,538,312.79	

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.

Pam Lab
Finance Director

TexPool Participant Services
C/O Federated Investors Inc.
1001 Texas Avenue, Suite 1400
Houston, TX 77002



CITY OF SEABROOK
GENERAL ACCOUNT
ATTN PAM LAB
1700 FIRST STREET
SEABROOK TX 77586-3540

Participant Statement

Statement Period 10/01/2014 - 10/31/2014

Customer Service 1-866-TEX-POOL
Location ID 000077632
Investor ID 000006495

TexPool Update

Available under the Statements tab, the Summary Statement allows you to view or download a single statement that summarizes your TexPool and TexPool Prime accounts. You can further customize your Summary Statement by selecting Custom Summary Statement and choosing the dates of information you would like to see.

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$15,537,959.51	\$0.00	\$0.00	\$353.28	\$15,538,312.79	\$15,537,970.91
Total Dollar Value	\$15,537,959.51	\$0.00	\$0.00	\$353.28	\$15,538,312.79	

Portfolio Value

Pool Name	Pool/Account	Market Value (10/01/2014)	Share Price (10/31/2014)	Shares Owned (10/31/2014)	Market Value (10/31/2014)
Texas Local Government Investment Pool	449/1011800001	\$15,537,959.51	\$1.00	15,538,312.790	\$15,538,312.79
Total Dollar Value		\$15,537,959.51			\$15,538,312.79

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/1011800001	\$353.28	\$4,086.74
Total		\$353.28	\$4,086.74

Transaction Detail

Texas Local Government Investment Pool

Participant: CITY OF SEABROOK

Pool/Account: 449/1011800001

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
10/01/2014	10/01/2014	BEGINNING BALANCE	\$15,537,959.51	\$1.00		15,537,959.510
10/31/2014	10/31/2014	MONTHLY POSTING	\$353.28	\$1.00	353.280	15,538,312.790
Account Value as of 10/31/2014			\$15,538,312.79	\$1.00		15,538,312.790

TEXPOOL

ANNOUNCEMENTS

We would like to recognize and welcome the following entities who joined the TexPool program in October 2014:

TexPool

Dallas County Clerk

TexPool Prime

Dallas County Clerk

Town of Saint Paul

Upcoming Events

11/11/14 – 11/14/14
GFOAT Fall Conference
San Antonio

12/7/14 – 12/10/14
GTOT
Fort Worth

TexPool Advisory Board Members

R.C. Allen	LaVonne Mason
Pati Buchenau	John McGrane
Jose Elizondo, Jr.	Clay McPhail
Ron Leverett	Vivian Wood

Oversen by the State of Texas Comptroller of Public Accounts Susan Combs.

Operated under the supervision of the Texas Treasury Safekeeping Trust Company.

Additional information regarding TexPool is available upon request:

www.texpool.com
1-866-839-7665
(1-866-TEX-POOL)
Fax: 866-839-3291

Federated®

Federated, founded in 1955, is publicly traded on the NYSE. It is one of the largest managers of AAA-rated money market portfolios in the country (Source: iMoneyNet as of 8/31/14).

Visit us at FederatedInvestors.com.

G35884-24 (11/14)

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Monthly Newsletter November 2014

Economic and Market Commentary

Month in Cash: Pleasant surprises from the Fed

November 1, 2014

If the recent Federal Reserve policy statement tells you anything, it's that no one can predict with certainty what the policymakers will do. Last year the Ben Bernanke-led Fed stunned the market by not beginning to taper the amount of assets it was buying monthly, known as quantitative easing (QE). Last week came another surprise—although, thankfully, a positive one.

The consensus was that little news would come from the Federal Open Market Committee (FOMC) meeting at the end of the month: it would stay the course, end QE and retain dovish language in regard to when it will raise the federal funds rate. If anything, we thought there might be a surprise to the downside. But instead the statement defied expectations by taking a more hawkish tone. The end of QE was almost an afterthought as the committee acknowledged the conditions of the labor market "improved somewhat further" and that, while inflation continues to be "below the Committee's longer-run objective," surveys indicate that "longer-term inflation expectations have remained stable."

Subtle Fedpeak took things even farther. In respect to labor, it said that indicators suggest that "underutilization of labor resources is gradually diminishing," which is a far more positive statement than "there remains significant underutilization of labor resources." And from an inflation perspective, the committee left in the wording of "considerable time" as to when it will raise the target rate after the end of QE if projected inflation is still below two percent but that if inflation accelerates, it will hike rates earlier.

But just when it seemed Chair Janet Yellen had indeed traded soft coos for sharp talons, the rest of the statement was hedge after hedge! First came the announcement that if labor and inflation data disappoints, the FOMC won't hesitate from holding off on a rate liftoff. And then came a warning that even when the dual mandate data gives the go signal, it will likely keep the red light on: "economic conditions may, for some time, warrant keeping the target federal funds rate below levels the Committee views as normal in the longer run."

So in the end, we are back in the same place: waiting for rates to rise.

(continued page 6)

PERFORMANCE AS OF OCTOBER 31, 2014

	TexPool	TexPool Prime
Current Invested Balance	\$12,554,108,912.86	\$1,127,451,114.98
Weighted Average Maturity (1)*	52 Days	46 Days
Weighted Average Maturity (2)*	78 Days	54 Days
Net Asset Value	1.00005	1.00002
Total Number of Participants	2,319	182
Management Fee on Invested Balance	0.0473%	0.0638%
Interest Distributed	\$276,841.81	\$56,233.34
Management Fee Collected	\$487,448.20	\$56,501.47
Standard & Poor's Current Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$12,238,910,589.68	\$1,053,644,422.88
Average Monthly Yield, on a simple basis (3)*	0.03%	0.06%
Average Weighted Average Maturity (1)*	51 Days	45 Days
Average Weighted Average Maturity (2)*	81 Days	51 Days

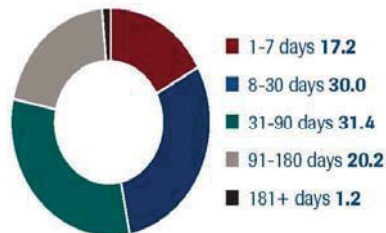
*Definitions for Average Monthly Yield and Weighted Average Maturity can be found on page 2.

TEXPOOL

November 2014

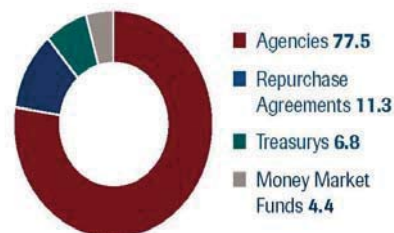
Portfolio by Maturity (%)

As of October 31, 2014



Portfolio by Type of Investment (%)

As of October 31, 2014



PORTFOLIO ASSET SUMMARY AS OF OCTOBER 31, 2014

	Book Value	Market Value
Uninvested Balance	-\$489,825.54	-\$489,825.54
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	5,623,019.76	5,623,019.76
Interest and Management Fees Payable	-276,838.11	-276,838.11
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	69.46	69.46
Repurchase Agreements	1,414,930,000.00	1,414,924,190.00
Mutual Fund Investments	550,000,493.20	550,000,493.20
Government Securities	9,729,900,258.60	9,730,613,382.51
US Treasury Bills	0.00	0.00
US Treasury Notes	854,421,735.49	854,234,450.00
Total	\$12,554,108,912.86	\$12,554,628,941.28

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	575	\$4,058,209,825.40
Higher Education	56	\$952,096,623.63
Healthcare	60	\$390,208,367.75
Utility District	716	\$1,448,111,585.05
City	450	\$3,617,008,358.05
County	175	\$989,298,912.22
Other	267	\$1,097,963,296.17

Definition of Weighted Average Maturity (1) & (2)

*(1) "WAM Days" 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.

*(2) "WAM Days" is calculated in the same manner as the described in footnote 1, 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.

Definition of Average Monthly Yield (3)

*(3) This current yield for TexPool Prime for each date may reflect a waiver of some portion or all of each of the management fees.

TEXPOOL

DAILY SUMMARY

Date	Money Mkt. Fund Equiv. (SEC Std.)	Daily Allocation Factor	TexPool Invested Balance	Market Value Per Share	WAM Days (1)	WAM Days (2)
10/1	0.0267%	0.000000732	\$12,323,989,424.91	1.00009	50	82
10/2	0.0261%	0.000000716	\$12,369,120,225.37	1.00009	51	80
10/3	0.0246%	0.000000675	\$12,363,202,046.46	1.00007	54	85
10/4	0.0246%	0.000000675	\$12,363,202,046.46	1.00007	54	85
10/5	0.0246%	0.000000675	\$12,363,202,046.46	1.00007	54	85
10/6	0.0245%	0.000000672	\$12,271,875,168.49	1.00009	53	84
10/7	0.0259%	0.000000710	\$12,270,133,184.53	1.00009	53	84
10/8	0.0252%	0.000000691	\$12,163,583,199.90	1.00009	54	86
10/9	0.0258%	0.000000706	\$12,064,517,308.41	1.00008	54	85
10/10	0.0257%	0.000000705	\$12,115,676,219.20	1.00008	53	84
10/11	0.0257%	0.000000705	\$12,115,676,219.20	1.00008	53	84
10/12	0.0257%	0.000000705	\$12,115,676,219.20	1.00008	53	84
10/13	0.0257%	0.000000705	\$12,115,676,219.20	1.00008	53	84
10/14	0.0262%	0.000000717	\$12,008,769,160.79	1.00008	50	81
10/15	0.0275%	0.000000753	\$11,984,590,263.62	1.00007	51	81
10/16	0.0290%	0.000000795	\$11,976,838,365.99	1.00006	52	82
10/17	0.0296%	0.000000810	\$12,023,487,703.33	1.00006	51	81
10/18	0.0296%	0.000000810	\$12,023,487,703.33	1.00006	51	81
10/19	0.0296%	0.000000810	\$12,023,487,703.33	1.00006	51	81
10/20	0.0277%	0.000000759	\$11,982,523,959.68	1.00006	48	78
10/21	0.0276%	0.000000757	\$11,984,754,673.70	1.00006	50	80
10/22	0.0276%	0.000000755	\$11,952,277,631.13	1.00005	51	81
10/23	0.0269%	0.000000737	\$11,916,878,270.41	1.00007	52	82
10/24	0.0280%	0.000000767	\$12,586,319,409.41	1.00004	49	77
10/25	0.0280%	0.000000767	\$12,586,319,409.41	1.00004	49	77
10/26	0.0280%	0.000000767	\$12,586,319,409.41	1.00004	49	77
10/27	0.0267%	0.000000732	\$12,525,413,113.90	1.00006	48	75
10/28	0.0270%	0.000000739	\$12,457,579,898.74	1.00005	48	72
10/29	0.0250%	0.000000685	\$12,565,704,763.39	1.00006	51	78
10/30	0.0264%	0.000000724	\$12,651,830,309.78	1.00006	51	77
10/31	0.0285%	0.000000781	\$12,554,106,912.66	1.00005	52	78
Average	0.0268%	0.000000733	\$12,238,910,589.68	1.00007	51	81

TEXPOOL PRIME

November 2014

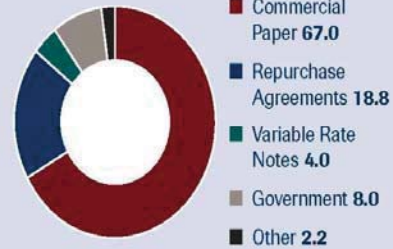
Portfolio by Maturity (%)

As of October 31, 2014



Portfolio by Type of Investment (%)

As of October 31, 2014



PORTFOLIO ASSET SUMMARY AS OF OCTOBER 31, 2014

	Book Value	Market Value
Uninvested Balance	-\$56,895.01	-\$56,895.01
Accrual of Interest Income	218,067.42	218,067.42
Interest and Management Fees Payable	-\$6,233.98	-\$6,233.98
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	0.00	0.00
Repurchase Agreements	211,478,000.00	211,478,000.00
Commercial Paper	784,455,377.88	784,402,512.96
Bank Instruments	3,000,000.00	2,999,760.00
Mutual Fund Investments	25,000,004.06	25,000,004.06
Government Securities	90,512,965.14	90,512,116.50
Variable Rate Notes	12,889,829.47	12,889,104.00
Total	\$1,127,451,114.98	\$1,127,486,435.95

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	82	\$508,272,800.11
Higher Education	8	\$74,155,654.12
Healthcare	8	\$11,098,653.43
Utility District	5	\$46,006,757.79
City	37	\$185,717,653.74
County	20	\$99,070,041.71
Other	22	\$113,138,526.56

TEXPOOL PRIME

DAILY SUMMARY						
Date	Money Mkt. Fund Equiv. (SEC Std.)	Daily Allocation Factor	TexPool Prime Invested Balance	Market Value Per Share	WAM Days (1)	WAM Days (2)
10/1	0.0500%	0.000001370	\$999,009,092.50	1.00002	47	49
10/2	0.0519%	0.000001421	\$998,948,568.98	1.00003	47	50
10/3	0.0544%	0.000001491	\$1,004,048,898.86	1.00002	48	50
10/4	0.0544%	0.000001491	\$1,004,048,898.86	1.00002	48	50
10/5	0.0544%	0.000001491	\$1,004,048,898.86	1.00002	48	50
10/6	0.0537%	0.000001471	\$1,001,084,794.55	1.00002	49	55
10/7	0.0581%	0.000001592	\$1,001,213,640.00	1.00002	48	55
10/8	0.0531%	0.000001456	\$1,078,316,391.47	1.00002	46	52
10/9	0.0542%	0.000001484	\$1,079,762,927.29	1.00002	44	50
10/10	0.0580%	0.000001588	\$1,078,803,867.38	1.00001	47	53
10/11	0.0580%	0.000001588	\$1,078,803,867.38	1.00001	47	53
10/12	0.0580%	0.000001588	\$1,078,803,867.38	1.00001	47	53
10/13	0.0580%	0.000001588	\$1,078,803,867.38	1.00001	47	53
10/14	0.0566%	0.000001552	\$1,079,890,732.97	1.00002	43	49
10/15	0.0658%	0.000001803	\$1,063,929,691.76	1.00002	43	49
10/16	0.0731%	0.000002003	\$1,052,650,654.71	1.00002	44	50
10/17	0.0730%	0.000002001	\$1,052,331,358.58	1.00002	45	51
10/18	0.0730%	0.000002001	\$1,052,331,358.58	1.00002	45	51
10/19	0.0730%	0.000002001	\$1,052,331,358.58	1.00002	45	51
10/20	0.0670%	0.000001838	\$1,055,527,477.57	1.00002	43	49
10/21	0.0654%	0.000001791	\$1,054,043,660.35	1.00002	43	49
10/22	0.0663%	0.000001817	\$1,052,646,330.97	1.00002	43	52
10/23	0.0646%	0.000001769	\$1,052,566,447.74	1.00002	43	51
10/24	0.0714%	0.000001956	\$1,038,467,627.03	1.00002	44	52
10/25	0.0714%	0.000001956	\$1,038,467,627.03	1.00002	44	52
10/26	0.0714%	0.000001956	\$1,038,467,627.03	1.00002	44	52
10/27	0.0682%	0.000001869	\$1,051,746,227.63	1.00002	41	49
10/28	0.0642%	0.000001799	\$1,101,636,073.46	1.00002	42	50
10/29	0.0639%	0.000001751	\$1,104,855,287.67	1.00002	42	50
10/30	0.0686%	0.000001880	\$1,107,878,671.90	1.00002	43	50
10/31	0.0725%	0.000001965	\$1,127,451,114.98	1.00002	46	54
Average	0.0628%	0.000001720	\$1,053,644,422.88	1.00002	45	51

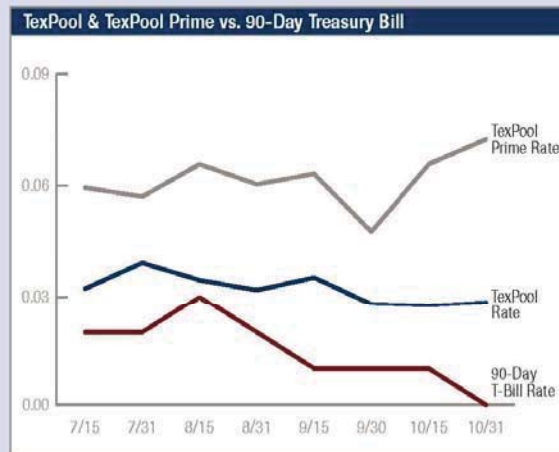
TEXPOOL

Participant Services
1001 Texas Ave. 14th Floor
Houston, TX 77002

(continued from page 1)

Business is not back to usual for cash management, however. The New York Fed again altered the rules for its overnight Reverse Repo Program (RRP). Despite the breakdown at September quarter end due to its imposing of a new \$300 billion cap, the cap remains. Yet this time, the Fed is trying to encourage higher bids by showing it will offer higher rates, but in a controlled and obtuse way. For instance, it will offer seven basis points from Nov. 17-28 and ten basis points from Dec. 1-12. And the bank introduced an additional \$300 billion term repo to be offered in January. We understand the Fed's overall reason for the RRP and term repo—as additional tools to support the fed funds rate, especially in window dressing scenarios—and we appreciate that Yellen is trying to put a floor on rates. But as to why it had to be orchestrated in such a complex way is not, well, clear.

Libor didn't budge, so neither did our investment strategy. We again stayed mostly in the six-month maturity range, grabbing floaters when we could.



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.

INVESTMENTS



CHART O

MONTHLY INVESTMENT REPORT

TEXPOOL REPORT

MONTH OF NOVEMBER 2014

0.0286%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted Nov)	ENDING BALANCE	PURPOSE OF FUND
GENERAL FUND - UNRESTRICTED	3,386,954.28	(152,991.46)	81.61	3,234,044.43	Working capital
ENTERPRISE FUND - UNRESTRIC	2,395,380.78	(133,153.77)	59.71	2,262,286.72	Working capital
ENTERPRISE FUND - RESTRICTEI	300,000.00	0.00	incl in above	300,000.00	Customer liability
CAPITAL IMPACT FEES	2,355,783.42	0.00	55.28	2,355,838.70	Water & sewer lines extensions & expansions
PARK FEES	20,219.29	90,000.00	0.55	110,219.84	Reserved for acquisition & development of park land
SEIZURE	75,006.09	(5,000.00)	1.76	70,007.85	Solely to purchase equipment for Law Enforcement
CHILD SAFETY PROGRAMS	32,126.49	0.00	0.75	32,127.24	Reserved for Child Safety/School Zones
FEDERAL SEIZURE	32,089.40	0.00	0.75	32,090.15	Criminal Investigation - Federal Funds
HOTEL/MOTEL FUND	1,136,664.63	(10,445.37)	26.65	1,126,245.91	Restricted for promotion of tourism
DEBT SERVICE FUND	1,727,732.91	24,476.24	40.56	1,752,249.71	Restricted for General fund reserves & yearly debt service
WTR/SWR BONDS	292,122.94	0.00	6.85	292,129.79	Funds transferred from Bond Mkt Acct to allow liquidity
FIRE BONDS	4,370.52	0.00	0.10	4,370.62	Funds transferred from Bond Mkt Acct to allow liquidity
STREET BONDS	(0.00)	0.00	0.00	(0.00)	Funds transferred from Bond Mkt Acct to allow liquidity
PINE GULLY PARK BONDS	0.00	0.00	0.00	0.00	Funds transferred from Bond Mkt Acct to allow liquidity
LIBRARY BONDS	70.54	0.00	0.00	70.54	Funds transferred from Bond Mkt Acct to allow liquidity
LAKESIDE DRIVE CERT DEP	354,711.06	0.00	8.32	354,719.38	
CAROTHERS	25,005.93	0.00	0.59	25,006.52	
CRIME DISTRICT	311,269.27	114,406.09	7.29	425,682.65	Funds transferred from Bond Mkt Acct to allow liquidity
SEDC II - UNRESTRICTED	1,862,954.96	72,708.27	49.28	1,935,712.51	Seabrook Economic Development Corporation II
SEDC II - RESTRICTED FOR BONI	0.00	0.00	incl in above	0.00	SEDC II - Reserve for revenue bond debt service
SEDC II - RESTRICT FOR EMERG	180,000.00	0.00	incl in above	180,000.00	Emergency Reserve
STEP FUND	33,481.86	0.00	0.79	33,482.65	
PUBLIC SAFETY	173,266.31	0.00	4.07	173,270.38	
MUNI COURT - SECURITY FUND	21,662.83	0.00	0.51	21,663.34	Funds from fines to be used for security
COURT - TIME PAYMENT FEES	9,375.59	0.00	0.22	9,375.81	Funds from fines to be used to improve court
MUNI COURT - TECHNOLOGY FUNI	6,484.79	0.00	0.15	6,484.94	
PEG Fund	0.00	0.00	0.00	0.00	
STABILIZATION FUND	801,578.90	0.00	18.81	801,597.71	
TOTAL TEXPOOL FUND	15,538,312.79	0.00	364.60	\$15,538,677.39	

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.

Pam Lab

Finance Director

TexPool Participant Services
C/O Federated Investors Inc.
1001 Texas Avenue, Suite 1400
Houston, TX 77002



CITY OF SEABROOK
GENERAL ACCOUNT
ATTN PAM LAB
1700 FIRST STREET
SEABROOK TX 77586-3540

Participant Statement

Statement Period 11/01/2014 - 11/30/2014

Customer Service 1-866-TEX-POOL
Location ID 000077632
Investor ID 000006495

TexPool Update

Happy Holidays from TexPool Participant Services!

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$15,538,312.79	\$0.00	\$0.00	\$364.60	\$15,538,677.39	\$15,538,349.25
Total Dollar Value	\$15,538,312.79	\$0.00	\$0.00	\$364.60	\$15,538,677.39	

Portfolio Value

Pool Name	Pool/Account	Market Value (11/01/2014)	Share Price (11/30/2014)	Shares Owned (11/30/2014)	Market Value (11/30/2014)
Texas Local Government Investment Pool	449/1011800001	\$15,538,312.79	\$1.00	15,538,677.390	\$15,538,677.39
Total Dollar Value		\$15,538,312.79			\$15,538,677.39

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/1011800001	\$364.60	\$4,451.34
Total		\$364.60	\$4,451.34

Transaction Detail

Texas Local Government Investment Pool

Participant: CITY OF SEABROOK

Pool/Account: 449/1011800001

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
11/01/2014	11/01/2014	BEGINNING BALANCE	\$15,538,312.79	\$1.00		15,538,312.790
11/28/2014	11/28/2014	MONTHLY POSTING	\$364.60	\$1.00	364.600	15,538,677.390
Account Value as of 11/30/2014			\$15,538,677.39	\$1.00		15,538,677.390

Pool Information

The allocation factor for the last day of November is 0.000000843 and the one-day net yield for

TEXPOOL

ANNOUNCEMENTS

We would like to recognize and welcome the following entity who joined the TexPool program in November 2014:

TexPool

Travis County MUD 13

Upcoming Events

12/7/14 - 12/10/14

GTOT

Fort Worth

TexPool Advisory Board Members

R.C. Allen	LaVonne Mason
Pati Buchenau	John McGrane
Jose Elizondo, Jr.	Clay McPhail
Ron Leverett	Vivian Wood

Overseen by the State of Texas Comptroller of Public Accounts Susan Combs.

Operated under the supervision of the Texas Treasury Safekeeping Trust Company.

Additional information regarding TexPool is available upon request:

www.texpool.com

1-866-839-7665

(1-866-TEX-POOL)

Fax: 866-839-3291

Federated.

Federated, founded in 1955, is publicly traded on the NYSE. It is one of the largest managers of AAA-rated money market portfolios in the country (Source: iMoneyNet as of 8/31/14).

Visit us at FederatedInvestors.com.

G35884-24 (12/14)

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Monthly Newsletter December 2014

Economic and Market Commentary

Month in Cash: The Fed is in a giving mood

December 1, 2014

It's the holiday season, and it appears the Federal Reserve has given money managers a present, amazing as that sounds.

Readers of this column know we don't mince words when it comes to our frustration with regulators. This year they have given plenty of reasons to feel that way, from the SEC's new rules for money funds, the months it took to fill some of the Fed's open seats and its continual tinkering with the Reverse Repo Program (RRP). The latter has been very helpful at times, giving us some yield by setting a floor on overnight lending. But from an operational perspective, it is hard to plan ahead when the program's parameters keep shifting. The latest change, when the Fed put a cap on the RRP of \$300 billion and didn't guarantee the yield if bids went above that, was particularly problematic. We knew that would put extra pressure on the typical month-end, window-dressing transaction period. Sure enough, the facility broke down at September quarter end when the bids exceeded the cap and the offered rate was zero.

But in the minutes of October's Federal Open Market Committee (FOMC) meeting, released mid-November, the New York Fed said it was poised to offer a term RRP that should alleviate the month-end pressure. There hasn't been much elaboration about it, other than that it will go into effect this month, probably by at least the first week, and that it is an additional \$300 billion. That's good because the capacity needs are at quarter end—and in this case it also is year end. So that is a big positive, and we don't get many positives from the Fed.

Other Fed developments in the last month were also intriguing.

The least important might be the most publicized: the end of quantitative easing (QE), which the Fed concluded in October. You might have thought this would provide some additional capacity, but the taper was so gradual, at \$10 billion nearly every month, that the market had already absorbed it.

But the Fed's decision to offer its equivalent of "open enrollment" for becoming a RRP participant was a bit of a head scratcher as only a few qualifying funds in the entire fund universe were not already on board. A better idea—and there has been a

(continued page 6)

PERFORMANCE AS OF NOVEMBER 30, 2014

	TexPool	TexPool Prime
Current Invested Balance	\$12,140,515,894.42	\$1,147,078,534.91
Weighted Average Maturity (1)*	47 Days	55 Days
Weighted Average Maturity (2)*	71 Days	59 Days
Net Asset Value	1.00006	1.00001
Total Number of Participants	2,320	182
Management Fee on Invested Balance	0.0473%	0.0030%
Interest Distributed	\$288,977.20	\$86,271.19
Management Fee Collected	\$478,470.47	\$56,678.98
Standard & Poor's Current Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$12,335,124,846.67	\$1,128,660,195.73
Average Monthly Yield, on a simple basis (3)*	0.03%	0.07%
Average Weighted Average Maturity (1)*	46 Days	54 Days
Average Weighted Average Maturity (2)*	72 Days	60 Days

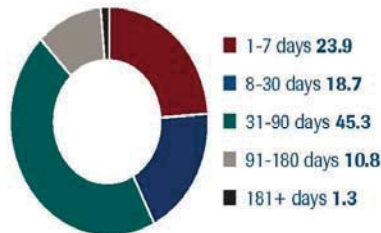
*Definitions for Average Monthly Yield and Weighted Average Maturity can be found on page 2.

TEXPOOL

December 2014

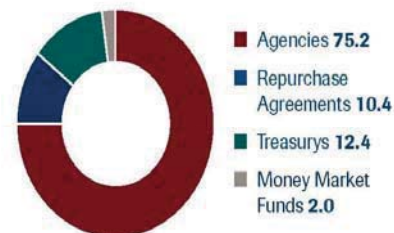
Portfolio by Maturity (%)

As of November 30, 2014



Portfolio by Type of Investment (%)

As of November 30, 2014



PORTFOLIO ASSET SUMMARY AS OF NOVEMBER 30, 2014

	Book Value	Market Value
Uninvested Balance	-\$10.19	-\$10.19
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	9,980,758.22	9,980,758.22
Interest and Management Fees Payable	-268,992.13	-268,992.13
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	0.00	0.00
Repurchase Agreements	1,256,871,000.00	1,256,869,000.00
Mutual Fund Investments	250,003,589.40	250,003,589.40
Government Securities	9,120,846,830.32	9,121,453,643.39
US Treasury Bills	249,989,583.30	249,992,500.00
US Treasury Notes	1,253,113,135.50	1,253,093,900.00
Total	\$12,140,515,894.42	\$12,141,104,388.69

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	575	\$3,940,453,167.68
Higher Education	56	\$914,039,956.66
Healthcare	80	\$399,982,081.14
Utility District	717	\$1,499,556,348.96
City	450	\$3,371,624,796.52
County	175	\$953,617,585.51
Other	267	\$1,061,031,305.21

Definition of Weighted Average Maturity (1) & (2)

*(1) "WAM Days" 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.

*(2) "WAM Days" is calculated in the same manner as the described in footnote 1, 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.

Definition of Average Monthly Yield (3)

*(3) This current yield for TexPool Prime for each date may reflect a waiver of some portion or all of each of the management fees.

TEXPOOL

DAILY SUMMARY

Date	Money Mkt. Fund Equiv. (SEC Std.)	Daily Allocation Factor	TexPool Invested Balance	Market Value Per Share	WAM Days (1)	WAM Days (2)
11/1	0.0285%	0.000000781	\$12,554,108,912.86	1.00005	52	78
11/2	0.0285%	0.000000781	\$12,554,108,912.86	1.00005	52	78
11/3	0.0283%	0.000000802	\$12,584,950,468.52	1.00006	49	75
11/4	0.0263%	0.000000720	\$12,532,130,606.15	1.00006	49	75
11/5	0.0257%	0.000000703	\$12,444,637,527.75	1.00006	48	75
11/6	0.0248%	0.000000680	\$12,425,487,033.66	1.00006	48	74
11/7	0.0251%	0.000000687	\$12,508,717,370.13	1.00005	47	74
11/8	0.0251%	0.000000687	\$12,508,717,370.13	1.00005	47	74
11/9	0.0251%	0.000000687	\$12,508,717,370.13	1.00005	47	74
11/10	0.0250%	0.000000686	\$12,534,776,924.74	1.00005	47	72
11/11	0.0250%	0.000000686	\$12,534,776,924.74	1.00005	47	72
11/12	0.0257%	0.000000705	\$12,565,574,273.23	1.00004	46	71
11/13	0.0271%	0.000000743	\$12,504,989,925.17	1.00005	46	71
11/14	0.0286%	0.000000783	\$12,435,174,501.16	1.00005	46	71
11/15	0.0286%	0.000000783	\$12,435,174,501.16	1.00005	46	71
11/16	0.0286%	0.000000783	\$12,435,174,501.16	1.00005	46	71
11/17	0.0301%	0.000000826	\$12,253,736,282.84	1.00004	44	70
11/18	0.0299%	0.000000820	\$12,243,655,396.27	1.00005	44	69
11/19	0.0303%	0.000000830	\$12,208,400,947.42	1.00005	44	70
11/20	0.0308%	0.000000843	\$12,137,195,763.50	1.00005	44	69
11/21	0.0312%	0.000000855	\$11,975,390,170.56	1.00004	44	70
11/22	0.0312%	0.000000855	\$11,975,390,170.56	1.00004	44	70
11/23	0.0312%	0.000000855	\$11,975,390,170.56	1.00004	44	70
11/24	0.0297%	0.000000815	\$11,964,144,972.05	1.00004	42	68
11/25	0.0305%	0.000000835	\$12,272,681,258.66	1.00004	41	63
11/26	0.0311%	0.000000852	\$12,274,497,719.37	1.00005	47	71
11/27	0.0311%	0.000000852	\$12,274,497,719.37	1.00005	47	71
11/28	0.0308%	0.000000843	\$12,140,515,894.42	1.00006	47	71
11/29	0.0308%	0.000000843	\$12,140,515,894.42	1.00006	47	71
11/30	0.0308%	0.000000843	\$12,140,515,894.42	1.00006	47	71
Average	0.0286%	0.000000782	\$12,335,124,846.67	1.00005	46	72

TEXPOOL PRIME

December 2014

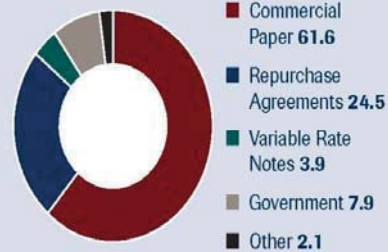
Portfolio by Maturity (%)

As of November 30, 2014



Portfolio by Type of Investment (%)

As of November 30, 2014



PORTFOLIO ASSET SUMMARY AS OF NOVEMBER 30, 2014

	Book Value	Market Value
Uninvested Balance	\$346.46	\$346.46
Accrual of Interest Income	14,120.81	14,120.81
Interest and Management Fees Payable	-66,271.30	-66,271.30
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	0.00	0.00
Repurchase Agreements	280,555,000.00	280,555,000.00
Commercial Paper	735,682,933.49	735,700,101.16
Bank Instruments	3,000,000.00	2,990,790.00
Mutual Fund Investments	25,000,079.59	25,000,079.59
Government Securities	89,992,468.08	89,995,820.00
Variable Rate Notes	12,899,637.78	12,899,369.00
Total	\$1,147,078,534.91	\$1,147,098,355.72

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 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	82	\$621,355,315.80
Higher Education	8	\$71,660,432.26
Healthcare	8	\$10,899,244.95
Utility District	5	\$48,263,314.80
City	37	\$183,441,436.45
County	20	\$98,914,665.36
Other	22	\$1,147,069,003.26

TEXPOOL PRIME

DAILY SUMMARY

Date	Money Mkt. Fund Equiv. (SEC Std.)	Daily Allocation Factor	TexPool Prime Invested Balance	Market Value Per Share	WAM Days (1)	WAM Days (2)
11/1	0.0725%	0.000001985	\$1,127,451,114.98	1.00002	46	54
11/2	0.0725%	0.000001985	\$1,127,451,114.98	1.00002	46	54
11/3	0.0757%	0.000002075	\$1,142,814,565.69	1.00002	43	50
11/4	0.0615%	0.000001684	\$1,139,797,636.00	1.00002	43	50
11/5	0.0644%	0.000001764	\$1,141,472,480.59	1.00003	48	55
11/6	0.0671%	0.000001837	\$1,140,933,832.89	1.00003	51	57
11/7	0.0668%	0.000001829	\$1,131,529,213.67	1.00002	54	61
11/8	0.0668%	0.000001829	\$1,131,529,213.67	1.00002	54	61
11/9	0.0668%	0.000001829	\$1,131,529,213.67	1.00002	54	61
11/10	0.0698%	0.000001913	\$1,132,669,094.23	1.00003	54	60
11/11	0.0698%	0.000001913	\$1,132,669,094.23	1.00003	54	60
11/12	0.0702%	0.000001924	\$1,123,027,612.84	1.00003	53	60
11/13	0.0716%	0.000001963	\$1,137,297,726.67	1.00003	54	59
11/14	0.0752%	0.000002059	\$1,125,655,432.59	1.00003	60	64
11/15	0.0752%	0.000002059	\$1,125,655,432.59	1.00003	60	64
11/16	0.0752%	0.000002059	\$1,125,655,432.59	1.00003	60	64
11/17	0.0783%	0.000002144	\$1,131,745,182.71	1.00003	58	62
11/18	0.0747%	0.000002047	\$1,123,122,377.55	1.00003	58	62
11/19	0.0722%	0.000001978	\$1,113,281,650.12	1.00003	58	63
11/20	0.0722%	0.000001979	\$1,112,546,246.12	1.00003	58	62
11/21	0.0735%	0.000002014	\$1,113,082,223.25	1.00003	57	62
11/22	0.0735%	0.000002014	\$1,113,082,223.25	1.00003	57	62
11/23	0.0735%	0.000002014	\$1,113,082,223.25	1.00003	57	62
11/24	0.0708%	0.000001939	\$1,113,660,521.73	1.00003	56	60
11/25	0.0716%	0.000001963	\$1,124,293,089.13	1.00001	58	62
11/26	0.0700%	0.000001919	\$1,121,768,159.02	1.00001	57	62
11/27	0.0700%	0.000001919	\$1,121,768,159.02	1.00001	57	62
11/28	0.0740%	0.000002028	\$1,147,078,534.91	1.00001	55	59
11/29	0.0740%	0.000002028	\$1,147,078,534.91	1.00001	55	59
11/30	0.0740%	0.000002028	\$1,147,078,534.91	1.00001	55	59
Average	0.0714%	0.000001957	\$1,128,660,195.73	1.00002	54	60

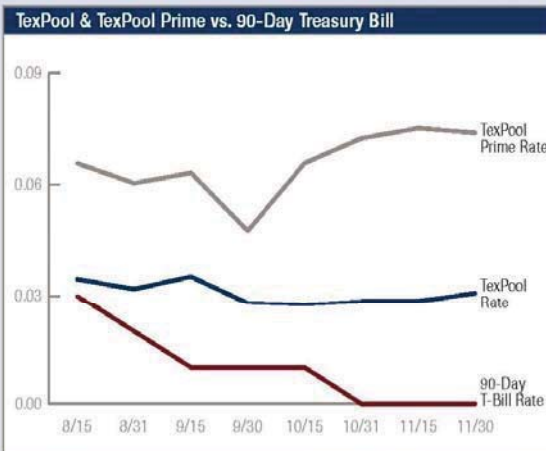
TEXPOOL

Participant Services
1001 Texas Ave. 14th Floor
Houston, TX 77002

(continued from page 1)

push for this—is for the Fed to keep the doors open until the dust settles from the new SEC regulations taking place in 2016. There may be products that are currently qualified but won't be once they split into retail and institutional. Maybe a manager will have two underqualified products that, when merged, become qualified. Or perhaps, it might be as simple as a fund eventually reaching the minimum amount of assets needed to participate. With these kinds of dynamics in play over the next two years, we think the Fed should be flexible.

In day-to-day business, rates have stayed the same, including the London Interbank Offered Rate (Libor). We have not yet seen any widening of spreads in anticipation of the end of the year at this point. We are still concentrating on buying in the three-to-six-month space. We don't feel that we are being paid to go out additional months to mid-to-end 2015.



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.

INVESTMENTS



CHART O

MONTHLY INVESTMENT REPORT

TEXPOOL REPORT

MONTH OF DECEMBER 2014

0.0418%

	BEGINNING BALANCE	TRANSFER IN/(OUT)	INT EARNED (Posted Dec)	ENDING BALANCE	PURPOSE OF FUND
GENERAL FUND - UNRESTRICTED	3,234,044.43	(1,084,031.78)	101.72	2,150,114.37	Working capital
ENTERPRISE FUND - UNRESTRIC	2,262,286.72	(149,472.84)	85.74	2,112,899.62	Working capital
ENTERPRISE FUND - RESTRICTEI	300,000.00	0.00	incl in above	300,000.00	Customer liability
CAPITAL IMPACT FEES	2,355,838.70	30,000.00	84.63	2,385,923.33	Water & sewer lines extensions & expansions
PARK FEES	110,219.84	0.00	3.91	110,223.75	Reserved for acquisition & development of park land
SEIZURE	70,007.85	0.00	2.48	70,010.33	Solely to purchase equipment for Law Enforcement
CHILD SAFETY PROGRAMS	32,127.24	0.00	1.14	32,128.38	Reserved for Child Safety/School Zones
FEDERAL SEIZURE	32,090.15	0.00	1.14	32,091.29	Criminal Investigation - Federal Funds
HOTEL/MOTEL FUND	1,126,245.91	(411.07)	39.96	1,125,874.80	Restricted for promotion of tourism
DEBT SERVICE FUND	1,752,249.71	579,851.27	62.88	2,332,163.86	Restricted for General fund reserves & yearly debt service
WTR/SWR BONDS	292,129.79	0.00	10.37	292,140.16	Funds transferred from Bond Mkt Acct to allow liquidity
FIRE BONDS	4,370.62	0.00	0.16	4,370.78	Funds transferred from Bond Mkt Acct to allow liquidity
STREET BONDS	(0.00)	0.00	0.00	(0.00)	Funds transferred from Bond Mkt Acct to allow liquidity
PINE GULLY PARK BONDS	0.00	0.00	0.00	0.00	Funds transferred from Bond Mkt Acct to allow liquidity
LIBRARY BONDS	70.54	0.00	0.00	70.54	Funds transferred from Bond Mkt Acct to allow liquidity
LAKESIDE DRIVE CERT DEP	354,719.38	0.00	12.59	354,731.97	
CAROTHERS	25,006.52	0.00	0.89	25,007.41	
CRIME DISTRICT	425,682.65	(33,954.42)	14.00	391,742.23	Funds transferred from Bond Mkt Acct to allow liquidity
SEDC II - UNRESTRICTED	1,935,712.51	58,018.84	76.43	1,993,807.78	Seabrook Economic Development Corporation II
SEDC II - RESTRICTED FOR BONI	0.00	0.00	incl in above	0.00	SEDC II - Reserve for revenue bond debt service
SEDC II - RESTRICT FOR EMERG	180,000.00	0.00	incl in above	180,000.00	Emergency Reserve
STEP FUND	33,482.65	0.00	1.19	33,483.84	
PUBLIC SAFETY	173,270.38	0.00	6.15	173,276.53	
MUNI COURT - SECURITY FUND	21,663.34	0.00	0.77	21,664.11	Funds from fines to be used for security
COURT - TIME PAYMENT FEES	9,375.81	0.00	0.33	9,376.14	Funds from fines to be used to improve court
MUNI COURT - TECHNOLOGY FUNI	6,484.94	0.00	0.23	6,485.17	
PEG Fund	0.00	0.00	0.00	0.00	
STABILIZATION FUND	801,597.71	0.00	28.45	801,626.16	
TOTAL TEXPOOL FUND	15,538,677.39	(600,000.00)	535.16	\$14,939,212.55	

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.

Pam Lab

Finance Director

TexPool Participant Services
C/O Federated Investors Inc.
1001 Texas Avenue, Suite 1400
Houston, TX 77002



CITY OF SEABROOK
GENERAL ACCOUNT
ATTN PAM LAB
1700 FIRST STREET
SEABROOK TX 77586-3540

Participant Statement

Statement Period 12/01/2014 - 12/31/2014

Customer Service 1-866-TEX-POOL
Location ID 000077632
Investor ID 000006495

TexPool Update

Did you know that TexPool offers a free Securities Pricing Service? Go to www.texpool.com to access this service or call TexPool Participant Services to learn more!

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$15,538,677.39	\$0.00	\$600,000.00	\$535.16	\$14,939,212.55	\$15,093,533.36
Total Dollar Value	\$15,538,677.39	\$0.00	\$600,000.00	\$535.16	\$14,939,212.55	

Portfolio Value

Pool Name	Pool/Account	Market Value (12/01/2014)	Share Price (12/31/2014)	Shares Owned (12/31/2014)	Market Value (12/31/2014)
Texas Local Government Investment Pool	449/1011800001	\$15,538,677.39	\$1.00	14,939,212.550	\$14,939,212.55
Total Dollar Value		\$15,538,677.39			\$14,939,212.55

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/1011800001	\$535.16	\$4,986.50
Total		\$535.16	\$4,986.50

Transaction Detail

Texas Local Government Investment Pool

Participant: CITY OF SEABROOK

Pool/Account: 449/1011800001

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
12/01/2014	12/01/2014	BEGINNING BALANCE	\$15,538,677.39	\$1.00		15,538,677.390
12/09/2014	12/09/2014	WITHDRAWAL	\$600,000.00-	\$1.00	600,000.000-	14,938,677.390
12/31/2014	12/31/2014	MONTHLY POSTING	\$535.16	\$1.00	535.160	14,939,212.550
Account Value as of 12/31/2014			\$14,939,212.55	\$1.00		14,939,212.550

TEXPOOL

ANNOUNCEMENTS

We would like to recognize and welcome the following entities who joined the TexPool program in December 2014:

TexPool

City of Cotulla

TexPool Prime

Ysleta ISD

Upcoming Events

1/25/15 - 1/27/15
TASA MidWinter Conference
Austin

2/16/15 - 2/20/15
TASBO Annual Conference
Houston

TexPool Advisory Board Members

R.C. Allen	LaVonne Mason
Pati Buchenau	John McGrane
Jose Elizondo, Jr.	Clay McPhail
Ron Leverett	Vivian Wood

Overseen by the State of Texas Comptroller of Public Accounts Susan Combs.

Operated under the supervision of the Texas Treasury Safekeeping Trust Company.

Additional information regarding TexPool is available upon request:

www.texpool.com
1-866-839-7665
(1-866-TEX-POOL)
Fax: 866-839-3291

Federated.

Federated, founded in 1955, is publicly traded on the NYSE. It is one of the largest managers of AAA-rated money market portfolios in the country (Source: iMoneyNet as of 8/31/14).

Visit us at FederatedInvestors.com.

G35884-24 (1/15)

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Monthly Newsletter January 2015

Economic and Market Commentary

Month in Cash: Fed's new language a move in the right direction

January 1, 2015

In its last meeting of 2014, the Federal Reserve's Federal Open Market Committee voted to alter the language of its closely watched policy statement, essentially subbing out the word "considerable" for "patience." The truth is that cash managers nationwide are already quite familiar with the new word. We've been patient for years now, waiting for the Fed to raise the benchmark interest rate. While we understand that the reason for the historically low federal funds rate is to stimulate the U.S. economy to recover from the financial crisis, it's been a challenge, to say the least, with yields near zero.

But the change in language is a move in the right direction. Certainly, the markets reacted as if that is the case. Even as late as the fourth quarter, sentiment pointed to the first tightening being at the end of summer 2015, but now the consensus is closer to midyear. Beyond the words, the tone of the release and of Chair Janet Yellen's press conference was upbeat from a standpoint of economic recovery and sustainability. Although she affirmed that policy decisions would still be dependent on data, there is a fair amount of confidence that progress will continue in the right direction. The fact that there were three dissenters to the statement isn't alarming, but more likely the result of a committee dealing with change for the first time in a long while.

Throughout this long stretch of near zero rates we have spent every day searching far and wide for trades that bring the best return. Lately, however, the New York Fed has been helping out through its reverse repo program. For many months, it has offered some overnight supply that gave a floor to rates of around five basis points. But in November and December it experimented with a mix of rates at different times and a term-repo offering. But what has been encouraging is that, as the Fed shifted overnight rates from three to seven, 10 and then five basis points in recent weeks, the market kept rates close to 10. It was a reflection of people squaring up for year-end ahead of time.

But a large allotment of term repo (\$300 billion offered in chunks over several weeks) from the New York Fed also played a major role in alleviating the constraints

(continued page 6)

PERFORMANCE AS OF DECEMBER 31, 2014

	TexPool	TexPool Prime
Current Invested Balance	\$13,845,826,587.92	\$1,679,954,937.37
Weighted Average Maturity (1)*	46 Days	38 Days
Weighted Average Maturity (2)*	72 Days	40 Days
Net Asset Value	1.00006	1.00001
Total Number of Participants	2,321	183
Management Fee on Invested Balance	0.0473%	0.0630%
Interest Distributed	\$450,873.77	\$83,536.27
Management Fee Collected	\$502,624.89	\$84,939.51
Standard & Poor's Current Rating	AAAm	AAAm

Month Averages

Average Invested Balance	\$12,702,665,862.38	\$1,318,990,236.13
Average Monthly Yield, on a simple basis (3)*	0.04%	0.08%
Average Weighted Average Maturity (1)*	49 Days	52 Days
Average Weighted Average Maturity (2)*	75 Days	55 Days

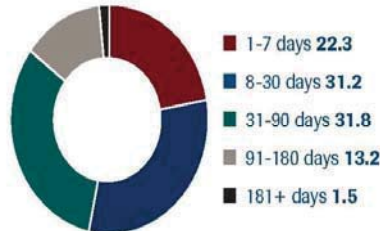
*Definitions for Average Monthly Yield and Weighted Average Maturity can be found on page 2.

TEXPOOL

January 2015

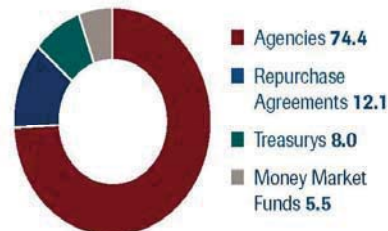
Portfolio by Maturity (%)

As of December 31, 2014



Portfolio by Type of Investment (%)

As of December 31, 2014



PORTFOLIO ASSET SUMMARY AS OF DECEMBER 31, 2014

	Book Value	Market Value
Uninvested Balance	\$7,807.79	\$7,807.79
Receivable for Investments Sold	0.00	0.00
Accrual of Interest Income	7,806,802.84	7,806,802.84
Interest and Management Fees Payable	-450,754.64	-450,754.64
Payable for Investments Purchased	0.00	0.00
Accrued Expenses & Taxes	0.00	0.00
Repurchase Agreements	1,666,974,000.00	1,666,934,520.00
Mutual Fund Investments	775,006,855.60	775,006,855.60
Government Securities	10,293,827,606.73	10,294,641,635.34
US Treasury Bills	0.00	0.00
US Treasury Notes	1,102,654,269.60	1,102,581,850.00
Total	\$13,845,826,587.92	\$13,846,528,716.93

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	575	\$4,774,022,101.20
Higher Education	56	\$956,603,667.29
Healthcare	80	\$491,914,923.38
Utility District	717	\$1,585,037,086.27
City	451	\$3,744,394,695.91
County	175	\$1,215,367,531.92
Other	267	\$1,078,067,785.12

Definition of Weighted Average Maturity (1) & (2)

*(1) "WAM Days" 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.

*(2) "WAM Days" is calculated in the same manner as the described in footnote 1, 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.

Definition of Average Monthly Yield (3)

*(3) This current yield for TexPool Prime for each date may reflect a waiver of some portion or all of each of the management fees.

TEXPOOL

DAILY SUMMARY

Date	Money Mkt. Fund Equiv. (SEC Std.)	Daily Allocation Factor	TexPool Invested Balance	Market Value Per Share	WAM Days (1)	WAM Days (2)
12/1	0.0349%	0.000000955	\$12,136,064,459.85	1.00005	44	68
12/2	0.0351%	0.000000962	\$12,121,072,385.66	1.00006	45	68
12/3	0.0356%	0.000000975	\$12,148,382,354.90	1.00005	48	71
12/4	0.0349%	0.000000955	\$12,165,524,191.87	1.00006	48	71
12/5	0.0396%	0.000001084	\$12,080,866,076.46	1.00005	50	74
12/6	0.0396%	0.000001084	\$12,080,866,076.46	1.00005	50	74
12/7	0.0396%	0.000001084	\$12,080,866,076.46	1.00005	50	74
12/8	0.0401%	0.000001098	\$12,240,728,003.31	1.00005	47	71
12/9	0.0396%	0.000001066	\$12,254,092,309.44	1.00005	53	78
12/10	0.0416%	0.000001141	\$12,273,123,421.16	1.00004	53	80
12/11	0.0413%	0.000001131	\$12,476,728,502.45	1.00003	52	79
12/12	0.0421%	0.000001154	\$12,330,657,608.16	1.00004	52	79
12/13	0.0421%	0.000001154	\$12,330,657,608.16	1.00004	52	79
12/14	0.0421%	0.000001154	\$12,330,657,608.16	1.00004	52	79
12/15	0.0431%	0.000001162	\$12,386,005,039.30	1.00003	50	76
12/16	0.0424%	0.000001161	\$12,540,994,764.25	1.00002	50	75
12/17	0.0434%	0.000001188	\$12,597,064,927.88	1.00001	50	78
12/18	0.0429%	0.000001176	\$12,361,271,904.20	1.00000	52	80
12/19	0.0437%	0.000001197	\$12,569,705,930.69	1.00000	53	81
12/20	0.0437%	0.000001197	\$12,569,705,930.69	1.00000	53	81
12/21	0.0437%	0.000001197	\$12,569,705,930.69	1.00000	53	81
12/22	0.0472%	0.000001293	\$13,201,727,296.43	1.00001	49	75
12/23	0.0437%	0.000001196	\$13,226,184,109.92	1.00002	49	75
12/24	0.0443%	0.000001213	\$13,339,033,857.17	1.00002	49	75
12/25	0.0443%	0.000001213	\$13,339,033,857.17	1.00002	49	75
12/26	0.0448%	0.000001227	\$13,619,632,133.99	1.00000	48	75
12/27	0.0448%	0.000001227	\$13,619,632,133.99	1.00000	48	75
12/28	0.0448%	0.000001227	\$13,619,632,133.99	1.00000	48	75
12/29	0.0443%	0.000001214	\$13,579,981,064.93	1.00006	46	73
12/30	0.0435%	0.000001192	\$13,747,217,448.06	1.00006	45	71
12/31	0.0430%	0.000001177	\$13,845,826,587.92	1.00006	46	72
Average	0.0418%	0.000001145	\$12,702,665,862.38	1.00003	49	75

TEXPOOL PRIME

January 2015

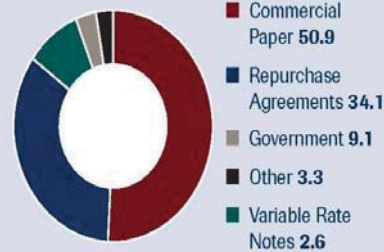
Portfolio by Maturity (%)

As of December 31, 2014



Portfolio by Type of Investment (%)

As of December 31, 2014



PORTFOLIO ASSET SUMMARY AS OF DECEMBER 31, 2014

	Book Value	Market Value
Uninvested Balance	-\$571.89	-\$571.89
Accrual of Interest Income	11,009.01	11,009.01
Interest and Management Fees Payable	-83,534.76	-83,534.76
Payable for Investments Purchased	-19,998,500.00	-19,998,500.00
Accrued Expenses & Taxes	0.00	0.00
Repurchase Agreements	579,325,000.00	579,325,000.00
Commercial Paper	894,611,734.19	894,621,107.26
Bank Instruments	3,000,000.00	2,999,850.00
Mutual Fund Investments	55,000,509.17	55,000,509.17
Government Securities	154,969,445.27	154,995,200.00
Variable Rate Notes	12,899,846.38	12,899,755.00
Total	\$1,679,954,937.37	\$1,679,969,823.79

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	83	\$1,003,703,931.38
Higher Education	8	\$71,568,476.97
Healthcare	8	\$11,124,907.88
Utility District	5	\$40,406,320.97
City	37	\$232,848,721.21
County	20	\$209,245,704.62
Other	22	\$111,261,182.66

TEXPOOL PRIME

DAILY SUMMARY

Date	Money Mkt. Fund Equiv. (SEC Std.)	Daily Allocation Factor	TexPool Prime Invested Balance	Market Value Per Share	WAM Days (1)	WAM Days (2)
12/1	0.0617%	0.000002237	\$1,157,431,516.42	1.00001	55	59
12/2	0.0626%	0.000002264	\$1,168,938,037.04	1.00001	53	58
12/3	0.0636%	0.000002296	\$1,172,666,901.61	1.00001	57	62
12/4	0.0772%	0.000002114	\$1,176,990,603.89	1.00001	57	61
12/5	0.0814%	0.000002229	\$1,197,691,940.33	1.00001	57	61
12/6	0.0814%	0.000002229	\$1,197,691,940.33	1.00001	57	61
12/7	0.0814%	0.000002229	\$1,197,691,940.33	1.00001	57	61
12/8	0.0792%	0.000002169	\$1,210,172,026.46	1.00002	55	58
12/9	0.0763%	0.000002090	\$1,213,263,920.54	1.00002	58	61
12/10	0.0752%	0.000002061	\$1,226,596,365.11	1.00002	58	61
12/11	0.0788%	0.000002158	\$1,235,044,003.51	1.00002	57	60
12/12	0.0779%	0.000002134	\$1,232,729,678.42	1.00002	58	61
12/13	0.0779%	0.000002134	\$1,232,729,678.42	1.00002	58	61
12/14	0.0779%	0.000002134	\$1,232,729,678.42	1.00002	58	61
12/15	0.0785%	0.000002151	\$1,199,308,389.69	1.00001	57	60
12/16	0.0769%	0.000002106	\$1,214,568,296.85	1.00001	55	58
12/17	0.0912%	0.000002499	\$1,300,266,892.85	1.00001	51	54
12/18	0.0785%	0.000002152	\$1,297,578,235.16	0.99999	53	55
12/19	0.0789%	0.000002163	\$1,321,603,303.46	1.00000	53	56
12/20	0.0789%	0.000002163	\$1,321,603,303.46	1.00000	53	56
12/21	0.0789%	0.000002163	\$1,321,603,303.46	1.00000	53	56
12/22	0.0700%	0.000001919	\$1,430,040,456.80	1.00000	47	50
12/23	0.0680%	0.000001864	\$1,452,366,772.49	1.00000	45	49
12/24	0.0710%	0.000001946	\$1,424,589,413.38	1.00000	48	51
12/25	0.0710%	0.000001946	\$1,424,589,413.38	1.00000	48	51
12/26	0.0660%	0.000001806	\$1,507,199,079.83	1.00000	44	47
12/27	0.0660%	0.000001806	\$1,507,199,079.83	1.00000	44	47
12/28	0.0660%	0.000001806	\$1,507,199,079.83	1.00000	44	47
12/29	0.0670%	0.000001835	\$1,481,817,160.46	1.00001	42	45
12/30	0.0577%	0.000001580	\$1,642,821,971.01	1.00001	37	40
12/31	0.0587%	0.000001608	\$1,679,954,937.37	1.00001	38	40
Average	0.0754%	0.000002064	\$1,318,990,236.13	1.00001	52	55

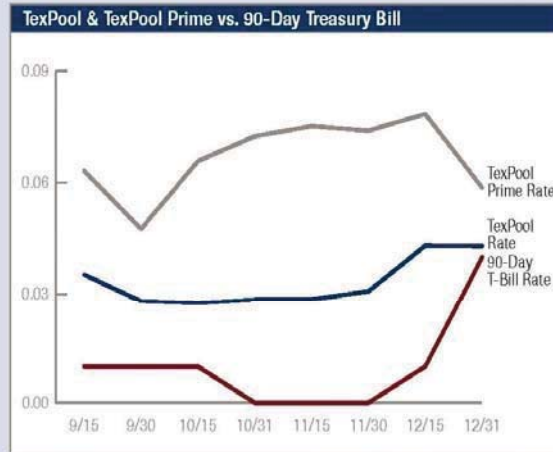
TEXPOOL

Participant Services
1001 Texas Ave. 14th Floor
Houston, TX 77002

(continued from page 1)

around supply. We think people looked at that as being a pretty significant amount of float that is still short term, maturing in early January. The overall repo market in the U.S. is about \$1.6 trillion, so an additional \$300 billion results in about 20% added capacity. That is definitely substantial.

So we have attempted to reduce our dependency on overnights. Obviously, overnights are important from a liquidity perspective to meet client demands for redemptions when needed. Nonetheless, we felt there was better value out the curve and started to inch into the longer end. The London interbank offered rate (Libor) has ticked up a couple of fractions every week in December, and will probably start moving faster in 2015.



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.

RESOLUTION NO. 2015-04
UPDATING WATER AND WASTEWATER UTILITY RATES

A RESOLUTION UPDATING WATER AND WASTEWATER UTILITY RATES AND DEPOSITS EFFECTIVE WITH THE FEBRUARY 15-MARCH 15, 2015 BILLING CYCLE FOR THE CITY OF SEABROOK. THIS RESOLUTION REPLACES RESOLUTION NO. 2011-13 WHICH WAS APPROVED ON JULY 19, 2011.

WHEREAS, the City Council of the City of Seabrook received and reviewed the "Water and Sewer Rate Study" prepared by Atkins in 2015; and

WHEREAS, this report produced a five-year plan for setting water and sewer rates; and

WHEREAS, the report recommended an increase in water and sewer rates in order to meet operational requirements and debt obligations; and

WHEREAS, the report recommended an increase in the maximum sewer charged for Residential, Multi-Family and Light Commercial customers; and

WHEREAS, the sewer rates are not affected by this adjustment; now, therefore,

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

SECTION 1. WATER RATES.

A. WATER RATES FOR SINGLE METER RESIDENTIAL AND ALL COMMERCIAL CUSTOMERS (SINGLE CUSTOMER AND MULTI CUSTOMER COMMERCIAL METERS).

2015 water rates for these customers in the City of Seabrook shall be as shown below. The minimum bill charge is based on the customer's meter size as shown below and includes up to 2,000 gallons of water usage per month.

Meter Size	Minimum Bill (for first 2,000 gal)	
5/8	[\$9.68]	<u>11.50</u>
3/4"	[\$14.43]	<u>17.25</u>
1"	[\$23.94]	<u>28.75</u>
1.5"	[\$47.69]	<u>57.50</u>
2"	[\$76.20]	<u>92.00</u>
3"	[\$152.22]	<u>172.50</u>
4"	[\$237.74]	<u>287.49</u>
6"	[\$475.31]	<u>574.99</u>

Resolution No. 2015-04
Water & Wastewater Utility Rate Schedule
Page 2

All over 2,000 gallons to 10,000 gallons is: \$ ~~[2.84]~~ **3.40** per thousand gallons.
All over 10,000 gallons to 15,000 gallons is: \$ ~~[3.38]~~ **4.05** per thousand gallons.
All over 15,000 gallons is: \$ ~~[4.04]~~ **4.83** per thousand gallons.

B. WATER RATES FOR MULTI-FAMILY METER CUSTOMERS.

A minimum charge of \$ ~~[9.68]~~ **11.50** per month shall be charged for each living unit serviced by the same meter. This minimum charge will include usage of up to 2,000 gallons per month, per unit.

In addition, all gallons over the minimum allotment will be charged as follows:

4,001 to 10,000 gallons is: \$3.40 per thousand gallons.
All over 10,000 gallons is: \$ ~~[3.38]~~ **4.05** per thousand gallons.

For example, a water meter serves three (3) residential customers. 11,000 gallons usage is recorded for one month. The charge is computed as follows:

3 units x \$ ~~[9.68]~~ **11.50** \$ ~~[29.04]~~ **34.50** base rate.
(This pays for the first 6,000 gallons of water.)

6,001 gallons – 10,000 gallons @	\$ [2.84] 3.40 per/1000	\$ [11.36] 13.60
10,001 gallons – 11,000 gallons @	\$ [3.38] 4.05 per/1000	\$ [3.38] 4.05
TOTAL MONTHLY WATER BILL		\$ [43.78] 52.15

SECTION 2. SEWER RATES.**A. 2015 RESIDENTIAL, MULTI-FAMILY AND LIGHT COMMERCIAL**

First 2,000 gallons	\$ 19.02 minimum
All over 2,000 gallons, per 1,000 gallons	\$ 3.62
Maximum charge based on [14,000] 16,000 gallons	\$ [62.46] 69.70

B. 2015 COMMERCIAL SEWER RATES

First 2,000 gallons	\$26.96 minimum
All over 2,000 gallons, per 1,000 gallons	\$ 4.76

C. 2015 INDUSTRIAL SEWER RATES

First 2,000 gallons	\$26.96 minimum
Over 2,000 gallons per 1,000 gallons	\$ 4.76
Over [14,000] 16,000 gallons, per 1,000 gallons	\$ 1.76

Resolution No. 2015-04
Water & Wastewater Utility Rate Schedule
Page 3

For multi-family dwellings, the monthly charge is based on the connection equivalent of the property whereby the charge is on a per unit basis determined by dividing the total consumption on the master meter(s) by the number of units in the dwelling. The average consumption per unit is used to calculate the sewer charges for each unit. Then the average charge per unit times the number of units, equals the total sewer charge for that meter(s).

SECTION 3. CUSTOMER UTILITY DEPOSITS.

There shall be no increase in customer deposit rates in the City of Seabrook. Customer deposit rates shall remain as follows:

Homeowner, multi-family living unit equivalent	\$ [75.00] <u>100.00</u>
Tenant or Lessee	\$ [75.00] <u>100.00</u>
Commercial; 3 months average use, but not less than	\$100.00
Builder's temporary deposit	\$100.00
Builder's permanent deposit, per unit, payable at time of water tap	\$ 25.00

SECTION 4. DEFINITIONS.

The following definitions shall apply to this resolution.

Light Commercial: Office and professional occupancy only.

Commercial: All businesses other than above.

Industrial: A process plant **and/or business** which discharges 70 percent or more of wastewater to storm sewer facilities as determined by the Director of Public Works.

Multi-family meter: Any water meter which serves more than one (1) living unit. For example, an apartment building has one (1) water meter to serve 10 separate apartment units. Or a duplex has one (1) water meter to serve two (2) separate duplex units.

Multi customer commercial meter:
Any water meter which serves more than one business or commercial enterprise. For example, a shopping plaza has one water meter to serve 10 separate businesses/or shops.

Single customer meter:
Any water meter which serves only one (1) living unit or one (1) commercial business or store.

Resolution No. 2015-04
Water & Wastewater Utility Rate Schedule
Page 4

140 AND IT IS SO ORDERED.

141

142 PASSED AND ADOPTED THIS 17TH DAY OF FEBRUARY, 2015.

143

144

145

146

147

Glenn R. Royal, Mayor

148 ATTEST:

149

150

151

152 _____
Michele L. Glaser, TRMC

153 City Secretary



CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: 02/03/15

Submitter/Requestor: Arthur Chairez

Date Submitted: 01/26/15

Presenter: Arthur Chairez

Description/Subject: Final Acceptance Street, Drainage, Utilities for Towers Boulevard

Purpose/Need: Council has to accept improvements for new infrastructure.

Background/Issue: New Roadway Construction

Impacted Parties: Developer, City

Miscellaneous Comments: All city requirements for final acceptance have been met by developer.

Recommended Action: Acceptance of infrastructure improvements

Attachments: Engineer Certificate, Maintenance Bonds, Landscape Letter and Signed Survey.

Fiscal Impact:

Budgeted	☐ Yes	☐ No
Budget Amendment Required	☐ Yes	☐ No
Future/Ongoing Impact	☒ Yes	☐ No
Budget Dept/Line Item Number		
Approximate Total Amount of Expenditure	NA	

Finance Officer Review:

Where on the agenda should this item be placed: Consent

Suggested Motion: Accept street, drainage and utility improvements

Agenda Briefing Form
Page 2

Approvals:

Initials

Date

Approved by City Manager (If applicable) _____

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances.)

Sent to City Attorney for review _____

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

Received and accepted by the City Secretary/Assistant _____

Returned by the City Secretary/Assistant (If incomplete) _____

All requests must be submitted to the City Secretary's Office no later than 5:00 p.m. on the Wednesday preceding the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.



26 Jan. 15

Mr. Chairez,

This letter is to clarify that we, Newport Classic Homes, are aware that there are landscape improvements that are required on Towers Boulevard.

We will be completing those improvements before the entire Towers at Seabrook project are complete.

We still have much landscape that will be done in conjunction with the boulevard improvements.

Please contact me with any questions.

Thank You,

A handwritten signature in blue ink, appearing to read 'Michael Travis', written over a light blue rectangular background.

Michael Travis

Project Manager



921 FM 517 Road East | Dickinson, Texas 77539

Engineer's Certificate of Completion

Name of Project: Towers Boulevard

Owner of Project: New Port Classic Homes
Marcus Hiles
Phone: 972-471-8700

Owner's Address: 2505 North State Hwy 360, Suite 800
Grand Prairie, Texas 75050

Type of Facilities Constructed: Towers Boulevard - Paving, water, sanitary & storm facilities.

Contractor's Name: Westernrim

Consulting Engineer: Shelmark Engineering, LLC

Engineer's Address: 921 FM 517 Road East
Dickinson, Texas 77539

I certify this project was completed on the twenty first day of January, 2015: that the project was under observation during construction; that the project observation was performed under my supervisor; and that, to the best of my knowledge, the project was constructed in accordance with and includes all items in the plans and specifications, and "as-built" drawings will be furnished to the office of the City Engineer of the City of Seabrook within 15 calendar days of the date this certification is signed.

Signature and title: Randall J. Liska Senior Project Manager

Date: January 26, 2015

SEAL



9822-A Whithorn Drive
Houston, TX 77095

Project Surveillance, Inc.
Construction Management And Inspection

Phone: 281-856-0700
Fax: 281-856-8777
Email: info@projectsurveillance.com

Construction Progress Report

Project Number:	5302014	Daily Report No:	19	Date: 02/04/2015
Project Name:	Towers Blvd			
Project Rep:	Gary Jones	Engineer/Client: City of Seabrook		
Contractor:	CRB/R.L. Utilities			
Weather:	Site			
	Sky	Clear		
	Temp	57 - 61		

Average Field Force			
Contractor	Operator	Labor	Construction Equipment Inventory
CRB/RL Utilities			

Type of Construction

Construction Activity:
Final walk thru inspection with owners representative Michael Travis, contractor, and City of Seabrook. No deficiencies were found at this time.



Project Representative's Signature

Date

Contractor Remarks:	Lab Activities:
	none

Contractor's Signature

Date

Signature acknowledges receipt of report. It does not indicate agreement with Project Representative comments.

POWER OF ATTORNEY

LX- 207046

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that LEXON INSURANCE COMPANY, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint:

Nick Broyles, Jennifer Winters, Cara Hancock, Ron Stroman*****

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of LEXON INSURANCE COMPANY on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$3,000,000.00 Three Million dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, LEXON INSURANCE COMPANY has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 21st day of September, 2009.



LEXON INSURANCE COMPANY

BY

David E. Campbell
David E. Campbell
President

ACKNOWLEDGEMENT

On this 21st day of September, 2009, before me, personally came David E. Campbell to me known, who be duly sworn, did depose and say that he is the President of LEXON INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



AMY L. TAYLOR
Notary Public- State of Tennessee
Davidson County
My Commission Expires 01-09-16

BY

Amy L. Taylor
Amy L. Taylor
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of LEXON INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this 9th Day of January, 2015.



BY

Andrew Smith
Andrew Smith
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

MAINTENANCE BOND

Bond 1096916

KNOW ALL BY THESE PRESENTS, That we, Newport Classic Homes, LP

as Principal, and Lexon Insurance Company

a corporation organized under the laws of the State of Texas **and duly authorized to do business in**
the State of Texas **, as Surety, are held and firmly bound unto** City of Seabrook, Texas

as Obligor, in the penal sum of Five Hundred Eighty Seven Thousan and No/100 Dollars

(\$ 587,000.00 **)**

to which payment will and truly to be made we do bind ourselves, our and each of our heirs, executors, administrators, successors
and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal entered into a Contract with the

City of Seabrook, Texas

dated _____ **for**

Subdivision Improvements Performance Bond; Towers Blvd Public Roadway Construction; SME Project No. 13-353

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, That if the Principal shall guarantee that the work
will be free of any defective materials or workmanship which became apparent during the period of
1 (One) _____ year(s) following completion of the Contract then this obligation shall be void, otherwise to remain in
full force and effect, provided however, any additional warranty or guarantee whether expressed or implied is extended by the
Principal or Manufacturer only, and the Surety assumes no liability for such a guarantee.

Signed and sealed this 9th **day of** January **, 2015**

Newport Classic Homes, LP

(Seal)

Matthew Hiler (Seal)

(Seal)

Lexon Insurance Company

By *Jennifer Winters*
Jennifer Winters, _____, Attorney-in-Fact



CITY OF SEABROOK

AGENDA BRIEFING

Date of Meeting: February 17, 2015

Submitter/Requestor: Sean Landis

Presenter: Sean Landis

Description/Subject: Monthly Building Department Report for January, 2015.

Purpose/Need: Policy Issue ☐ Administrative Issue ☐

Background/Issue (What prompted this need?): None

Impacted Parties (Expected/Notified): Council, Staff & citizens

Miscellaneous Comments:

In the month of January, there were one (1) residential permits issued totaling \$846,716.00
No new commercial permits were issued in January.

Recommended Action:

Attachments:

- Monthly Permitting report page for January
- 2014-2015 Year to Date report
- Code Enforcement and Building Inspection report for January
- Fire Marshal Inspection report for January

Fiscal Impact: Budgeted _____ Yes _____ No
Budget Amendment Required _____ Yes _____ No
Future/Ongoing Impact _____ Yes _____ No

Finance Officer Review:

Budget Dept/Line Item Number _____

Funding Comments:

Agenda Briefing Form
Page 2

Where on the agenda should this item be placed? Consent Agenda

Suggested Motion:

City Manager Review:

- ☐ Approved as submitted
- ☐ Submitted for Council consideration without comment
- ☐ Submitted for Council consideration with comments stated below:

(All items are to be reviewed and approved by the city manager, except items submitted by the mayor or any council member or routine consent agenda items such as minutes and second & third readings of ordinances.)

Sent to City Attorney for review _____

(City Attorney should review all ordinances, resolutions, contracts and executive session items.)

Received and accepted by the City Secretary/Assistant _____

Returned by the City Secretary/Assistant (If incomplete) _____

All requests must be submitted to the City Secretary's Office no later than 5:00 p.m. on the Wednesday preceding the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

Building Department Statistics
Fiscal Year 2014-2015

Date	New Residential		Residential Additions & Pools		Commercial New & Additions		City Projects New & Additions		*Miscellaneous		Electrical		Irrigation		Mechanical		Plumbing		Monthly Totals		Last Year Totals	
	#	Valuation	#	Valuation	#	Valuation	#	Valuation	#	Valuation	#	Valuation	#	Valuation	#	Valuation	#	Valuation	#			
	2	\$500,000.00	15	\$115,171.81	2	\$81,550.00	0	\$0.00	4	\$49,820.58	12	\$ 78,198.00	1	\$11,000.00	14	\$ 184,948.05	17	\$ 177,785.00	67	\$ 1,178,473.44	52	\$ 1,875,649.25
October	2	\$737,666.07	12	\$172,288.01	1	\$5,000.00	0	\$0.00	8	\$82,630.00	12	\$ 61,349.00	1	\$1,037.00	4	\$ 16,673.30	13	\$ 97,374.00	53	\$1,174,017.38	58	\$ 801,737.83
November	2	\$406,936.50	8	\$289,588.00	4	\$10,175,324.00	0	\$0.00	6	\$24,360.00	8	\$ 551,460.00	2	\$2,728.00	8	\$ 86,891.30	14	\$ 554,270.00	52	\$12,071,557.80	56	\$ 1,183,504.55
December	1	\$946,716.00	8	\$108,945.00	3	\$288,203.53	0	\$0.00	2	\$9,900.00	11	\$ 413,980.00	1	\$3,100.00	9	\$ 188,313.44	30	\$2,952,798.25	66	\$4,811,956.22	36	\$ 145,996.60
January							0	\$0.00											0	\$0.00	45	\$ 1,291,282.66
February							0	\$0.00											0	\$0.00	58	\$ 3,473,005.90
March							0	\$0.00											0	\$0.00	74	\$ 2,034,032.28
April							0	\$0.00											0	\$0.00	79	\$ 9,720,844.39
May							0	\$0.00											0	\$0.00	65	\$10,851,198.51
June							0	\$0.00											0	\$0.00	79	\$ 4,782,835.62
July							0	\$0.00											0	\$0.00	58	\$ 996,279.95
August							0	\$0.00											0	\$0.00	84	\$32,767,258.41
September							0	\$0.00											0	\$0.00	724	\$69,723,623.95
Y-T-D TOTALS	7	\$2,491,318.57	43	\$665,992.82	10	\$10,550,077.53	0	\$0.00	20	\$166,710.58	43	\$1,104,987.00	5	\$17,866.00	35	\$466,826.09	74	\$3,782,227.25	237	\$19,236,004.84	724	\$69,723,623.95

* Miscellaneous Includes fill, tree, fire, sign, demolition, & misc, (certificate of occupancy, etc.)

Fees Paid		Fees Paid	
October	\$9,994.00	April	
November	\$8,942.00	May	
December	\$7,178.25	June	
January	\$31,285.00	July	
February		August	
March		September	
Y-T-D Total	\$ 57,399.25		

New Residential Buildings	7
---------------------------	---

#	Water Impact Fees	#	Sewer Impact Fees	#	Water Impact Fees	#	Sewer Impact Fees
October	2 \$ 3,567.12	2 \$ 8,078.10	April				
November	2 \$ 3,456.58	2 \$ 7,339.25	May				
December	3 \$ 5,717.49	2 \$ 5,083.05	June				
January	1 \$ 948.00	1 \$ 1,054.00	July				
February			August				
March			September				
Y-T-D Total	8	\$13,689.19	7	\$21,564.40			

Water Impact		Sewer Impact	
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Building Department Statistics January 2014

PERMIT TYPES	# ISSUED	VALUATION	FEES PAID
New Residential	1	\$846,716.00	\$3,531.00
Building Additions	8	\$108,945.00	\$1,285.00
New Commercial	0	\$0.00	\$0.00
Commercial Additions	3	\$288,203.53	\$2,277.50
New City	0	\$0.00	\$0.00
City Additions	0	\$0.00	\$0.00
Electrical	11	\$413,980.00	\$736.00
Fill	1	\$3,000.00	\$100.00
Irrigation	1	\$3,100.00	\$52.50
Mechanical	9	\$188,313.44	\$2,433.00
Plumbing	30	\$2,952,798.25	\$20,675.00
Sign	0	\$0.00	\$0.00
Demolition	0	\$0.00	\$0.00
Fire/Sprinkler	0	\$0.00	\$0.00
Miscellaneous	1	\$6,800.00	\$195.00
TOTALS	65	\$4,811,856.22	\$31,285.00

Seabrook Volunteer Fire Department**Inspections by Occupancy****Date Completed Between {01/01/2015} And
{01/31/2015}****AG0001 A & G
 409 Todville RD
 Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/30/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

**BAYPORT1413 All America Sales
 1413 Bayport Blvd (SH 146)
 Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/23/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

**HALL909 Arlans
 909 Hall ST
 Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/23/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

**NASA2900#290 Bay Area Elite Properties
 2900 Nasa Pkwy
 Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/16/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

**BAYPORT1502 Bay Elementary
 1502 Bayport Blvd (SH 146)
 Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/30/2015	14:05			

Seabrook Volunteer Fire Department**Inspections by Occupancy****Date Completed Between {01/01/2015} And
{01/31/2015}****BAYPORT1502 Bay Elementary
1502 Bayport Blvd (SH 146)
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/08/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

**TWIS01 Brown's Boat and Buggy Bath
910 Bayport Blvd (SH 146)
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/30/2015		201 INSPECTION - Final	0.00	
Total Activities for Occupancy: 1			0.00	

**NASA2513 Cabo
2513 Nasa Pkwy
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/30/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

**NASA3138 Cafe 1979 Asian Cuisine
3138 Nasa Pkwy
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/16/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

**NASA2511 Classic Cafe
2511 Nasa Pkwy
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/30/2015	14:05			

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {01/01/2015} And
{01/31/2015}NASA2511 Classic Cafe
2511 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
01/30/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2729 Clear Lake Animal Hospital
2729 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
01/23/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

SEABROOKCIR2 Coloproctology Associates PA
2110 Seabrook CIR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
01/16/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

HIALEAH1908# Dimensions
1908 Hialeah DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
01/30/2015		201 INSPECTION - Final	0.00	
Total Activities for Occupancy: 1			0.00	

1717SECOND Fatty's
1717 2nd (Second) ST
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
01/30/2015	14:05			

Seabrook Volunteer Fire Department**Inspections by Occupancy****Date Completed Between {01/01/2015} And
{01/31/2015}****1717SECOND Fatty's
1717 2nd (Second) ST
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/08/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

**240001 Gulf Winds Storage II
5801 SH 146 HWY
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/09/2015	11:30	222 INSPECTION - Sprinkler System	2.25	
01/14/2015		890 CONSULTATION - Other	0.00	
Total Activities for Occupancy: 2			2.25	

**JENN02 Jennifer's Salon
1317 4th (Fourth) ST
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/23/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

**MARVINCIR192 KIWO
1929 Marvin CIR
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/23/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {01/01/2015} And
{01/31/2015}MARVINCIR192 KIWO
1929 Marvin CIR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
01/23/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2611 Knothhead's
2611 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
01/16/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

ELMAR1905 Kroger
1905 El Mar LANE
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
01/23/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2511B Lakeside Yachting Center
2511 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
01/02/2015		201 INSPECTION - Final	0.00	
Total Activities for Occupancy: 1			0.00	

VACA08 Lenire Yacht Restoration
1405 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
01/30/2015	14:05			

Seabrook Volunteer Fire Department**Inspections by Occupancy****Date Completed Between {01/01/2015} And
{01/31/2015}****VACA08 Lenire Yacht Restoration
1405 Bayport Blvd (SH 146)
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/23/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

**CHUR01 Living Word Church
2900 Nasa Pkwy
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/16/2015		205 INSPECTION - Follow Up	0.00	
01/22/2015		821 CONSULTATION - Fire Alarm	0.00	
01/27/2015		820 CONSULTATION - Fire Protection	0.00	
01/29/2015		800 CONSULTATION - General	0.00	
Total Activities for Occupancy: 4			0.00	

**NASA3136 C Maribell's
3136 Nasa Pkwy
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/16/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

**FOURTH1301 Merlion Restaurant
1301 4th (Fourth) ST
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/23/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

Date Completed Between {01/01/2015} And
{01/31/2015}TODVILLE409 Pier 8 Restaurantt
409 Todville RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
01/30/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

TODVILLE409 Pier 8 Seafood Market
409 Todville RD
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
01/30/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

BAYPORT2916# Pro Glass (Out of Business?)
2916 Bayport Blvd (SH 146)
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
01/23/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

SHIPYARD Seabrook Marina
1900 Shipyard DR
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
01/16/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

NASA2622#B Seabrook Medical Clinic
2622 Nasa Pkwy
Seabrook, TX 77586

Date	Time	Type	Staff Hrs	Fee
01/30/2015	14:05			

Seabrook Volunteer Fire Department**Inspections by Occupancy****Date Completed Between {01/01/2015} And
{01/31/2015}****NASA2622#B Seabrook Medical Clinic
2622 Nasa Pkwy
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/16/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

**BAYPORT5745- Shell - Seabrook Market
5745 Bayport Blvd (SH 146)
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/30/2015		200 INSPECTION - Annual	0.00	
01/30/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 2			0.00	

**SPOR01 Sports Shed Boat & RV Storage
2129 Seabrook CIR
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/16/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

**FIFTH2109 Springhill Suites
2109 5th (Fifth) ST
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/16/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department**Inspections by Occupancy****Date Completed Between {01/01/2015} And
{01/31/2015}****FIRST1805 Sunchase Pools
1805 1st (First) ST
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/16/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 1			0.00	

**NORTHMEYER12 The Cake Place
1209 N Meyer RD
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/23/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

**NASA3324 Valero
3324 Nasa Pkwy
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/23/2015		205 INSPECTION - Follow Up	0.00	
01/29/2015		890 CONSULTATION - Other	0.00	
01/30/2015		205 INSPECTION - Follow Up	0.00	
Total Activities for Occupancy: 3			0.00	

**NASA3713 Villa Capri
3713 Nasa Pkwy
Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/16/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Seabrook Volunteer Fire Department

Inspections by Occupancy

**Date Completed Between {01/01/2015} And
{01/31/2015}**

**MARVINCIR191 Water Line Works
 1910 Marvin CIR
 Seabrook, TX 77586**

Date	Time	Type	Staff Hrs	Fee
01/16/2015		200 INSPECTION - Annual	0.00	
Total Activities for Occupancy: 1			0.00	

Grand Total Activities: 44

Grand Totals: 2.25 0.00

Building Inspection & Code Enforcement Report for January 2015

- **Building Inspections completed:**
 - November: 155
 - December: 154
 - January: 155
- **Open Code Enforcement Cases at end of month:**
 - November: 230
 - December: 201
 - January: 232
- **Code Enforcement Abatement Liens Filed during budget year 2014 - 2015:**
 - December: (11) Liens: Mowing & debris removal \$1,805.00
- **Code Enforcement Abatement Liens Paid during budget year 2014 - 2015:**
 - January: (1) Liens: Mowing & debris removal \$619.88

Fire Inspector Report for January 2015

New (or annual) Inspections	28
Re-inspections (follow-ups)	11
Consultations	5
Investigations	0
Total Inspections	44
Outstanding Inspections	35

**Seabrook City Council Special Meeting
Minutes of February 3, 2015
Page 1**

The City Council of the City of Seabrook met in special session on Tuesday, February 3, 2015 at 6:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

GLENN R. ROYAL	MAYOR
ROBERT LLORENTE	COUNCIL PLACE NO. 1
MIKE GIANGROSSO	COUNCIL PLACE NO. 2
GARY JOHNSON	MAYOR PRO TEM & COUNCIL PLACE NO. 3
MELISSA BOTKIN - Ex. Abs.	COUNCIL PLACE NO. 4
THOM KOLUPSKI	COUNCIL PLACE NO. 5
O. J. MILLER	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
SEAN LANDIS	ASSISTANT CITY MANAGER
STEVEN L. WEATHERED	CITY ATTORNEY
MICHELE L. GLASER	CITY SECRETARY

Mayor Royal called the meeting to order at 6:00 p.m.

1.0 PRESENTATIONS

**1.1 Presentation of a 5-year water and sewer rates study by Karyn Keese, Atkins.
(Cook)**

Ms. Keese gave a presentation which is attached and made a part of these minutes and identified as Exhibit A.

2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS - None.

Upon motion, Mayor Royal adjourned the meeting at 6:50 p.m.

Approved this 17th day of February 2015.

Glenn R. Royal, Mayor

Michele L. Glaser, TRMC
City Secretary



Water and Sewer User Rate Study

Presentation to City of Seabrook

City Council

February 3, 2015

Plan Design Enable



Agenda

1. Introducing Atkins
2. General User Rate Study Overview
3. Water Study Overview
4. Sewer Study Overview
5. Questions



1. Why Atkins for the Rate Study?



Why Atkins for the Rate Study?

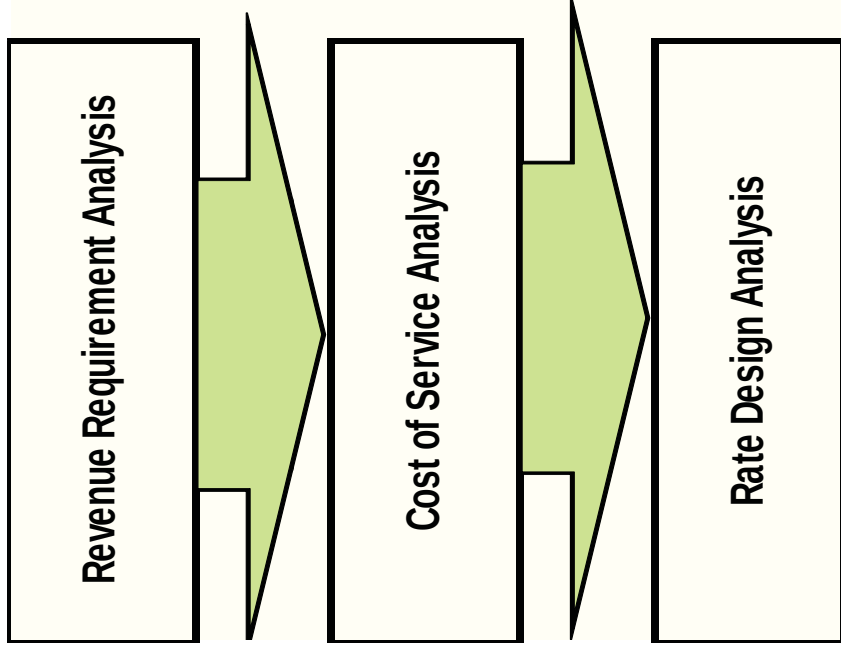
- Familiarity with the City's water and sewer rates
 - Developed your last five-year rate case
 - Assisted City with Pasadena negotiations
- Skilled rate consultant with over 25 years experience



2. General User Rate Study Overview



Overview of Rate Study Analysis



Compares the sources of funds (revenue) to the expenses of the utility to determine the overall rate adjustment required

Allocates the revenue requirements to the various customer classes of service in a "fair and equitable manner

Considers both the level and structure of the rate design to collect the target level of service

Basic Assumptions

- Assumptions
 - Base year is early projection adopted FYE 2015 budget including CIP
 - Five year planning period ending in FYE 2019
 - General inflation 3% per year
 - Salary and benefits 4.5% per year
 - Does not include any new debt during planning period
 - Is based on existing water supply contract with Pasadena

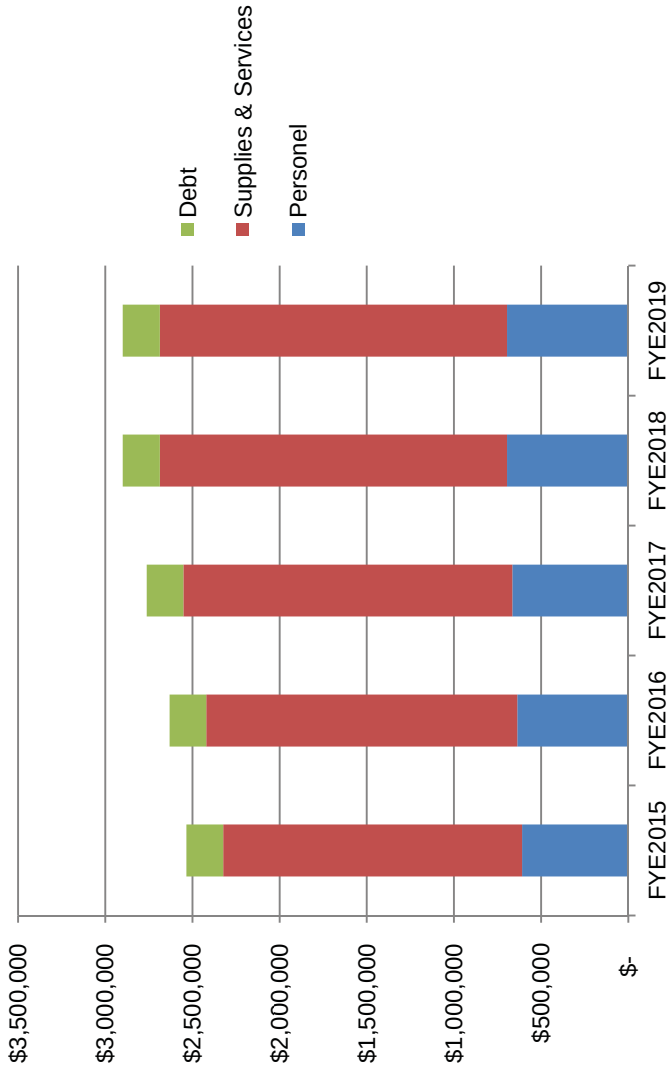


3. Water Study Overview



Revenue Requirement Analysis

	FYE2015	FYE2016	FYE2017	FYE2018	FYE2019
Personel	\$ 609,421	\$ 636,845	\$ 665,503	\$ 695,451	\$ 695,451
Supplies & Services	\$ 1,714,364	\$ 1,784,269	\$ 1,886,513	\$ 1,991,439	\$ 1,991,439
Debt	\$ 210,447	\$ 210,209	\$ 210,105	\$ 212,771	\$ 212,771
Total	\$ 2,534,231	\$ 2,631,322	\$ 2,762,121	\$ 2,899,660	\$ 2,899,660

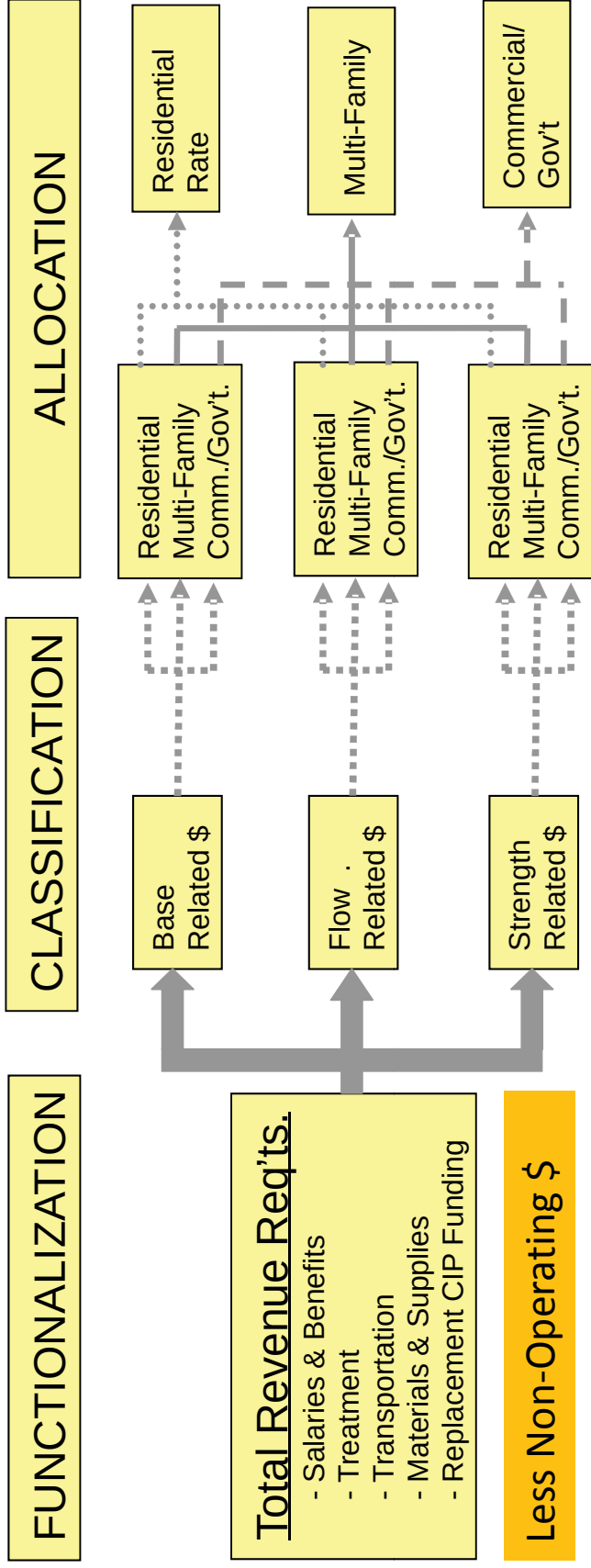


Summary of Revenue Requirement Findings

- Recommended funding of a rate stabilization reserve
 - Establishes protection for the City's water customers from volatile revenues resulting in unplanned rate increases to cover fixed costs of the utility
 - Reasons for revenue volatility
 - Economic downturns
 - Loss of users
 - Water conservation/very wet weather
 - Provides for buffer from unanticipated capital expenses and increased costs from Pasadena at end of supply contract
 - Phased in over the five-year period
 - Total \$385,000 in the planning period



Cost of Service



- The cost of service analysis determined there were no inter-class subsidies

Rate Design Analysis – Minimum Rates

- Minimum rate structure does not need to be adjusted except for increase revenue requirement needed to cover fixed costs

Meter Size	No. of Meters	Cost of Service - Fixed Service Charge						
		Current	FYE 2015	FYE 2016	FYE 2017	FYE 2018	FYE 2019	
5/8"	5,199	\$ 9.68	\$ 11.50	\$ 11.94	\$ 12.52	\$ 13.14	\$ 13.86	
3/4"	546	\$ 14.43	\$ 17.25	\$ 11.94	\$ 12.52	\$ 13.14	\$ 13.86	
1"	261	\$ 23.94	\$ 28.75	\$ 29.84	\$ 31.31	\$ 32.86	\$ 34.65	
1 1/2"	41	\$ 47.69	\$ 57.50	\$ 59.68	\$ 62.62	\$ 65.71	\$ 69.29	
2"	55	\$ 76.20	\$ 92.00	\$ 95.49	\$ 100.19	\$ 105.14	\$ 110.87	
3"	10	\$ 152.22	\$ 172.50	\$ 179.04	\$ 187.85	\$ 197.13	\$ 207.87	
4"	0	\$ 237.74	\$ 287.49	\$ 298.40	\$ 313.08	\$ 328.55	\$ 346.46	
6"	0	\$ 475.31	\$ 574.99	\$ 596.81	\$ 626.16	\$ 657.11	\$ 692.91	
Total	6,112							

Rate Design Analysis – Commodity Rates

- Analyzed uniform rate – does not send a conservation message
- Two modifications to the current three-tier structure
 - Raised third tier breakpoint to 16,000 gallons
 - Increase rate differential to send stronger conservation message

Consumption Block	Consumption	Current Rate Differential	Current Rates	Revised Rate Differential	FY15	Revenue	FY16	Revenue
2 - 10 thousand gallons	169,560	0.0%	\$ 2.84	0.0%	\$ 3.40	\$ 577,246	\$ 3.55	\$ 601,176
10 to 15 thousand gallons	84,567	19.0%	\$ 3.38	19.0%	\$ 4.05	\$ 342,598	\$ 4.22	\$ 356,801
16+ Thousand Gallons	99,121	23.0%	\$ 4.04	42.0%	\$ 4.83	\$ 479,172	\$ 5.03	\$ 499,036
Uniform					\$ 3.96	\$	\$ 4.12	
Total	353,248					\$ 1,399,016		\$ 1,457,013
Consumption Block	Consumption	Rate Differential	FY17	Revenue	FY18	Revenue	FY19	Revenue
2 - 10 thousand gallons	169,560	0.0%	\$ 3.74	\$ 633,443	3.94	\$ 667,316	4.17	\$ 706,906
10 to 15 thousand gallons	84,567	19.0%	\$ 4.45	\$ 375,951	4.68	\$ 396,055	4.96	\$ 419,553
16+ Thousand Gallons	99,121	42.0%	\$ 5.30	\$ 525,821	5.59	\$ 553,939	5.92	\$ 586,803
Uniform			\$ 4.35	\$	4.58	\$	4.85	
Total	353,248			\$ 1,535,215		\$ 1,617,311		\$ 1,713,262

Summary of Rate Design Findings

- Current rate structure meets industry standards
- Minimum rate structure does not need to be adjusted except for increase revenue requirement needed to cover fixed costs
- Two modifications to the current three-tier commodity structure
 - Raised third tier breakpoint to 16,000 gallons
 - Increase rate differential to send stronger conservation message

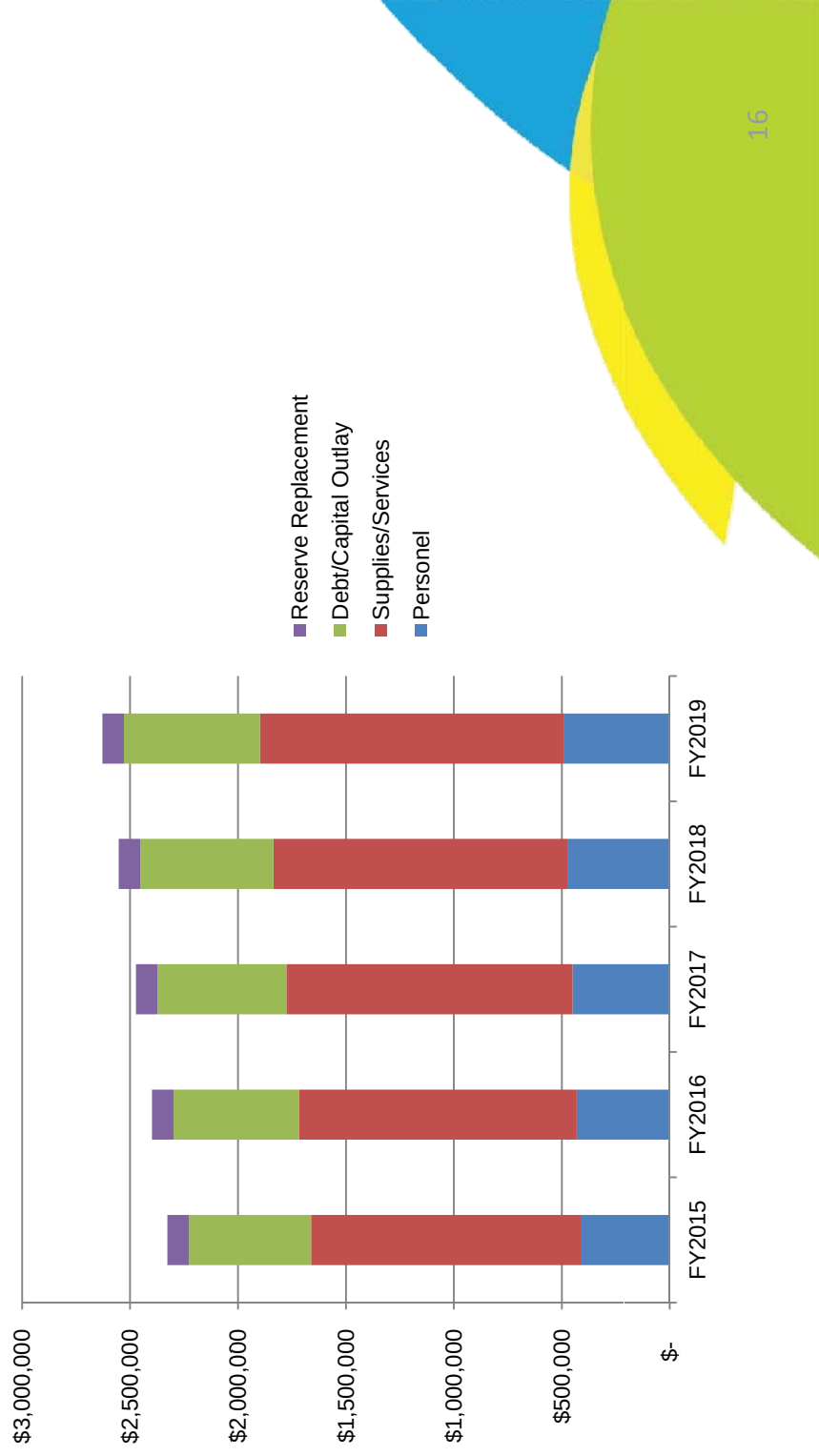


4. Sewer Study Overview



Revenue Requirement Analysis

	FY2015	FY2016	FY2017	FY2018	FY2019
Personel	\$ 412,526	\$ 431,090	\$ 450,489	\$ 470,761	\$ 491,945
Supplies/Services	\$ 1,249,281	\$ 1,286,909	\$ 1,325,673	\$ 1,365,607	\$ 1,406,747
Debt/Capital Outlay	\$ 565,134	\$ 580,347	\$ 596,374	\$ 615,881	\$ 629,558
Reserve Replacement	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Total	\$ 2,326,941	\$ 2,398,346	\$ 2,472,536	\$ 2,552,249	\$ 2,628,249

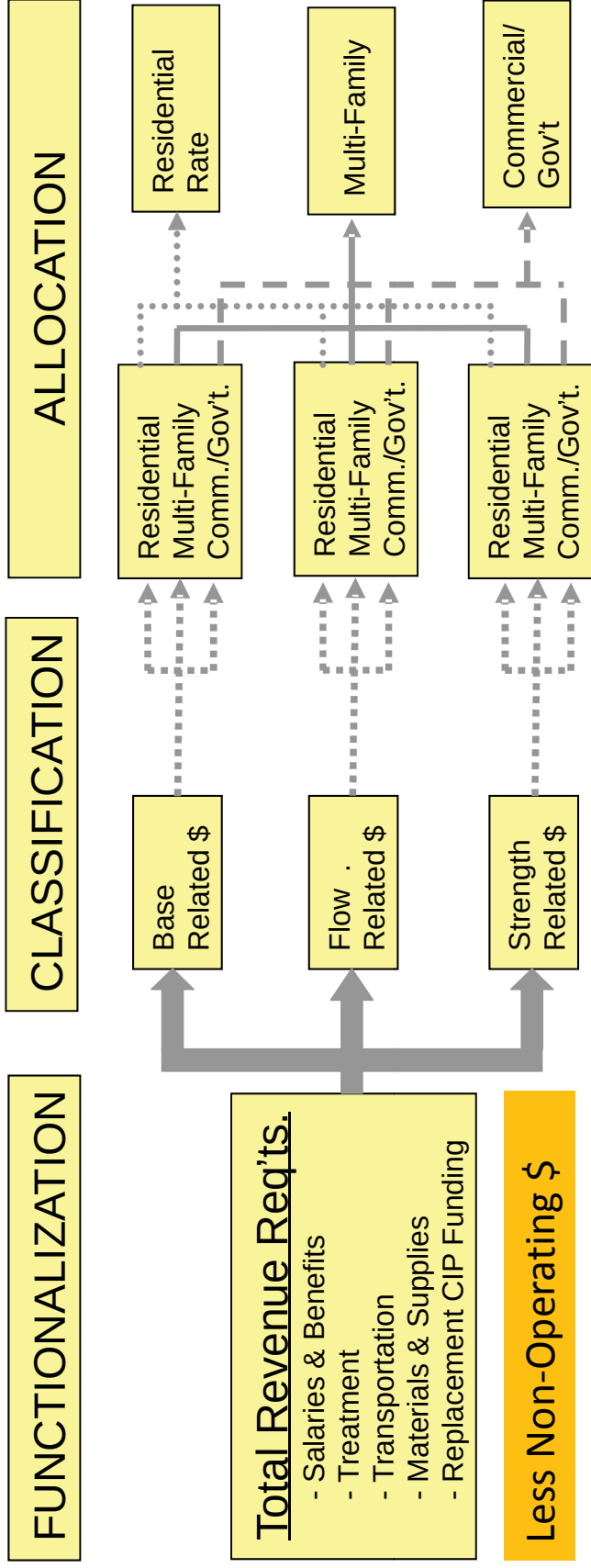


Summary of Revenue Requirement Findings

- The sewer utility has recently experienced unanticipated capital expenditures
 - Capital reserves have been depleted
- Replacement of the reserve funds can be achieved with minimal rate impact
 - \$100,000 per year during the planning period
 - After reserves are replenished City should continue to fund and create a rate stabilization reserve



Cost of Service



- The cost of service analysis determined there were no inter-class subsidies

Rate Design Analysis

- Current rate structure meets industry standards
- No changes recommended to the minimum structure
 - Additionally minimum charge does not need to be increased over the planning period
- Two changes recommended to commodity charge
 - Residential maximum raised from 14,000 to 16,000 gallons
 - Reduced rate for industrial over 14,000 should be eliminated
 - Both changes would send a stronger water conservation message



Recommended Sewer Rates

	Current	FYE 15	FYE 16	FYE 17	FYE 18	FYE 19
Minimum Rater Per Customer Class:						
Minimum Residential, etc.	\$19.02	\$19.02	\$19.02	\$19.02	\$19.02	\$19.02
Minimum Commercial Industrial	\$26.96	\$26.96	\$26.96	\$26.96	\$26.96	\$26.96
Commodity Rate Per Customer Class:						
Residential, etc.	\$3.62	\$3.62	\$3.62	\$3.75	\$3.94	\$4.20
Commercial/Industrial	\$4.76	\$4.76	\$4.76	\$4.93	\$5.18	\$5.52

These rates are cost of service based but City as an alternative of deferring rate adjustments on the commodity rate until 2017 could chose to phase the required 15% total increase evenly over the planning period at 3% per year.



Average Single Family Monthly Impacts

	Current	FYE 2015	FYE 2016	FYE 2017	FYE 2018	FYE 2019
Water						
Minimum	\$ 9.68	\$ 11.50	\$ 11.94	\$ 12.52	\$ 13.14	\$ 13.86
Commodity	\$ 17.04	\$ 20.43	\$ 21.27	\$ 22.41	\$ 23.61	\$ 25.01
Total	\$ 26.72	\$ 31.93	\$ 33.21	\$ 34.93	\$ 36.75	\$ 38.87
Difference	\$ 5.21	\$ 1.28	\$ 1.72	\$ 1.82	\$ 2.12	
Sewer						
Minimum	\$ 19.02	\$ 19.02	\$ 19.02	\$ 19.02	\$ 19.02	\$ 19.02
Commodity	\$ 21.72	\$ 21.72	\$ 21.72	\$ 22.50	\$ 23.64	\$ 25.20
Total	\$ 40.74	\$ 40.74	\$ 40.74	\$ 41.52	\$ 42.66	\$ 44.22
Difference	\$ -	\$ -	\$ 0.78	\$ 1.14	\$ 1.56	
Total Both	\$ 5.21	\$ 1.28	\$ 2.50	\$ 2.96	\$ 3.68	

Average single family uses 8,000 gallons per month

Summary: Recommendations Water

- Formally establish a capital water rate stabilization reserve to protect the City and their customers from volatile water use
 - Eliminate rate adjustments if water sales are not sufficient to cover fixed costs
 - Provide a potential funding source for negotiations with Pasadena when the current contract for purchased water expires.
- Revise the water commodity rate structure to provide for a greater conservation signal to tier-three water users.

Summary: Recommendations Sewer

- Revise the sewer rate structure to raise the residential maximum to 16,000 gallons to promote water conservation and eliminate the lower rate for industrial users who use over 14,000 gallons for the same reason.
- Fund the replacement of capital reserves in the sewer fund as they have been recently depleted due to unexpected capital expenditures.
- Implement this five-year plan with the knowledge that if additional debt is issued the rates will need to be adjusted accordingly.

5. Questions



Seabrook City Council Regular Meeting
Minutes of February 3, 2015
Page 1

The City Council of the City of Seabrook met in regular session on Tuesday, February 3, 2015 at 7:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

GLENN R. ROYAL	MAYOR
ROBERT LLORENTE	COUNCIL PLACE NO. 1
MIKE GIANGROSSO	COUNCIL PLACE NO. 2
GARY JOHNSON	MAYOR PRO TEM &
	COUNCIL PLACE NO. 3
MELISSA BOTKIN - Ex. Abs.	COUNCIL PLACE NO. 4
THOM KOLUPSKI	COUNCIL PLACE NO. 5
O. J. MILLER	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
SEAN LANDIS	ASSISTANT CITY MANAGER
STEVEN L. WEATHERED	CITY ATTORNEY
MICHELE L. GLASER	CITY SECRETARY

Mayor Royal called the meeting to order at 7:00 p.m. and led the audience in the United States and Texas Pledge of Allegiance.

1.0 PRESENTATIONS

1.1 Introduce the newly hired police officers and administer the Oath of Office. (Wright)

Captain Wright presented a certificate of appreciation to Officer Hill for outstanding recruitment efforts. He introduced the newly appointed police officers who were given the Oath of Office by Mrs. Glaser.

1.2 Presentation of final report by the Charter Review Commission. (CRC)

Chair Laura Davis presented the Commission's final report. (See Attachment A.) She explained that the Commission attempted to make the charter consistent and more easily understood.

1.3 Presentation of Certificates of Appreciation to Charter Review Commission members. (Council)

Mayor Royal presented the certificates to the members and he and fellow council members thanked them for their outstanding service.

2.0 PUBLIC COMMENTS AND ANNOUNCEMENTS – None.

2.1 Mayor, City Council and/or members of the city staff may make announcements about city/community events. (Council)

Seabrook City Council Regular Meeting
Minutes of February 3, 2015
Page 2

Councilor Giangrosso announced several upcoming events.

3.0 CONSENT AGENDA

3.1 Approve Interlocal Contractual Agreement Concerning Breath Alcohol Technical Supervisor from October 1, 2014 to September 30, 2019. (Wright)

3.2 Approve an excused absence for Councilor Botkin for the February 3, 2015 regular council meeting. (Glaser)

3.3 Approve minutes of the January 20, 2015 City Council meeting. (Glaser)

3.4 Removed from the Consent Agenda.

3.5 Approve proposed Resolution No. 2015-02, "Update in Sanitation Procedures and Rates." (Cook)

3.6 Accept the Five-Year Water & Sewer Rates Study as presented at the special meeting on February 3, 2015 at 6:00 p.m. and direct city staff to prepare a resolution authorizing the new rates. (Cook)

3.7 Approve application for a parade permit for Soldier Ride benefitting the Wounded Warrior Project. This bicycling event will come through Seabrook on Friday, March 6, 2015 between the hours of 9:00 and 11:30 a.m. Pasadena Police will provide escort along the route. Applicant is requesting a waiver of fees. (Applicant)

Motion was made by Councilor Giangrosso and seconded by Councilor Llorente

To approve the Consent Agenda with the exception of Item 3.4.

MOTION CARRIED BY UNANIMOUS CONSENT.

END OF CONSENT AGENDA

3.4 Consider request by Bill Friedrichs, Jr. to withdraw his request for the February 17, 2015 joint public hearing at 6:00 p.m. to present plans for a PUD to consist of approximately 269 senior apartments on Repsdorph Road. (Applicant)

Motion was made by Councilor Giangrosso and seconded by Councilor Llorente

To approve the request for withdrawal.

Ayes: Royal, Giangrosso, Johnson, Llorente, Miller.

Recused and not voting: Kolupski.

Seabrook City Council Regular Meeting
Minutes of February 3, 2015
Page 3

MOTION CARRIED BY UNANIMOUS CONSENT OF THOSE VOTING.

Mayor Royal took several items out of order.

4.0 NEW BUSINESS

4.2 Consider the recommendation from city staff to proceed with the proposal from Vortex in the amount of \$449,870.42 for splash pads at the Pelican Bay Swimming Pool and the Monroe Field. Proceeds from the 2014 Bond Issue will be used. Authorization for City Manager to sign pending review by city attorney. (Chairez)

Mr. Chairez stated that the splash pad at Pelican Bay Swimming Pool will be built first and plans are to have it ready for the summer season. He also stated that staff will build a parking lot in the front portion of Monroe Field. Other funds will be used to fence both areas. A nautical theme will be used for the splash pads.

Motion was made by Councilor Giangrosso and seconded by Councilor Llorente

To approve the proposal from Vortex in the amount of \$449,870.42 for splash pads at the Pelican Bay Swimming Pool and the Monroe Field and authorize the city manager to sign the contract after review by the city attorney.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.3 Consider recommendations of the Public Safety Task Force for 2015 expenditures from the Public Safety Fund in the amount of \$87,100.00. (Galyean)

Emergency Management Coordinator Jeff Galyean presented a proposal for the purchase of several items in the amount of \$79,800.

Mule FD	\$16,000.00
4-Wheeler PD	\$10,000.00
Quad copter	\$ 2,500.00
Universal Chargers CERT	\$ 300.00
GIS Service (City Wide)	\$ 2,500.00
Microwave link	\$ 7,500.00
Message Board	\$ 20,000.00
ReadyOp	\$ 6,000.00
Repeater	\$ 15,000.00
Radio Headsets	Out of Last year budget
C-Soft Upgrade (All)	Out of Last year budget
Watercraft Trailer	Reserve
TOTAL	\$79,800.00

He explained that 10 percent of the money collected each year is placed in a Public Safety Fund Reserve. Therefore, of the \$96,813,000 collected in 2014, \$87,100 is

Seabrook City Council Regular Meeting
Minutes of February 3, 2015
Page 4

available for the purchase of items. He asked for approval of \$87,100 to allow for additional purchases during the year if necessary.

Motion was made by Councilor Kolupski and seconded by Councilor Miller

To authorize expenditures from the Public Safety Fund in 2015 in the amount of \$87,100.

MOTION CARRIED BY UNANIMOUS CONSENT.

7.0 EXECUTIVE SESSION

At 7:59 p.m. Mayor Royal announced that the City Council would hold a closed executive meeting pursuant to the provisions of the Open Meetings Act, Chapter 551, Government Code, and Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.071, Consultation with Attorney.

Section 551.071

7.1 Consult with attorney to receive legal advice only regarding legal issues associated with the proposed charter amendments to be submitted to the electorate as provided by Section 551.071 of the Local Government Code. (Weathered)

8.0 OPEN MEETING

At 8:34 p.m. Mayor Royal reconvened the meeting in Open Session, stating that Item 7.1 had been discussed in Closed Session, but no action had been taken.

4.1 Consider the final report and proposed charter amendments recommended by the Charter Review Commission for submission to the voters of Seabrook. (CRC)

Motion was made by Councilor Kolupski and seconded by Councilor Johnson

To approve the final report and proposed charter amendments recommended by the Charter Review Commission for submission to the voters of Seabrook.

MOTION CARRIED BY UNANIMOUS CONSENT.

4.4 Consider first and final reading of proposed Ordinance No. 2015-02, Ordering a General & Special Election to be held on May 9, 2015 and a June 6, 2015 Runoff Election, if necessary. (Glaser)

Motion was made by Councilor Llorente and seconded by Councilor Johnson

To approve proposed Ordinance No. 201502 on first and final reading with the reading of the caption serving as the reading of the ordinance.

MOTION CARRIED BY UNANIMOUS CONSENT.

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Minutes of February 3, 2015
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4.5 Consider retirement of City Secretary on July 1, 2015 and plans for replacement. (Council)

Mrs. Glaser stated that Assistant City Secretary, Meredith Brant was interested in applying for the position but wanted Council to know that she planned to retire after the May 2017 election and would understand if Council wished to recruit other applicants.

Motion was made by Councilor Kolupski and seconded by Councilor Giangrosso

To appoint Assistant City Secretary, Meredith Brant as City Secretary upon Mrs. Glaser's retirement and to direct staff to fill the assistant's position.

Mrs. Glaser recommended that a new assistant start employment 2-3 months before July 1, to allow for training.

MOTION CARRIED BY UNANIMOUS CONSENT.

5.0 OLD BUSINESS

5.1 Consider participation in and the allocation of funds for the Economic Alliance Advocacy trip to Washington, D.C. April 13-16, 2015. This item was tabled at the January 20, 2015 City Council meeting. (Royal)

Motion was made by Councilor Llorente and seconded by Councilor Miller

To remove this item from the table.

MOTION CARRIED BY UNANIMOUS CONSENT.

Motion was made by Councilor Giangrosso and seconded by Councilor Kolupski

To approve City Manager, Gayle Cook as the city's representative for this event.

MOTION CARRIED BY UNANIMOUS CONSENT.

6.0 ROUTINE BUSINESS

6.1 Approve the Action Items Checklist which is attached and made a part of this agenda. (Council)

Motion was made by Councilor Kolupski and seconded by Councilor Giangrosso

To remove Item 29 and approve the checklist as amended.

MOTION CARRIED BY UNANIMOUS CONSENT.

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6.2 Establish future meeting dates and agenda items. (Council)

Councilor Kolupski asked that attendance at an upcoming trip to visit state legislators in Austin in March be placed on the next agenda.

Mrs. Glaser stated that a joint special public hearing and meeting with the Planning and Zoning Commission had been attentively scheduled on March 17 at 6:00 p.m. to review the senior living PUD on Repsdorph.

Upon motion, Mayor Royal adjourned the meeting at 8:52 p.m.

Approved this 17th day of February 2015.

Glenn R. Royal, Mayor

Michele Glaser, TRMC
City Secretary

Rev. 01/12/15

Seabrook Charter Review Commission

Final Report to City Council

February 3, 2015

Chairperson: Laura Davis

Vice Chairperson: Kevin Ferguson

John Chisler

Delaina Hanssen

Don Holbrook

David Johnson

Elaine Renola

The Seabrook Charter Review Commission, commissioned by City Council to review the City's Charter and to recommend any changes as seen necessary by the Commission, respectfully submits the following report of the Commission's findings and proposed Charter amendments to City Council to be voted upon by the electorate of the City of Seabrook at the next scheduled election in May, 2015.

The Commission's goal was to recommend changes that were deemed necessary in order to improve City operations, address statutory changes, and to create better consistency within the Charter, especially with voting requirements for City Council, to allow for easier interpretation in the future. The Commission received recommendations from City Council, the City Manager and staff, the City Secretary, the City Attorney, the Municipal Court Judge, various City Boards, Committees, Commissions or other appointed positions, and from the citizens of Seabrook. All recommendations were weighted equally, regardless of the source of the recommendation. Following the highlighted recommendations of the Commission on each Article of the Charter is a brief explanation of the Commission's reasoning for these recommendations, and the Commission's assessment of its positive, negative or neutral impact to the City's budget. At the end of the report are suggestions for a future Charter Review Commission to consider (Attachment A).

We request that this official report, ballot propositions and the charter showing the proposed amendments be placed on the City web site as soon as possible, to allow citizens ample time to review all proposed changes before the May 2015 election.

No Proposed Changes:

- **Article I: Incorporation**
- **Article III: The City Manager**
- **Article VI: Planning and Zoning**
- **Article XII: Transitional Provisions**

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ARTICLE II: THE COUNCIL

Proposition 1: Section 2.01—Term Limits

Change the term of a Councilmember from a 3-year to a 4-year term, beginning with the General Municipal Election in 2017 for the Mayor and Council Positions 2, 4 and 6 and in 2018 for Council Positions 1, 3 and 5.

Commission Explanation: The Commission identified the following disadvantages of the current term lengths: 1) difficulty for the City to place Council representatives in leadership positions in external organizations that have a direct impact on the City; 2) administrative costs involved with the orientation and training of Council members every three years; 3) costs associated with more frequent elections; and 4) availability of candidates. Extending the terms of office from three to four years mitigates these disadvantages, while still adhering to the limitation of two consecutive terms of office.

Budget Impact: This proposition is expected to save money, as elections would be held less often.

Proposition 2: Section 2.05—Vacancies, Forfeiture, Filling of Vacancies (and related Charter requirements for filling a vacancy, such as Section 8.13, “Results of Election”)

Allow an affirmative vote of four (4) or more Councilmembers to fill a vacancy on Council by appointment if the remaining term of the vacant position is 12 months or less.

Commission Explanation: State Law now allows for this provision that permits a Council to fill an unexpired term without having to call a special election, which can be very costly. If the remaining term of the vacant position is greater than 12 months, a special election would be called by Council.

Budget Impact: It is expected that the City would save money as appointment is less costly than a special election.

Proposition 3: Section 2.08—Administrative Offices and Departments

Delete the list of City Departments.

Commission Explanation: The name and number of City Departments can change or be modified over time, as is dictated by the needs of the City. The Departments are named by ordinance, which should suffice.

Budget Impact: There is no expected budget impact.

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Proposition 4: Section 2.09—City Secretary

Require an affirmative vote of four or more Councilmembers to appoint or remove the City Secretary.

Commission Explanation: The Commission compared the voting requirements of Council for appointment or termination of critical positions within the City, including the City Secretary, City Manager, City Attorney and Municipal Judge. It found inconsistencies and, in some instances, silence on the subject. As all of these positions are essential for the operation of the City, it is recommended that the voting requirements be the same for all of these positions. The Charter requires an affirmative vote of four or more Councilmembers to appoint or remove the City Manager, so this is the template the Commission used for the other positions, including the City Secretary. In this instance, the Charter has no requirement for removal of a City Secretary, so one is added for consistency.

Budget Impact: There is no expected budget impact.

Proposition 5: Section 2.08—Administrative Departments and Section 2.09—City Secretary

Move both sections from Article II (The Council) to Article IV (Administrative Departments).

Commission Explanation: It would be easier to reference both of these sections if they were in the Article that focuses on different departments, rather than the Article that focuses on the City Council. There is no other revision associated with this amendment.

Budget Impact: There is no expected budget impact.

Proposition 6: Section 2.12—Rules of Procedure

Clarify that all required Council actions shall be adopted by an affirmative vote of a majority of Councilmembers present and voting, except as provided elsewhere in the Charter or in state law.

Commission Explanation: The Charter currently limits any exception to this provision to Section 2.05. There may come a time when other sections of the Charter or state law will also apply, so the Commission recommends changing the exception to “as provided elsewhere in the Charter or state law” so that potential conflicts can be avoided.

Budget Impact: There is no expected budget impact.

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Provision 7: Section 2.13—Passages of Ordinances in General

Delete the following: “A proposed ordinance may be amended at any reading but any ordinance amended in substance, as determined by Council, shall automatically be placed again on first reading at a subsequent meeting. Amendments involving such items as typographical, grammatical or spelling changes or renumbering of sections shall not be considered substantive.”

Commission Explanation: The phrase “in substance” has caused great confusion in the past as it is left to City Council to interpret which changes are “substantive” in nature. Removing this statement allows less confusion in interpreting the Charter.

Budget Impact: There is no expected budget impact.

Proposition 8: Section 2.13—Passages of Ordinances in General

Clarify that the effective date of ordinances with penal provisions be dictated by state law rather than after it has been posted for two weeks.

Commission Explanation: In ordinances with penal provisions, the state requires certain effective dates. This change is to avoid conflict with state law.

Budget Impact: There is no expected budget impact.

Proposition 9: Section 2.14—Emergency Ordinances

Require an affirmative vote of four or more Councilmembers to approve an emergency ordinance, except where otherwise provided in the Charter.

Commission Explanation: In an emergency, all Councilmembers may not be available, especially if an evacuation or natural disaster has occurred. For uniformity, the Commission recommends changing this voting requirement from two thirds of those present to four or more for approval. This does not impact emergency appropriations ordinances, which require a vote of five or more Councilmembers for approval.

Budget Impact: There is no expected budget impact.

Proposition 10: Section 2.15—Authentication, Recording, Codification, Printing and Distribution of Ordinances

Change the requirement for availability of approved ordinances and resolutions from posting at City Hall and the library to posting at City Hall and on the City website.

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Commission Explanation: There is a cost associated with copying and distributing every ordinance and resolution that is passed by Council. This would eliminate that cost. There is also a computer at City Hall where the public can access this information.

Budget Impact: It is expected that this proposition would save copying and administrative costs.

ARTICLE IV: ADMINISTRATIVE DEPARTMENTS

Proposition 11: Section 4.02—City Attorney

Change the voting requirements for appointment or removal of a City Attorney from “majority of members present” to “four or more Councilmembers”.

Commission Explanation: See explanation for Proposition 4. This proposition is intended to create consistency and uniformity in voting requirements. In this specific instance, a majority of members present could be as little as three votes.

Budget Impact: There is no expected budget impact.

ARTICLE V: FINANCIAL PROCEDURES

Proposition 12: Section 5.21—Citizen Approval Required for Certain Expenditures and Use of Reserved Funds

Consolidate this section and update it to address current and future City needs, allow for grant opportunities requiring matching funds and adjust for changing state mandates by allowing the City Council to make non-emergency capital expenditures in an amount not to exceed 20 percent of the combined General and Enterprise Operating and Reserve Fund Budgets, less any required reserve fund balance established by the City’s financial policy, in effect at the time of the expenditure.

Commission Explanation: This section has been discussed and debated for many years. Currently, the Council may not spend funds of one (1) million dollars or more without a vote of the people. This limitation prevented the City from applying for additional grant money following Hurricane Ike, which could have been a major help in the recovery of the City, because grant application deadlines do not generally allow for time to conduct elections. The Commission determined that having a fixed dollar amount in the Charter will cause future problems related to inflation, rising building costs and other economic factors. Therefore, the Commission recommends a percentage of the General and Enterprise Funds (only these two major funds of the City, not including special funds) to keep in line with the City’s current budget needs and limitations. As the budget rises and falls, so will the Council’s cap on spending. This proposition does not allow Council to spend any of the required fund balance that is established by the City finance policy, and it does not apply to emergency expenditures.

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Budget Impact: Budget impact cannot be quantified due to variables.

ARTICLE VII: NOMINATIONS AND ELECTIONS

Proposition 13: Section 7.01—Nominations and Elections

Allow the general City election to be held on a date other than the second Saturday in May, if allowed by state law.

Commission Explanation: The State recently changed the allowable dates for municipal elections and required cities to choose which date they would use. Because of this charter requirement, the City could not change the date of its elections. It resulted in the City having to purchase its own election equipment. This proposition would give the City flexibility to work within state law.

Budget Impact: This could save money if the City is allowed to hold elections with Harris County.

ARTICLE IX: MUNICIPAL COURT

Proposition 14: Section 9.02—Judge of the Municipal Court

Change the voting requirements for appointment or removal of the Municipal Judge from “majority of members present” to “four or more Councilmembers”.

Commission Explanation: See explanation for Propositions 4 and 11.

Budget Impact: There is no expected budget impact.

ARTICLE X: FRANCHISES AND PUBLIC UTILITIES

Proposition 15: Section 10.05—Ordinances Granting Franchises

Change the requirement for approval of franchise ordinances to correspond to other ordinances (after two readings unless otherwise required by state law).

Commission Explanation: The Charter currently requires three readings and a waiting period of 42 days after the first reading. It also requires the full text of the ordinance to be published in the newspaper, which can be very costly. The proposition would allow for publishing the title and caption in the newspaper after passage. The current requirements do not allow the City to be competitive with other cities.

Budget Impact: This proposition may save money due to the changes in requirements for publicizing in the newspaper.

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ARTICLE XI: GENERAL PROVISIONS

Proposition 16: Section 11.08—Fire Department and Fire Marshal

Modify the allowable service providers to state that the City could utilize the Seabrook Volunteer Fire Department and/or other fire service providers as permitted by law.

Commission Explanation: The City is exploring all options with the Seabrook Volunteer Fire Department for providing services, including an Emergency Services District. This amendment would allow the City to select the best option for service.

Budget Impact: Budget impact cannot be quantified due to variables.

Proposition 17: Section 11.18—Charter Review Commission

Allow the appointment of a Charter Review Commission no sooner than two (2) years nor later than five (5) years after the most recent appointment.

Commission Explanation: This would allow City Council the flexibility to appoint a Charter Review Commission to coincide with the election schedule, rather than holding a separate, costly, election. It would also allow Council to handle issues as they arise, rather than waiting for the current prescribed time period.

Budget Impact: Budget impact cannot be quantified due to variables.

Proposition 18: Section 11.16—Amending the Charter and Section 11.18—Charter Review Commission

Combine these two sections into one titled “The Charter Review Commission and Amending the Charter”.

Commission Explanation: These two sections really discuss different aspects of the same topic. The Commission felt that combining them would allow for easier reference in the future. There is no other revision associated with this amendment.

Budget Impact: There is no expected budget impact.

Proposition 19: Section 11.24—Comprehensive Master Plan Commission

Allow the appointment of a Comprehensive Master Plan Commission no sooner than two (2) years nor later than five (5) years after the most recent appointment and allow Council to extend the six-month term of the Commission.

Commission Explanation: The Charter Review Commission and Comprehensive Master Plan Review Commission meet concurrently, making it difficult for staff to

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support conflicting meeting schedules. The Council also finds it difficult to attract qualified volunteers for concurrent Commissions. This proposition would allow City Council the flexibility to appoint a Comprehensive Master Plan Review Commission at a different time than the Charter Review Commission, which would assist with staff allocation and volunteer recruitment. It would also maintain consistency between the Comprehensive Master Plan Review Commission and the Charter Review Commission (see Proposition 17). Finally, it would allow the terms for the Comprehensive Master Plan Commission to be extended in the event a planning consultant is hired or other needs arise.

Budget Impact: Budget impact cannot be quantified due to variables.

Proposition 20: Section 11.28—Other Charter Requirements

Require that all City appointees to boards, corporations, organizations, committees and other related entities shall conform to the requirements of the Charter provisions regulating personal interest, conflicts of interest, nepotism and ethics.

Commission Explanation: The current Charter language is vague, which may lead to conflicting interpretations and appears to apply to entities in their entirety. The Commission is clarifying and limiting the specific Charter provisions that shall apply and shifts the emphasis to City appointees. The Charter cannot govern entities outside of the city's jurisdiction; therefore, the proposed amendment places responsibility on the city representatives to comply with these mandates.

Budget Impact: Budget impact cannot be quantified due to variables.

Conclusion: The Charter Review Commission does hereby notify the City Council of the City of Seabrook, City Manager and staff, and the citizenry of Seabrook of the completion of our work. We wish to cause the attached proposed ballot language to be properly submitted to the electorate of the City of Seabrook at the next appropriate and regular election date (May, 2015) for approval by majority vote. This completes our service to the City of Seabrook, which began in July, 2014. It has been an honor to be selected for this Commission and to serve the City in such an important endeavor.

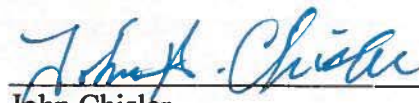
(See next page for signatures.)

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Respectfully submitted unanimously on this 3rd day of February, 2015 by


Laura Davis, Chairperson


Kevin Ferguson, Vice-Chairperson


John Chisler


Delaina Hanssen


Don Holbrook


David Johnson


Elaine Renola



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Attachment "A"

The Charter Review Commission respectfully submits these suggestions for a future Charter Review Commission to consider. These suggestions were made, in large part, to allow for more consistency within the Charter.

1. Article II, "The Council", Section 2.01 and subsequent sections: Amend to identify the Mayor and Councilmembers collectively as "Council" or "City Council" to avoid ambiguity in reference to the Charter.
2. Article II, "The Council", Section 2.07, "Prohibitions". Amend to clarify that the "manager" referred to in these sections is the "City Manager".
3. Article II, "The Council", Section 2.13, "Passages of Ordinances in General". Amend to allow an ordinance to adopt a technical code by reference provided that the technical code is authenticated by the City secretary and is available for review by the public.
4. Article II, "The Council", Section 2.13, "Passages of Ordinances in General". Amend to more clearly explain that failure to post an adopted ordinance with a penalty clause on the City website and TV channel shall not affect the validity of the ordinance.

9822-A Whithorn Drive
Houston, TX 77095

Project Surveillance, Inc.
Construction Management And Inspection

Phone: 281-856-0700
Fax: 281-856-8777
Email: info@projectsurveillance.com

Construction Progress Report

Project Number:	5302014	Daily Report No:	19	Date: 02/04/2015
Project Name:	Towers Blvd			
Project Rep:	Gary Jones	Engineer/Client: City of Seabrook		
Contractor:	CRB/R.L. Utilities			
Weather:	Site			
	Sky	Clear		
	Temp	57 - 61		

Average Field Force			
Contractor	Operator	Labor	Construction Equipment Inventory
CRB/RL Utilities			

Type of Construction

Construction Activity:
Final walk thru inspection with owners representative Michael Travis, contractor, and City of Seabrook .No deficiencies were found at this time.



Project Representative's Signature

Date

Contractor Remarks:	Lab Activities:
	none

Contractor's Signature

Date

Signature acknowledges receipt of report. It does not indicate agreement with Project Representative comments.



921 FM 517 Road East | Dickinson, Texas 77539

Engineer's Certificate of Completion

Name of Project: Towers Boulevard

Owner of Project: New Port Classic Homes
Marcus Hiles
Phone: 972-471-8700

Owner's Address: 2505 North State Hwy 360, Suite 800
Grand Prairie, Texas 75050

Type of Facilities Constructed: Towers Boulevard - Paving, water, sanitary & storm facilities.

Contractor's Name: Westernrim

Consulting Engineer: Shelmark Engineering, LLC

Engineer's Address: 921 FM 517 Road East
Dickinson, Texas 77539

I certify this project was completed on the twenty first day of January, 2015: that the project was under observation during construction; that the project observation was performed under my supervisor; and that, to the best of my knowledge, the project was constructed in accordance with and includes all items in the plans and specifications, and "as-built" drawings will be furnished to the office of the City Engineer of the City of Seabrook within 15 calendar days of the date this certification is signed.

Signature and title: Randall J. Liska Senior Project Manager

Date: January 26, 2015

SEAL



**CITY OF SEABROOK
ORDINANCE NO. 2015-03
AMENDMENT TO THE FY 2013/14 BUDGET**

AN ORDINANCE AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2013 AND ENDING ON SEPTEMBER 30, 2014 FOR THE CITY OF SEABROOK.

WHEREAS, the City of Seabrook adopted the 2013-2014 Operating budget by Ordinance No. 2013-19 and,

WHEREAS, the City of Seabrook adopted the 2013-2014 EDC budget by Ordinance No. 2013-18 and,

WHEREAS, the City of Seabrook adopted the 2013-2014 Crime District budget by Ordinance No. 2013-17 and,

WHEREAS, various actions have occurred in 2013 and 2014 subsequent to the adoption of said budget requiring formal appropriations; now, therefore,

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

THAT, the 2013-14 Adopted Budget for the City of Seabrook for the period October 1, 2013 through September 30, 2014 is hereby amended as shown and described in Exhibit A which is hereby, attached and made a part of this Ordinance.

AND IT IS SO ORDERED.

PASSED, APPROVED, AND ADOPTED ON FIRST AND FINAL READING THIS THE 17th DAY OF FEBRUARY, 2015.

GLENN R. ROYAL, MAYOR

ATTEST:

MICHELE L. GLASER, TRMC
CITY SECRETARY

PROPOSED AMENDMENTS TO CITY OF SEABROOK 2013-14 BUDGET

February 17, 2015

GENERAL FUND			Original Budget	Amendment	Revised Budget	Unaudited Actual
	Account No	Line Item				
Revenue	100-7010	Property tax-current	4,241,867	(41,000)	4,200,867	4,201,325
Revenue	100-7020	Property tax-delinquent	55,000	19,000	74,000	74,631
Revenue	100-7100	Sales tax	1,442,840	145,000	1,587,840	1,588,588
Revenue	100-7210	Franchise fees	665,000	60,000	725,000	725,104
Revenue	100-7220	Mixed beverage tax	92,000	70,000	162,000	162,197
Revenue	100-7300	Penalties & Interest/Taxes	45,000	(7,000)	38,000	38,641
	100-8620	Park fees	10,000	20,000	30,000	30,912
Revenue	100-8640	Licenses & permits	120,000	280,000	400,000	401,487
Revenue	100-9503	DOT fines	60,000	(47,000)	13,000	13,124
Revenue	100-9505	Court fines	375,000	(20,000)	355,000	355,864
		Total change	7,106,707	479,000	7,585,707	7,591,873
		Total Revenues	9,413,044	479,000	9,892,044	9,912,298

GENERAL FUND EXPENDITURES			Original Budget	Transfer In/(Out)	Revised Budget	Unaudited Actual
Legislative						
	100-3300	Mayor & council fees	13,200	(7,000)	6,200	5,912
	100-5195	Election expense	10,000	(5,000)	5,000	4,823
	100-5300	Training	12,000	(8,000)	4,000	3,350
		Dept. Total	35,200	(20,000)	15,200	14,085
Administrative						
	102-3010	Salaries	598,226	(40,000)	558,226	557,780
	102-3015	Contract Labor	0	13,000	13,000	12,031
	102-3100	FICA	46,722	(6,000)	40,722	39,888
	102-3110	Retirement	98,144	(5,000)	93,144	92,360
	102-3120	Hospitalization	76,234	(10,000)	66,234	66,196
		Dept. Total	819,326	(48,000)	771,326	768,255
IT						
	103-3010	Salaries	142,473	(25,000)	117,473	116,342
	103-3015	Contract labor	0	18,000	18,000	17,684
	103-3110	Retirement	23,800	(3,000)	20,800	19,852
		Dept. Total	166,273	(10,000)	156,273	153,878
Non-depart						
	107-5030	Rentals & service agrmts	57,388	9,000	66,388	65,653
	107-5180	Maintenance bldgs & grounds	46,450	12,000	58,450	57,502
	107-5220	Prof fees - legal	105,000	55,000	160,000	159,707
	107-5330/5331	Insurance - Misc/Reimburse	124,000	4,000	128,000	127,264
	107-5410	Utilities	60,000	(11,000)	49,000	48,763
		Dept. Total	392,838	69,000	461,838	458,889
Police						
	200-3010	Salaries	1,976,670	(187,000)	1,789,670	1,788,172
	200-3012	Overtime	163,000	39,000	202,000	201,500
	200-3100	FICA	167,419	(14,000)	153,419	153,393
	200-3110	Retirement	346,845	(12,000)	334,845	334,804
	200-3120	Hospitalization	303,727	(17,000)	286,727	286,095
	200-3800	Accrued sick leave -civil service	0	54,000	54,000	53,144
	200-4040	Oil & gas-city supply	80,000	(13,000)	67,000	66,269
	200-4150	Smal tools & equip	7,066	160,000	167,066	165,539
	200-5210	Civil Service exp	10,000	13,000	23,000	22,352
	200-5300	Uniforms & laundry	18,734	13,000	31,734	31,369
	200-6020	Equipment	0	66,000	66,000	65,628
		Dept. Total	3,073,461	102,000	3,175,461	3,168,265

Ordinance No. 2015-03 'Exhibit A'

Animal control	210-3010	Salaries	<u>64,854</u>	<u>(12,000)</u>	<u>52,854</u>	<u>52,772</u>
		Dept. Total	64,854	(12,000)	52,854	52,772
Parks	400-3010	Salaries	253,668	(16,000)	237,668	237,124
	400-3013	Salaries-summer employees	52,820	(11,000)	41,820	41,315
	400-3120	Hospitalization	49,774	9,000	58,774	58,611
	400-4090	Pool supplies	11,450	(6,000)	5,450	5,118
	400-5180	Maint - buildings & grounds	45,000	(8,000)	37,000	36,058
	400-5410	Utilities	60,000	(6,000)	54,000	53,090
	400-6052	TPWD Trails grant project	<u>0</u>	<u>16,000</u>	<u>16,000</u>	<u>15,201</u>
		Dept. Total	472,712	(22,000)	450,712	446,517
Streets	500-3010	Salaries	423,763	(13,000)	410,763	410,440
	500-3120	Hospitalization	72,136	(8,000)	64,136	63,713
	500-5110	Maintenance autos & equip	13,500	5,000	18,500	12,277
	500-5215	Prof fees engr	0	63,000	63,000	62,629
	500-6065	Various street projects	<u>220,500</u>	<u>235,000</u>	<u>455,500</u>	<u>452,488</u>
		Dept. Total	729,899	282,000	1,011,899	1,001,547
Municipal Court	700-3010	Salaries	178,310	(4,000)	174,310	173,450
	700-3100	FICA taxes	24,840	(4,000)	20,840	20,381
	700-3310	Municipal Judges' fees	130,400	(28,000)	102,400	102,300
	700-5025	Bank fees	10,000	(4,000)	6,000	5,360
	700-5030	Rentals & service	<u>8,400</u>	<u>(4,000)</u>	<u>4,400</u>	<u>4,243</u>
		Dept. Total	351,950	(44,000)	307,950	305,734
Total change			6,106,513	297,000	6,403,513	

AMENDED GENERAL FUND DEPARTMENTAL BUDGETS

	Original Budget	Net Change	Revised Budget	Unaudited Actual
Legislative	248,270	(20,000)	228,270	221,160
Administration	896,850	(48,000)	848,850	846,759
IT	247,022	(10,000)	237,022	231,126
Emergency Mgt	124,469	0	124,469	116,174
Non-Departmental	1,691,947	69,000	1,760,947	1,753,146
Public Safety	3,383,310	102,000	3,485,310	3,468,430
Animal Control	115,851	(12,000)	103,851	90,610
Parks	666,418	(22,000)	644,418	628,477
Public Works	1,133,678	282,000	1,415,678	1,408,273
Community Dev	438,920	0	438,920	435,677
Municipal Court	<u>439,991</u>	<u>(44,000)</u>	<u>395,991</u>	<u>387,803</u>
Total Expenditures	9,386,726	297,000	9,683,726	9,587,635
Total GF Revenue	9,413,044	479,000	9,892,044	9,912,298
Total GF Expenditure	<u>9,386,726</u>	<u>297,000</u>	<u>9,683,726</u>	<u>9,587,635</u>
Revenues OVER expenditures	26,318	182,000	208,318	324,663

Ordinance No. 2015-03 'Exhibit A'

ENTERPRISE FUND REVENUES

			<u>Original Budget</u>	<u>Transfer In/(Out)</u>	<u>Revised Budget</u>	<u>Unaudited Actual</u>
Revenue-Water	902-8510	Water service	1,975,000	(106,000)	1,869,000	1,869,022
Revenue-Water	902-8510	Water service-El Lago	105,000	(8,500)	96,500	96,511
Revenue-Water	902-8640	Licenses & permits	17,000	(7,400)	9,600	9,639
Revenue-Sewer	912-8520	Sewer service	2,380,000	(60,000)	2,320,000	2,321,656
Revenue-Sanit	922-7210	Franchise fees	220,500	9,500	230,000	230,197
Revenue-Sanit	922-8515	Commercial sanitation service	670,000	30,000	700,000	700,114
Revenue-Sanit	922-8530	Residential sanitation service	<u>790,000</u>	<u>58,000</u>	<u>848,000</u>	<u>848,419</u>
		Total change	6,157,500	(84,400)	6,073,100	6,075,558
		Total Fund Revenues	6,381,427	(84,400)	6,297,027	6,299,082

ENTERPRISE FUND EXPENSES

Water	902-5030	Rental & service agrmts	9,700	(7,000)	2,700	2,429
	902-5130	Maint water system-minor	44,000	80,000	124,000	123,363
	902-5160	Maintenance bldgs & grnds	4,000	11,500	15,500	15,048
	902-5215	Prof fees - engineering	8,000	(5,500)	2,500	2,500
	902-5227	Prof fees-consulting	35,500	(15,000)	20,500	19,581
	902-5451	Pasadena water supply	470,000	(24,000)	446,000	445,576
	902-6070	Land	0	605,000	605,000	604,065
	902-6090	Water system Major	<u>80,000</u>	<u>(80,000)</u>	<u>0</u>	<u>0</u>
		Dept. Total	651,200	565,000	1,216,200	1,212,562
Billing & Collection	905-5025	Bank fees	23,000	9,500	32,500	32,122
	905-5030	Rental & service agrmts	<u>4,900</u>	<u>8,500</u>	<u>13,400</u>	<u>13,303</u>
		Dept. Total	27,900	18,000	45,900	45,425
Sewer	912-5120	Maint-minor sewer	43,500	58,000	101,500	98,114
	912-5410	Utilities	174,550	(16,000)	158,550	157,619
	912-5458	W.E.R.E.	25,000	(25,000)	0	0
	912-5465	Misc Exp	450	9,000	9,450	8,660
	912-6100	Sewer repairs-major	200,000	(88,000)	112,000	110,826
	912-6101	Sewer Plant screen	<u>0</u>	<u>62,000</u>	<u>62,000</u>	<u>61,504</u>
		Dept. Total	443,500	0	443,500	436,723
Sanitation	922-5469	Residential sanitation service	810,000	46,000	856,000	855,829
	922-5479	Commercial sanitation service	<u>660,000</u>	<u>20,000</u>	<u>680,000</u>	<u>678,816</u>
		Dept. Total	1,470,000	66,000	1,536,000	1,534,645
		Total budget change	2,564,700	631,000	3,195,700	

AMENDED ENTERPRISE FUND DEPARTMENTAL BUDGETS

	<u>Original Budget</u>	<u>Net Change</u>	<u>Revised Budget</u>	<u>Unaudited Actual</u>
Water	2,253,517	565,000	2,818,517	2,797,015
Billing & collections	223,735	18,000	241,735	235,256
Sewer	2,082,516	0	2,082,516	2,067,199
Sanitation	<u>1,807,381</u>	<u>66,000</u>	<u>1,873,381</u>	<u>1,863,208</u>
Total Expenses	6,367,149	649,000	7,016,149	6,962,678
Total EF Revenue	6,381,427	(84,400)	6,297,027	6,299,082
Total EF Expense	6,367,149	649,000	7,016,149	6,958,510
Revenues over/(under) exp	14,278	(733,400)	(719,122)	(659,428)

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BUDGET AMENDMENTS - OTHER FUNDS			Original Budget	Amendment	Revised Budget	Unaudited Actual
State Seizure	205-9520	Seizure revenue	50,000	(21,000)	29,000	29,728
Debt Service Fund	808-7010	Current taxes	1,542,816	(83,000)	1,459,816	1,461,542
	808-7020	Delinq tax	0	26,500	26,500	26,660
		Penalty & interest	<u>17,000</u>	<u>(3,500)</u>	<u>13,500</u>	<u>13,764</u>
		Total Revenue Change	1,559,816	(60,000)	1,499,816	1,501,966
	808-5470	Debt service agent	1,550	800	2,350	2,325
	808-6350	Int on bonds	604,184	100	604,284	604,256
		All other expense	<u>900,000</u>	<u>0</u>	<u>900,000</u>	<u>900,000</u>
		Total Expenditure Change	1,505,734	900	1,506,634	1,506,581
Federal Seizure	901-9520	Seizure revenue	50,000	(50,000)	0	0
	901-9510	Interest - revenue	<u>120</u>	<u>(99)</u>	<u>21</u>	<u>21</u>
		Total Revenue Change	50,120	(50,099)	21	21
	901-3012	Overtime	12,260	2,000	14,260	14,168
	901-3100/3110	FICA & TMRS	2,740	1,500	4,240	4,098
	901-4150	Small tools	7,500	16,000	23,500	22,922
	901-5030	Rental & service agrmt	5,000	3,000	8,000	7,425
	901-5110	Main autos	5,000	5,500	10,500	10,126
	901-6010	Autos & truck	<u>75,000</u>	<u>(75,000)</u>	<u>0</u>	<u>0</u>
		Total Change	107,500	(47,000)	60,500	58,739
Step Revenue	120-9505	Fines	25,000	(5,000)	20,000	20,284
Step Exp	120-6010	Autos & trucks	0	30,000	30,000	29,641
Rev Bond Proj rev	300-9511/9512	Interest inc	295	(170)	125	125
Rev Bds-exp	300-5200	Prof fees-accounting	0	5,250	5,250	5,250
	300-6115	Sewer preobjects	0	16,500	16,500	16,305
	300-6116	Water projects	<u>96,500</u>	<u>(12,000)</u>	<u>84,500</u>	<u>84,420</u>
		Total Change	96,500	9,750	106,250	105,975
Fire bonds rev	330-9512	Interest	398	(350)	48	55
Fire bonds exp	330-4150	Small tools	0	169,000	169,000	168,810
	330-5215	Engineering	7,500	(7,500)	0	0
	330-6020	Equipment	<u>390,598</u>	<u>(296,000)</u>	<u>94,598</u>	<u>93,258</u>
		Total Change	398,098	(134,500)	263,598	262,068

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Cap Proj-Libr bonds	380-5465	Misc exp	0	4,300	4,300	4,228
Park Improve Rev	420-7521	Park fees	5,500	104,000	109,500	110,250
Park Impr Exp	420-5180	Main. Bldgs & grounds	0	36,000	36,000	35,439
	420-6050	Facilities	<u>45,000</u>	<u>(45,000)</u>	<u>0</u>	<u>0</u>
			45,000	(9,000)	36,000	35,439
Carothers	410-8620	Rental fees	63,000	(500)	62,500	62,984
EDC Rev	707-9903	Transfer to other funds	0	(422,614)	(422,614)	(422,614)
EDC Exp	707-6036	Waterfront	900,000	(597,000)	303,000	303,000
CDBG/TDRA/GLO	130-8250	Grant proceeds	1,757,742	(451,487)	1,306,255	1,306,255
GLO exp	130-6051	Street improvements	1,757,742	(1,087,422)	670,320	670,320
GLO exp	130-6052	Flood & Drainage	0	620,515	620,515	620,515
GLO exp	130-6070	Land acquisitions	<u>0</u>	<u>15,420</u>	<u>15,420</u>	<u>15,420</u>
			1,757,742	(451,487)	1,306,255	1,306,255
EDA grant rev	720-8250	Proceeds	1,743,467	(790,682)	952,785	952,785
EDA grant rev	720-9903	Transfer from other fund	<u>0</u>	<u>422,614</u>	<u>422,614</u>	<u>422,614</u>
			1,743,467	(368,068)	1,375,399	1,375,399
EDA grant exp	720-5215	Engineering	100,000	46,882	146,882	146,882
EDA grant exp	720-6116	Street Improv	<u>1,643,517</u>	<u>(415,000)</u>	<u>1,228,517</u>	<u>1,228,517</u>
			1,743,517	(368,118)	1,375,399	1,375,399
Court tech rev	790-9509	Court tech fines	8,800	(300)	8,500	8,510
PEG Fund	830-4150	Small tools	6,200	12,500	18,700	17,623
Budget Stabilization	850-9510	Interest	900	(650)	250	270

Michele,

Sorry for the late response, I've been out sick most of this week.

The March trip to Austin is March 2 and 3. We're asking travelers to arrive at the capitol no later than 1:00 on Monday, March 2 for a short briefing and then they will spend the rest of the day calling on legislatures. We have a reception that night from 5:30 to 7:00 in the Capitol. Travelers will return to the capitol Tuesday morning to finish their list of office visits. Our final event of the day, if they want to stay for it is an ice cream social from 2:00 until 3:00. They can return to Houston whenever they finish their visits on Tuesday. Let me know who is interested in attending with their email and cell number and we'll keep them updated as the trip gets closer. Please copy C.A. Shields ca@bayareahouston.com as he will likely be leading this trip. We do not have a hotel block for this trip allowing travelers to stay at the hotel of their choice where they may have a frequent stay plan.

We're currently working 4 trips/events between now and the first week of March. As such we won't have any details for the May trip until a little later in March. Basic info for that trip is Travelers arrive on Tuesday May 19, early enough to attend the travelers briefing at about 5:00 that night. Most travelers return to Houston on Friday. We have no events scheduled that day.

David Braun

Marketing Manager- Aerospace

Bay Area Houston Economic Partnership

18045 Saturn Ln, Houston, TX 77058

Mailing Address: P.O. Box 58724, Houston, TX 77258-8724

Main Phone 832-536-3255

Direct Line 832-536-3242

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ACTION ITEM CHECK LIST STATUS

#	STATUS	DATE ASSIGNED	NEXT REVIEW DATE	PROPOSED CLOSURE DATE	RESPONSIBLE ORGANIZATION	City Council RESPONSIBILITY	PLANNING OBJECTIVE #	AGENDA ITEM NUMBER	DESCRIPTION OF ACTION ITEM	STATUS AND DATE
23	OPEN/IN WORK	11/4/2014			Mayor/ City Mgr.			5.1	Provide periodic updates on TxDOT's progress to improve/widen SH 146.	
30	OPEN/IN WORK	11/18/2014			Staff			4.2	Provide periodic updates of Strategic Plan	
31	OPEN/IN WORK	12/2/2014			Staff			6.1	Mystic Village traffic issues and traffic count	Traffic plan is being considered on a staff level.
32	OPEN/IN WORK	12/2/2014			Staff			6.1	Provide periodic bond updates	

February 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Master Plan 6 pm	3 Council 6 pm Council 7pm. Charter Review 6:45 pm	4	5 Open Space 5pm	6	7 Yachty Gras
8	9	10 Men Who Cook 6:30 p.m.	11	12 EDC 7 p.m.	13	14
15	16	17 Council 7 p.m.	18	19 P&Z 7 p.m. HCMCA	20	21
22	23	24	25	26	27 Final Day to file for office for May 9 Election	28

March 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 Council 7 pm	4	5 Open Space 5pm.	6	7
8	9	10	11	12 EDC	13	14 Lucky Trail Marathon
15 Lucky Trail Marathon	16	17 Joint PZ & Council 6 p.m. Council 7pm	18	19 P&Z HCMCA	20	21
22	23	24	25	26	27	28 Little League Parade
29	30	31				